

Suburb Report

Know your neighbourhood.



Property Prices

Median Unit Price*

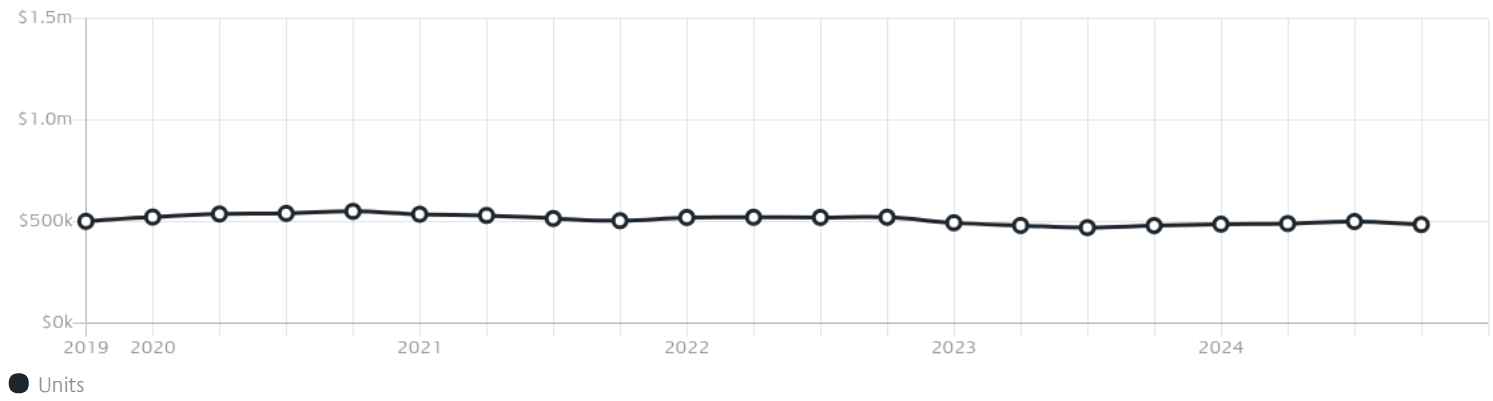
Median

\$485k

Quarterly Price Change

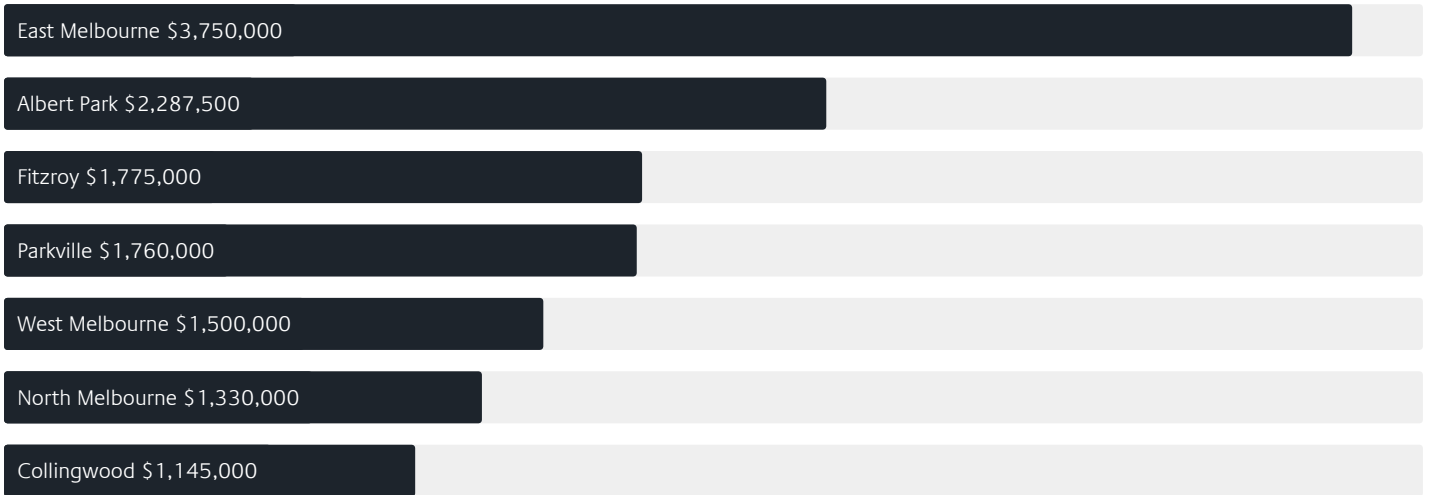
-3.00% ↓

Quarterly Price Change*

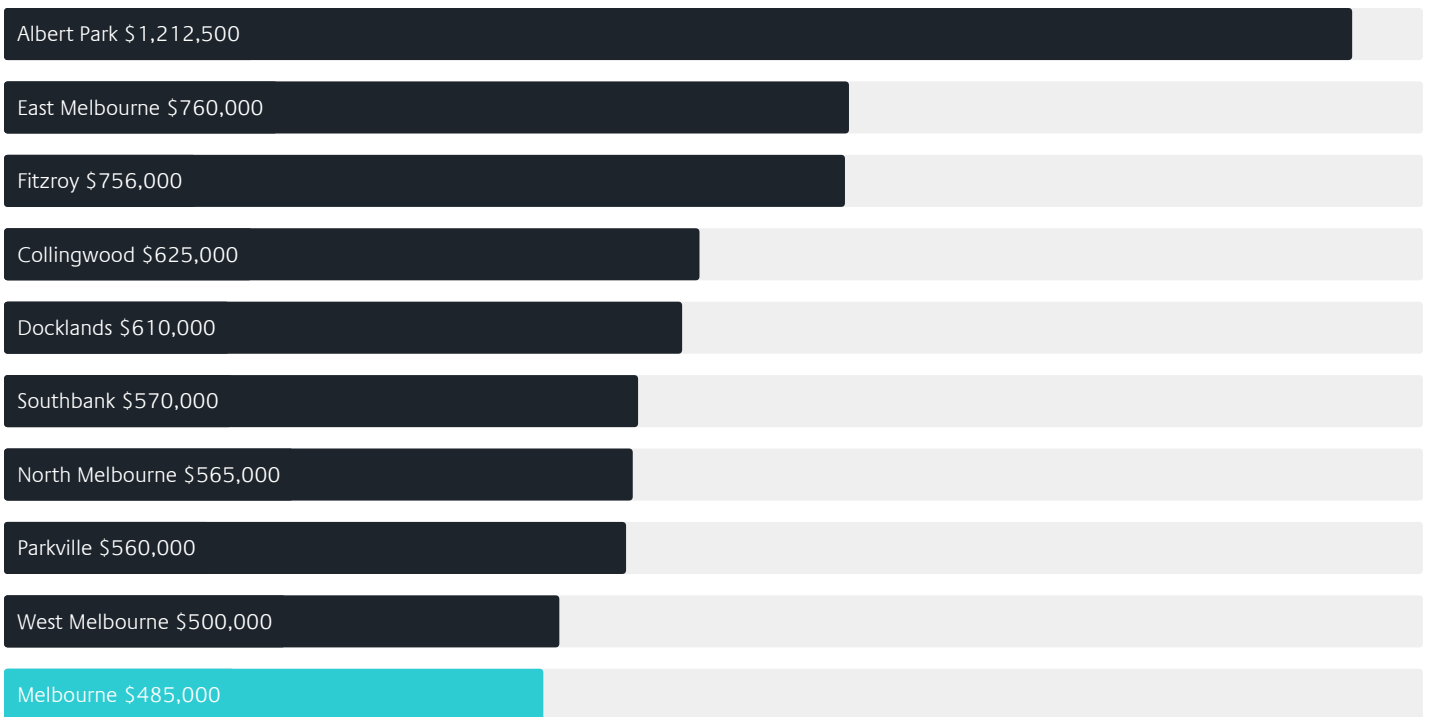


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 6%
● Private 94%

Auction Clearance Rate*

70.83%

Median Days on Market^

54 days

Average Hold Period*

7.7 years

Insights

Dwelling Type^



● Houses 0% ● Units 100%

Ownership^



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

Population^

54,941

Median Asking Rent per week*

\$625

Population Growth^

16.19%

Rental Yield*

2.68%

Median Age^













29 years

Median Household Size^










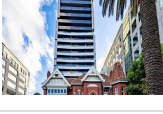
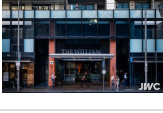

1.7 people

Sold Properties~









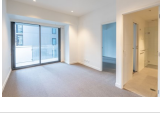
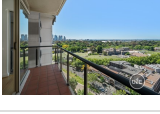


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6301/500 Elizabeth St Melbourne	2	Apartment	\$510,000	31 Jan 2025
 3302/5 Sutherland St Melbourne	1	Apartment	\$325,000	29 Jan 2025
 914/568 St Kilda Rd Melbourne	1	Apartment	\$350,000	28 Jan 2025
 1403/225 Elizabeth St Melbourne	2	Apartment	\$465,000	28 Jan 2025
 2809/601 Little Lonsdale St Melbourne	1	Apartment	\$471,000	28 Jan 2025
 1506/35 Albert Rd Melbourne	1	Apartment	\$439,000	25 Jan 2025
 53/47 Lonsdale St Melbourne	2	Apartment	\$227,000	22 Jan 2025
 1602/480 St Kilda Rd Melbourne	3	Apartment	\$2,200,000	22 Jan 2025
 2302/200 Spencer St Melbourne	2	Unit	\$517,500	22 Jan 2025
 815/233 Collins St MELBOURNE	2	Flat/Unit/Apartment	\$300,000	21 Jan 2025
 705/610 St Kilda Rd Melbourne	2	Apartment	\$387,000	21 Jan 2025
 1901/557 Little Lonsdale St Melbourne	1	Apartment	\$280,000	19 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3711/371 Little Lonsdale St Melbourne	2	Apartment	\$680,000	17 Jan 2025
 609/11 Rose La Melbourne	2	Apartment	\$488,000	17 Jan 2025
 1215/35 Albert Rd Melbourne	2	Apartment	\$635,000	17 Jan 2025
 3201/35 Spring St Melbourne	2	Apartment	\$1,680,000	17 Jan 2025
 611/605 St Kilda Rd Melbourne	1	Apartment	\$455,000	17 Jan 2025
 2110/181 Abeckett St Melbourne	1	Apartment	\$240,000	17 Jan 2025
 3207/8 Sutherland St Melbourne	2	Apartment	\$475,000	16 Jan 2025
 2908/33 Mackenzie St Melbourne	2	Apartment	\$510,000	16 Jan 2025
 3411/560 Lonsdale St Melbourne	2	Apartment	\$808,000	16 Jan 2025
 428/572 St Kilda Rd Melbourne	1	Apartment	\$155,000	15 Jan 2025
 1706/199 William St Melbourne	2	Apartment	\$400,000	14 Jan 2025
 1712/87 Franklin St Melbourne	1	Apartment	\$370,000	14 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1401/478a St Kilda Rd Melbourne	2	Apartment	\$570,000	14 Jan 2025
 6906/138 Spencer St Melbourne	2	Flat/Unit/Apartment	\$910,980	14 Jan 2025
 1211/233 Collins St Melbourne	2	Apartment	\$480,000	13 Jan 2025
 710/555 Flinders St Melbourne	2	Apartment	\$390,000	12 Jan 2025
 603/442 St Kilda Rd Melbourne	3	Apartment	\$752,500	10 Jan 2025
 4011/371 Little Lonsdale St Melbourne	2	Flat/Unit/Apartment	\$580,000	10 Jan 2025
 5506/462 Elizabeth St Melbourne	2	Apartment	\$597,000	08 Jan 2025
 2903/301 King St Melbourne	2	Flat/Unit/Apartment	\$638,000	07 Jan 2025
 625/199 William St Melbourne	2	Apartment	\$445,000	06 Jan 2025
 176/418 St Kilda Rd Melbourne	2	Apartment	\$730,000	06 Jan 2025
 718/339 Swanston St Melbourne	1	Apartment	\$245,000	06 Jan 2025
 834/572 St Kilda Rd Melbourne	1	Apartment	\$165,000	06 Jan 2025



Richmond Office
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03 9428 3333

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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