

JellisCraig

MELBOURNE

Suburb Report

Know your neighbourhood.



MELBOURNE SUBURB REPORT

Median Unit Price*

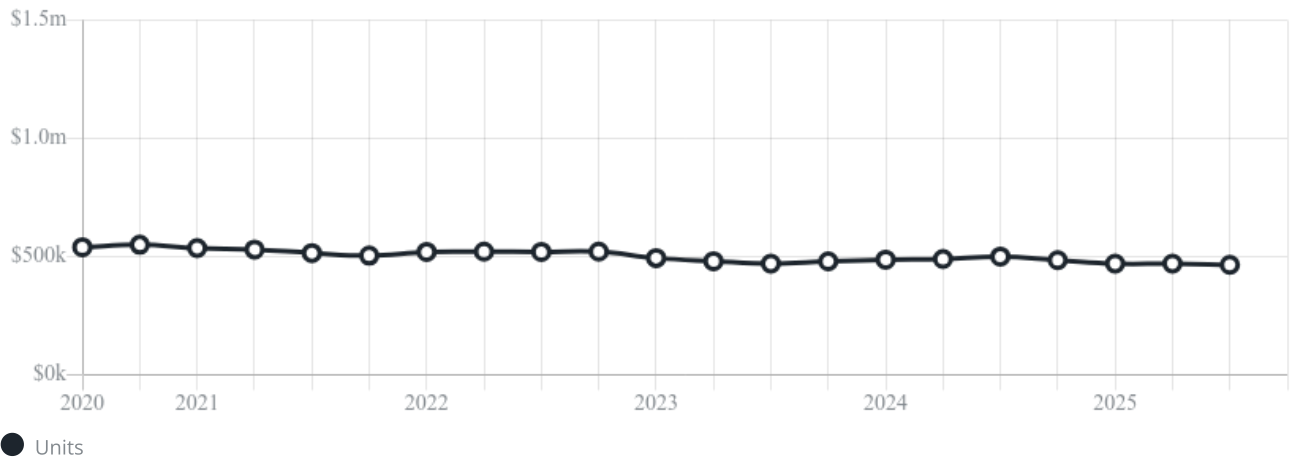
Median

\$465k

Quarterly Price Change

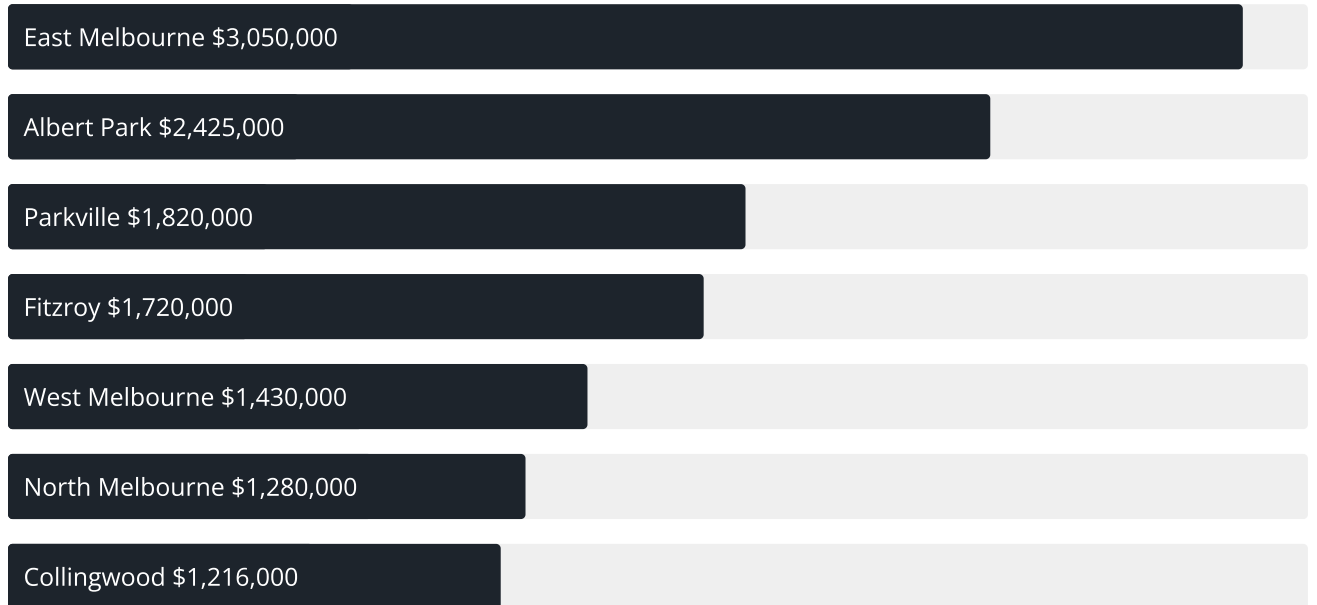
-1.06%↓

Quarterly Price Change*

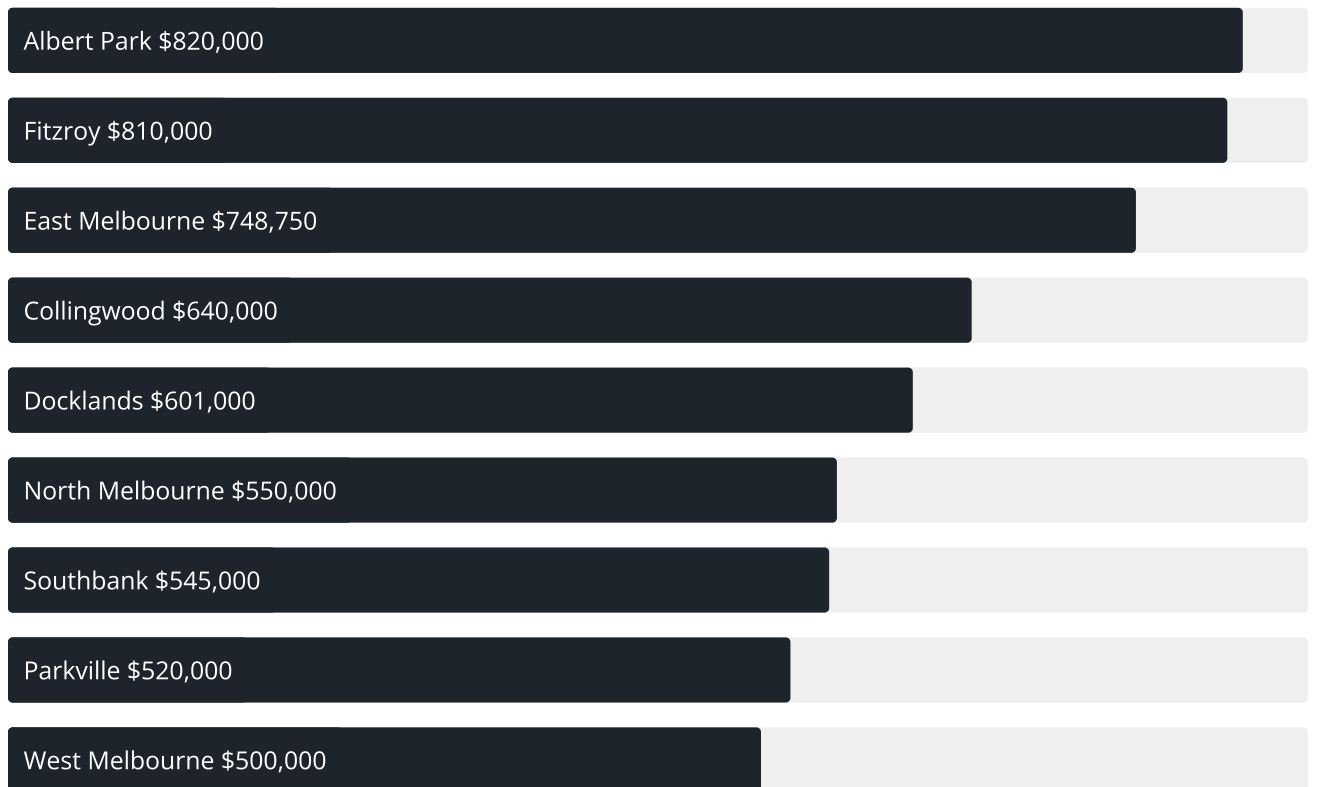


MELBOURNE SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



MELBOURNE SUBURB REPORT

Sale Method*



● Auction 2%
● Private 98%

Auction Clearance Rate*

78.57%

Median Days on Market^

37 days

Average Hold Period*

7.7 years

Dwelling Type^



● Houses 0% ● Units 100%

Ownership^



● Owned Outright 14% ● Mortgaged 15% ● Rented 71%

Population^

54,941

Median Asking Rent per week*

\$650

Population Growth^

16.19%

Rental Yield*

2.68%

Median Age^

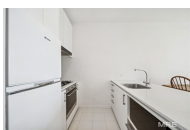
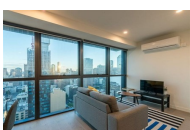
29 years

Median Household Size^

1.7 people

MELBOURNE SUBURB REPORT

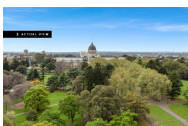
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2013/288 Spencer St Melbourne	1	Apartment	\$335,000	28 Nov 2025
 407/8 Sutherland St Melbourne	3	Apartment	\$660,000	27 Nov 2025
 3413/80 Abeckett St Melbourne	1	Apartment	\$330,000	25 Nov 2025
 1315/220 Spencer St Melbourne	2	Apartment	\$567,000	24 Nov 2025
 805/470 St Kilda Rd Melbourne	2	Apartment	\$470,000	24 Nov 2025
 2006/25 Wills St Melbourne	1	Apartment	\$357,500	22 Nov 2025
 208/360 St Kilda Rd Melbourne	2	Apartment	\$975,000	22 Nov 2025
 3306A/8 Franklin St Melbourne	2	Apartment	\$439,888	21 Nov 2025
 611/74 Queens Rd Melbourne	1	Apartment	\$392,500	21 Nov 2025
 3005/327 La Trobe St Melbourne	1	Apartment	\$333,000	21 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 2501/31 Abeckett St Melbourne	2	Apartment	\$425,000	21 Nov 2025
 12/377 Little Collins St Melbourne	1	Apartment	\$465,000	21 Nov 2025
 506/87 Franklin St Melbourne	1	Apartment	\$420,000	21 Nov 2025
 1116/135 Abeckett St Melbourne	2	Apartment	\$480,000	20 Nov 2025
 5502/135 Abeckett St Melbourne	2	Apartment	\$500,000	19 Nov 2025
 3703/568 Collins St Melbourne	2	Apartment	\$552,000	18 Nov 2025
 702B/499 St Kilda Rd Melbourne	1	Apartment	\$630,888	17 Nov 2025
 2206/22-24 Jane Bell La Melbourne	2	Apartment	\$685,000	17 Nov 2025
 2309/601 Little Lonsdale St Melbourne	1	Apartment	\$410,000	17 Nov 2025
 4/25 Queens Rd Melbourne	1	Apartment	\$715,000	17 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 1104/82 Queens Rd Melbourne	3	Apartment	\$820,000	17 Nov 2025
 3712/601 Little Lonsdale St Melbourne	1	Apartment	\$350,000	16 Nov 2025
 1809/12 Queens Rd Melbourne	2	Apartment	\$850,000	16 Nov 2025
 8/628 St Kilda Rd Melbourne	2	Apartment	\$890,000	16 Nov 2025
 3001/315 La Trobe St Melbourne	1	Apartment	\$320,000	14 Nov 2025
 513/585 La Trobe St Melbourne	2	Apartment	\$272,000	14 Nov 2025
 1104/33 Mackenzie St Melbourne	2	Apartment	\$519,000	14 Nov 2025
 159/33 La Trobe St Melbourne	2	Apartment	\$880,000	14 Nov 2025
 218/416 St Kilda Rd Melbourne	2	Apartment	\$715,000	14 Nov 2025
 1005/74 Queens Rd Melbourne	2	Apartment	\$750,000	13 Nov 2025



Richmond Office
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03 9428 3333

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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