

# JellisCraig

MELBOURNE

# Suburb Report

Know your neighbourhood.



MELBOURNE SUBURB REPORT

Median Unit Price\*

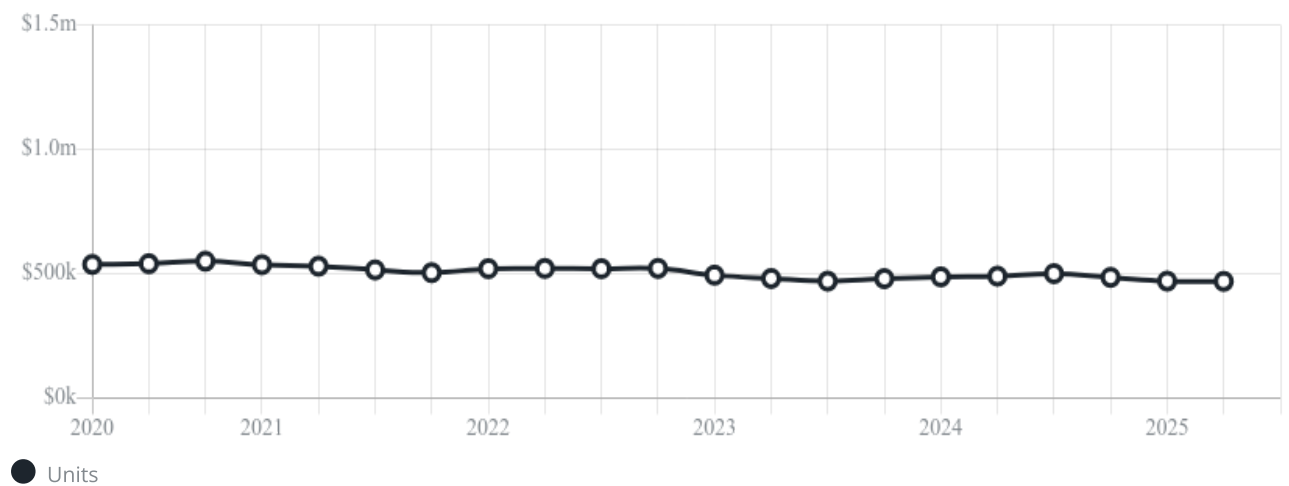
Median

\$469k

Quarterly Price Change

-0.21% ↓

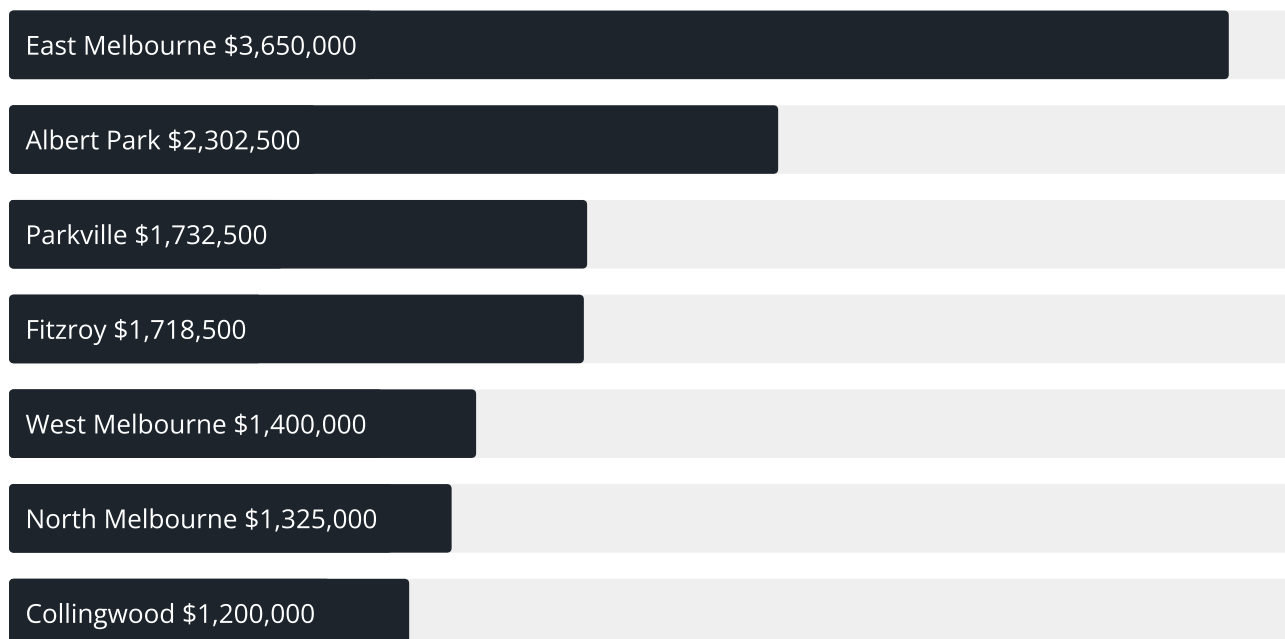
Quarterly Price Change\*



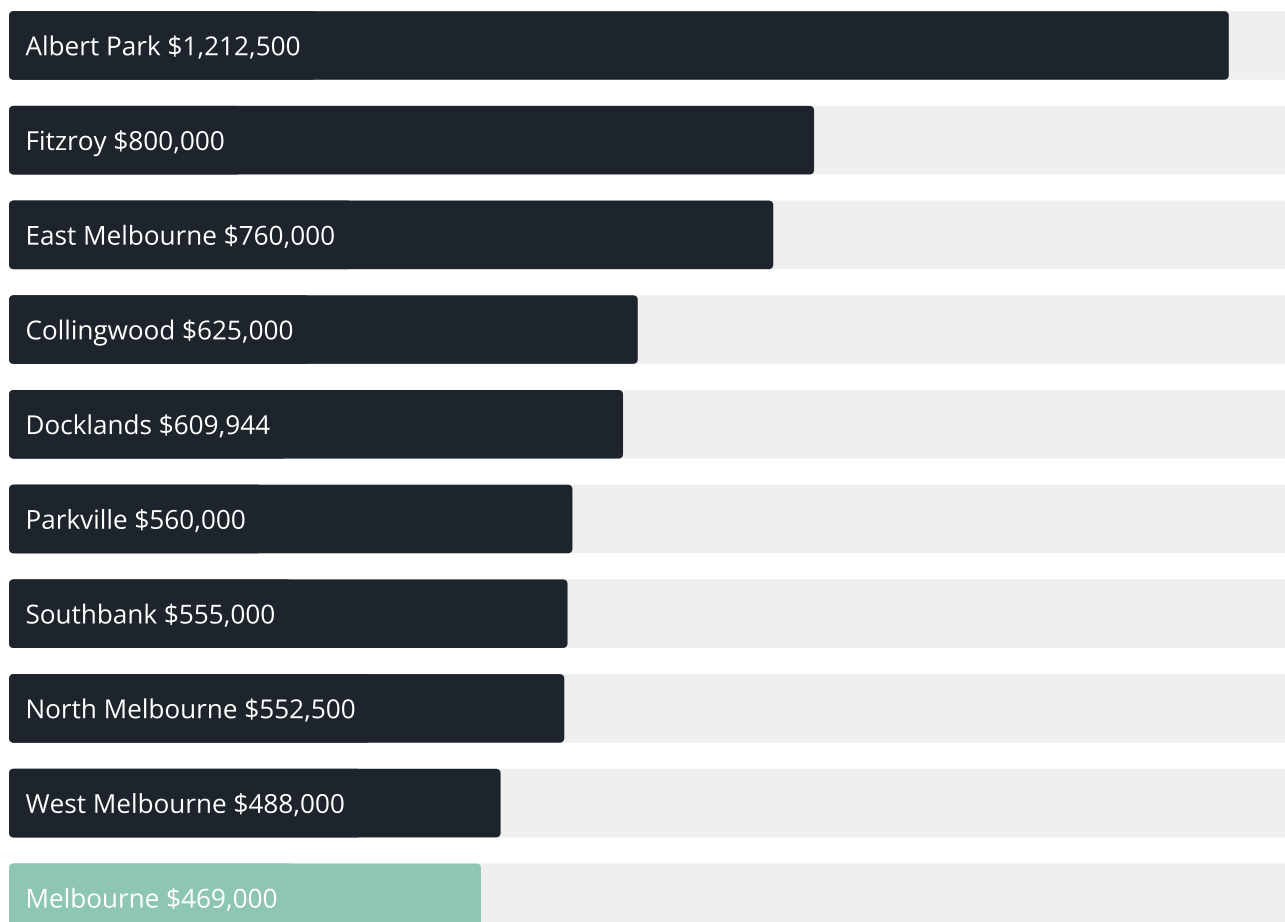


## MELBOURNE SUBURB REPORT

### Median House Sale Price\*



### Median Unit Sale Price\*





## MELBOURNE SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 4%

● Private 96%

Auction Clearance Rate<sup>\*</sup>

72.22%

Median Days on Market<sup>^</sup>

47 days

Average Hold Period<sup>\*</sup>

7.7 years

Dwelling Type<sup>^</sup>

● Houses 0%

● Units 100%

Ownership<sup>^</sup>

● Owned Outright 14%

● Mortgaged 15%

● Rented 71%

Population<sup>^</sup>

54,941

Median Asking Rent per week<sup>\*</sup>

\$650

Population Growth<sup>^</sup>

16.19%

Rental Yield<sup>\*</sup>

2.68%

Median Age<sup>^</sup>

29 years


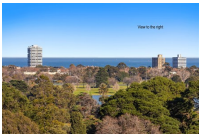




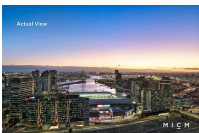



Median Household Size<sup>^</sup>

1.7 people







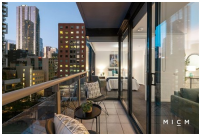


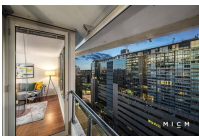


## MELBOURNE SUBURB REPORT

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)



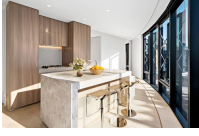







Address	Bedrooms	Type	Price	Sold
 1006/55 Queens Rd Melbourne	3	Apartment	\$1,100,000	31 Jul 2025
 806/470 St Kilda Rd Melbourne	2	Apartment	\$455,000	31 Jul 2025
 1408/25 Wills St Melbourne	1	Apartment	\$330,000	29 Jul 2025
 608/228 Abeckett St Melbourne	2	Apartment	\$465,000	29 Jul 2025
 914/268 Flinders St Melbourne	2	Apartment	\$285,000	29 Jul 2025
 2302/560 Lonsdale St Melbourne	2	Apartment	\$610,000	28 Jul 2025
 3911/220 Spencer St Melbourne	2	Apartment	\$648,000	28 Jul 2025
 1230/43 Therry St Melbourne	0	Apartment	\$167,500	26 Jul 2025
 4602/60 Abeckett St Melbourne	1	Apartment	\$455,000	25 Jul 2025
 1125/43 Therry St Melbourne	1	Studio Apartment	\$179,000	24 Jul 2025



## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1304/1 William St Melbourne	2	Apartment	\$720,000	24 Jul 2025
 106/408 La Trobe St Melbourne	2	Apartment	\$437,500	23 Jul 2025
 1307/480 St Kilda Rd Melbourne	2	Apartment	\$620,000	23 Jul 2025
 3902/442 Elizabeth St Melbourne	3	Apartment	\$798,000	22 Jul 2025
 906/668 Bourke St Melbourne	2	Apartment	\$610,000	22 Jul 2025
 2010/8 Downie St Melbourne	2	Apartment	\$360,000	22 Jul 2025
 505/83 Queens Rd MELBOURNE	2	Apartment	\$625,000	22 Jul 2025
 162/416a St Kilda Rd Melbourne	1	Apartment	\$400,000	21 Jul 2025
 3307/5 Sutherland St Melbourne	1	Apartment	\$365,000	21 Jul 2025
 502/539 St Kilda Rd Melbourne	2	Apartment	\$650,000	21 Jul 2025

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3110/200 Spencer St Melbourne	2	Apartment	\$600,000	18 Jul 2025
 1704/199 William St Melbourne	3	Apartment	\$600,000	18 Jul 2025
 803/605 St Kilda Rd Melbourne	2	Apartment	\$600,000	18 Jul 2025
 1205/31 Spring St MELBOURNE	2	Apartment	\$687,000	17 Jul 2025
 6701/442 Elizabeth St Melbourne	2	Apartment	\$468,888	16 Jul 2025
 911/618 Lonsdale St Melbourne	2	Apartment	\$560,000	16 Jul 2025
 20/79-81 Franklin St Melbourne	2	Apartment	\$710,000	16 Jul 2025
 G1/601 St Kilda Rd Melbourne	1	Subdivided Flat - Single OYO Flat	\$551,000	16 Jul 2025
 633/572 St Kilda Rd Melbourne	1	Apartment	\$252,500	15 Jul 2025
 1806/8 Exploration La Melbourne	2	Apartment	\$445,000	15 Jul 2025



Richmond Office  
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03 9428 3333

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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