

# *Suburb* **INSIGHTS**

3000  
MELBOURNE



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median Unit Price\*

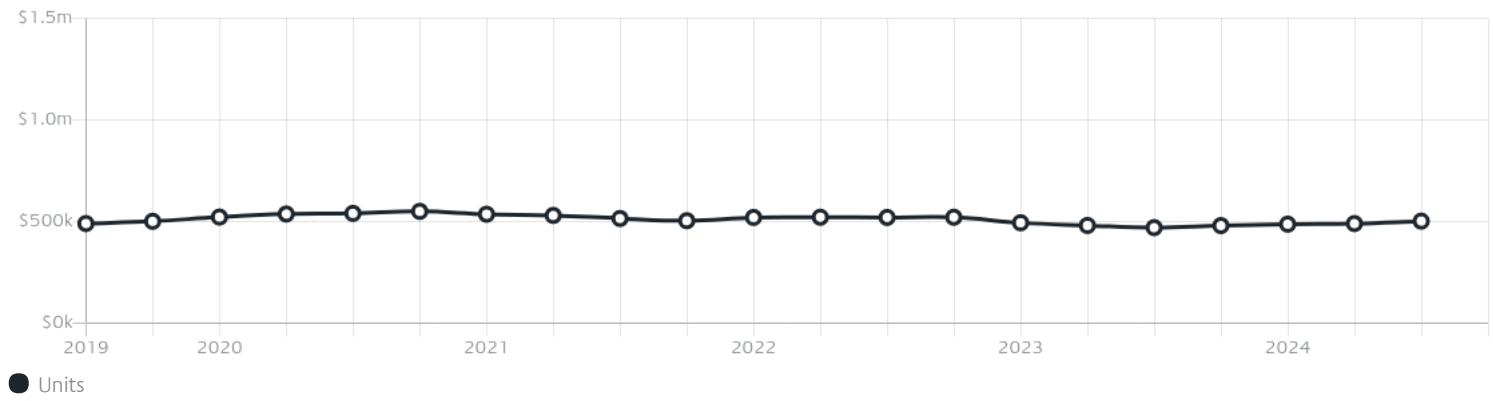
Median

**\$502k**

Quarterly Price Change

**2.44% ↑**

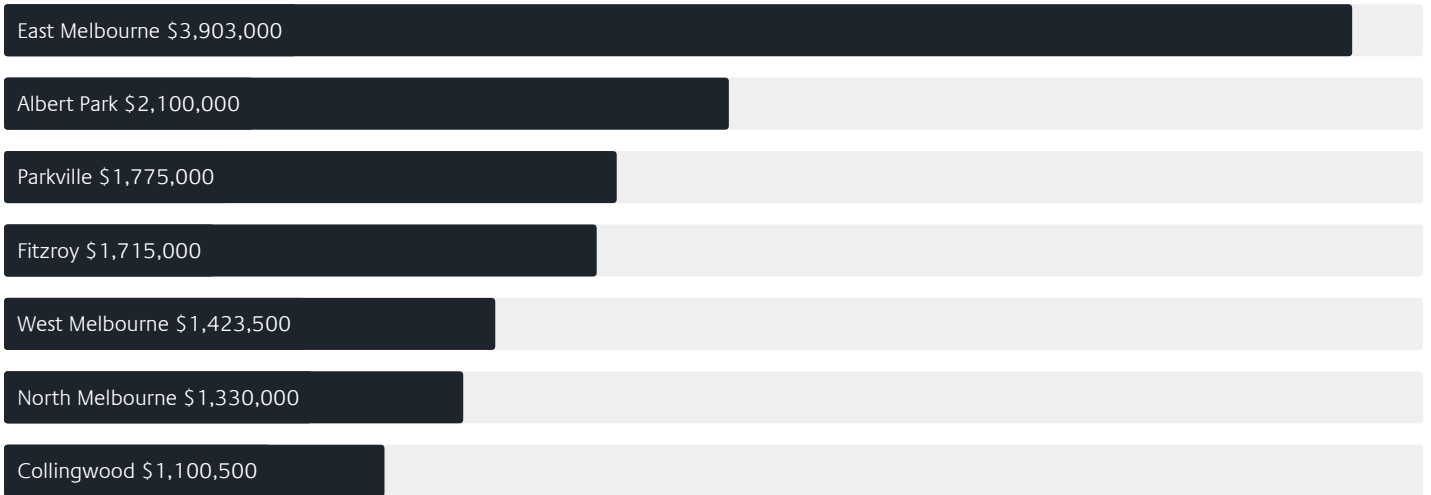
## Quarterly Price Change\*



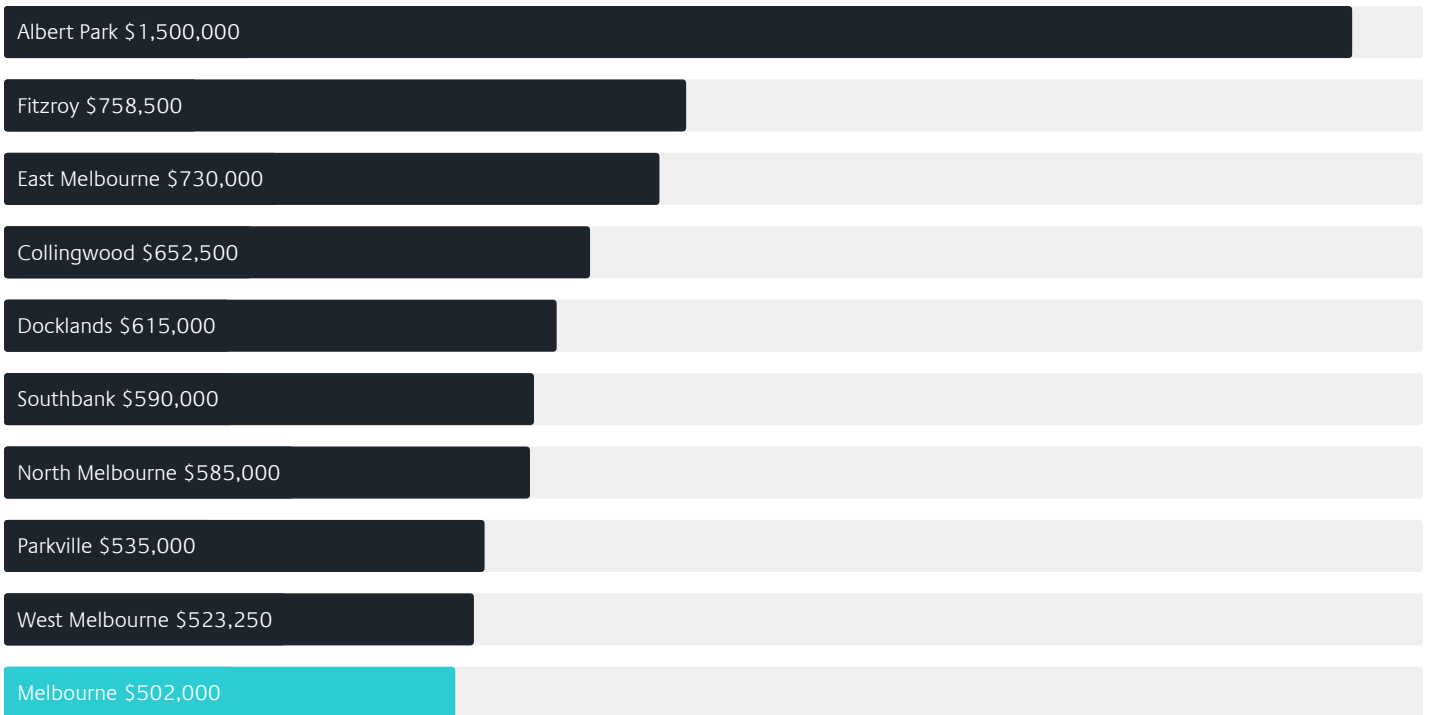
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 7%  
● Private 93%

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

59.38%

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

43 days

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

7.7 years

## Insights

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>

\$575

Population Growth<sup>^</sup>

16.19%

Rental Yield<sup>\*</sup>

2.68%

Median Age<sup>^</sup>

29 years











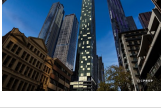

Median Household Size<sup>^</sup>

1.7 people









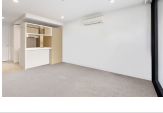





# Sold Properties~










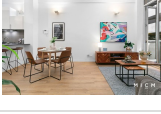
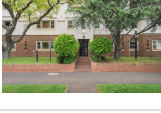

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1705/155 Franklin St Melbourne	1	Apartment	\$390,000	29 Nov 2024
 4/130 Flinders St Melbourne	2	Apartment	\$740,000	27 Nov 2024
 1103/200 Spencer St Melbourne	1	Apartment	\$370,000	27 Nov 2024
 715/181 Exhibition St Melbourne	2	Apartment	\$590,000	26 Nov 2024
 304/25 Wills St Melbourne	1	Apartment	\$360,001	25 Nov 2024
 3410/462 Elizabeth St Melbourne	2	Apartment	\$500,000	25 Nov 2024
 1908/200 Spencer St Melbourne	1	Apartment	\$360,000	22 Nov 2024
 3102/200 Spencer St Melbourne	2	Apartment	\$500,000	22 Nov 2024
 2408/620 Collins St Melbourne	2	Apartment	\$826,000	21 Nov 2024
 501/112 Abeckett St Melbourne	1	Apartment	\$225,000	20 Nov 2024
 5008/462 Elizabeth St Melbourne	1	Apartment	\$390,000	19 Nov 2024
 304/582 St Kilda Rd Melbourne	2	Apartment	\$780,000	19 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 303/8 Bowen Cr Melbourne	2	Apartment	\$667,000	18 Nov 2024
 310/35 Albert Rd Melbourne	2	Apartment	\$620,000	15 Nov 2024
 8201/228 La Trobe St Melbourne	1	Apartment	\$488,000	15 Nov 2024
 1402/60 Abeckett St Melbourne	1	Apartment	\$425,000	15 Nov 2024
 603/39 Queen St Melbourne	2	Apartment	\$425,000	15 Nov 2024
 76/33 La Trobe St Melbourne	3	Apartment	\$862,500	15 Nov 2024
 4206/228 La Trobe St Melbourne	1	Apartment	\$423,000	15 Nov 2024
 1709/220 Spencer St Melbourne	1	Apartment	\$320,000	14 Nov 2024
 408/33 Mackenzie St Melbourne	2	Apartment	\$400,000	14 Nov 2024
 811/620 Collins St Melbourne	2	Unit	\$480,000	14 Nov 2024
 5815/228 La Trobe St Melbourne	2	Apartment	\$720,000	13 Nov 2024
 3204/81 Abeckett St Melbourne	1	Apartment	\$348,000	13 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 403/12 Queens Rd Melbourne	2	Apartment	\$705,000	13 Nov 2024
 5706/560 Lonsdale St Melbourne	3	Apartment	\$1,180,088	12 Nov 2024
 215/408 Lonsdale St Melbourne	1	Apartment	\$190,000	12 Nov 2024
 810/594 St Kilda Rd Melbourne	1	Apartment	\$380,000	11 Nov 2024
 306/12 Queens Rd Melbourne	1	Apartment	\$385,000	11 Nov 2024
 1805/480 Collins St Melbourne	1	Apartment	\$245,000	11 Nov 2024
 1713/200 Spencer St Melbourne	1	Apartment	\$380,000	11 Nov 2024
 2907A/8 Franklin St Melbourne	2	Apartment	\$380,000	08 Nov 2024
 514/228 Abeckett St Melbourne	1	Apartment	\$280,000	08 Nov 2024
 304/639 Little Bourke St Melbourne	2	Apartment	\$480,000	08 Nov 2024
 11/33 Queens Rd MELBOURNE	1	Apartment	\$485,000	08 Nov 2024
 5/80 Queens Rd Melbourne	1	Apartment	\$330,000	08 Nov 2024

# Jellis Craig

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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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