

Suburb Report

Know your neighbourhood.



Property Prices

Median Unit Price*

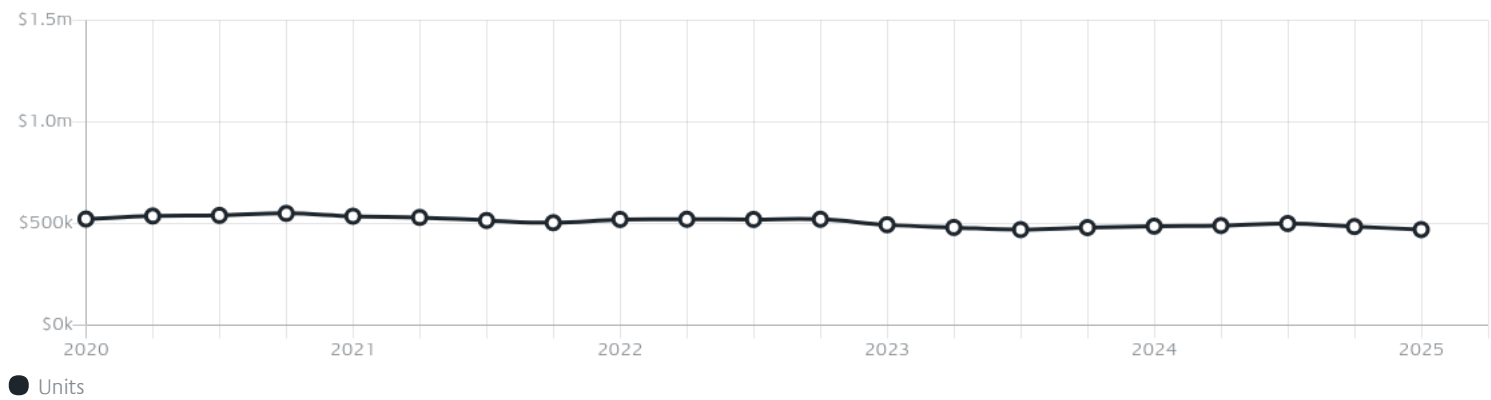
Median

\$470k

Quarterly Price Change

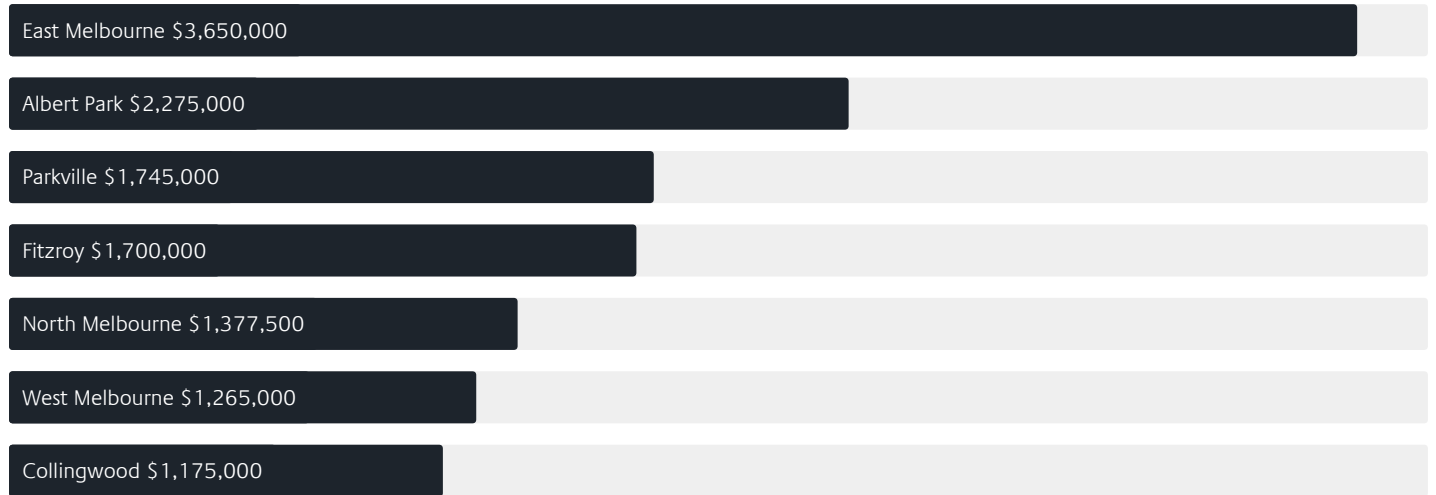
-3.09% ↓

Quarterly Price Change*

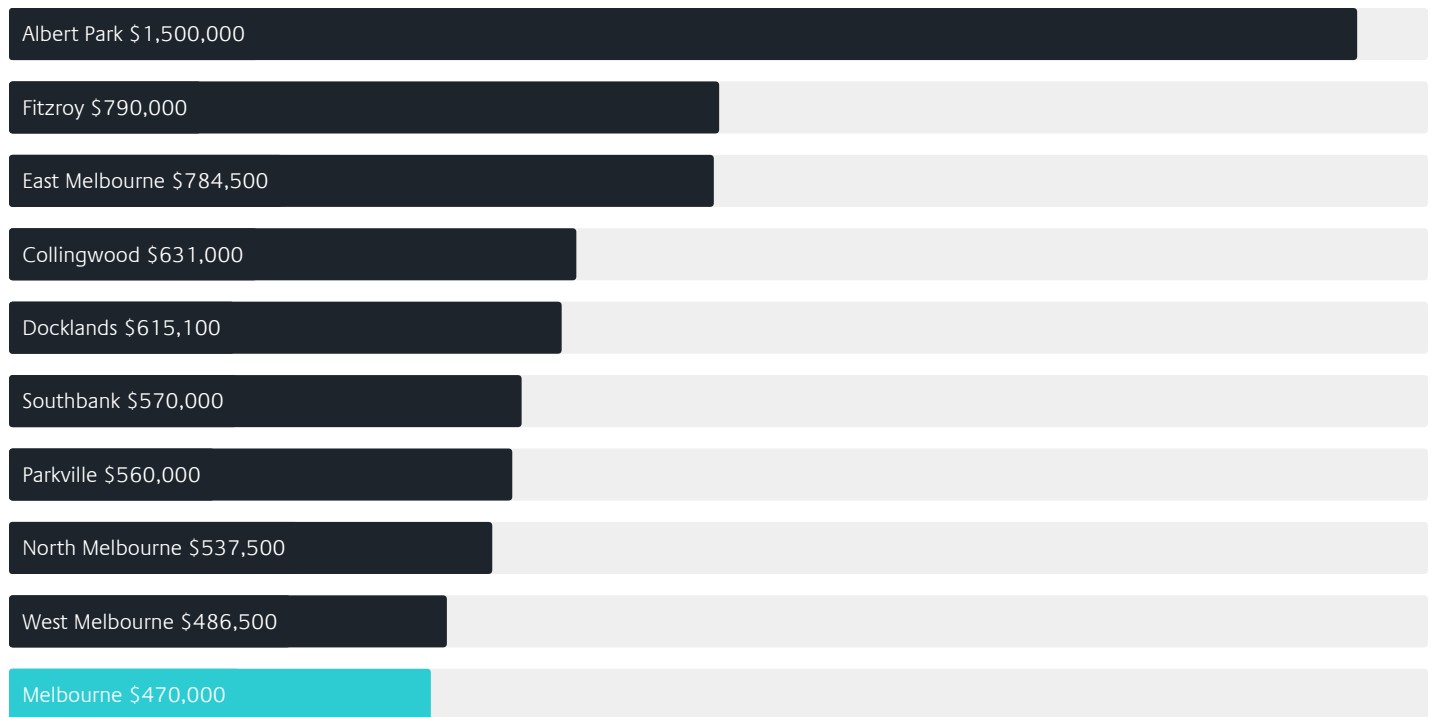


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 6%
● Private 94%

Auction Clearance Rate*

71.43%

Median Days on Market^

44 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*

\$588

Population Growth^

16.19%

Rental Yield*

2.68%

Median Age^







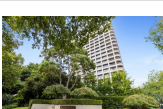
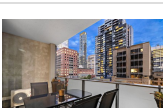
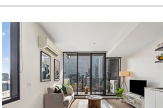
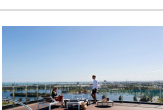
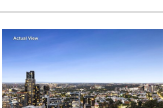
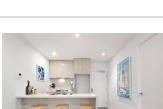
29 years

Median Household Size^













1.7 people

Sold Properties~










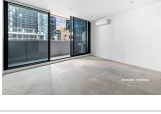


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 307/23 Queens Rd Melbourne	2	Apartment	\$630,000	30 May 2025
 2707/38 Rose La Melbourne	2	Apartment	\$500,000	29 May 2025
 3607/601 Little Lonsdale St Melbourne	2	Apartment	\$650,000	29 May 2025
 3604/601 Little Lonsdale St Melbourne	2	Apartment	\$625,000	28 May 2025
 405/181 Abeckett St Melbourne	1	Apartment	\$240,000	28 May 2025
 3309/618 Lonsdale St Melbourne	1	Apartment	\$372,500	28 May 2025
 33/461 St Kilda Rd Melbourne	3	Apartment	\$1,700,000	28 May 2025
 703/220 Spencer St Melbourne	2	Apartment	\$598,000	27 May 2025
 2701/7 Katherine Pl Melbourne	1	Apartment	\$331,000	27 May 2025
 1112/14 Queens Rd Melbourne	1	Apartment	\$385,000	27 May 2025
 3115/601 Little Lonsdale St Melbourne	2	Apartment	\$682,500	26 May 2025
 1802/618 Lonsdale St Melbourne	2	Apartment	\$640,000	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 132/33 La Trobe St Melbourne	2	Apartment	\$708,000	26 May 2025
 1602/8 Downie St Melbourne	1	Apartment	\$385,000	26 May 2025
 4911/560 Lonsdale St Melbourne	2	Apartment	\$815,000	26 May 2025
 502/380 Little Lonsdale St Melbourne	1	Apartment	\$310,000	23 May 2025
 3103/31 Abeckett St Melbourne	1	Apartment	\$320,000	23 May 2025
 1004/82 Queens Rd Melbourne	3	Apartment	\$805,000	22 May 2025
 1607/605 St Kilda Rd Melbourne	1	Apartment	\$450,000	21 May 2025
 503/318 Little Lonsdale St Melbourne	1	Apartment	\$300,000	19 May 2025
 1015/250 Elizabeth St MELBOURNE	1	Apartment	\$262,000	19 May 2025
 712/480 Collins St Melbourne	1	Apartment	\$229,000	18 May 2025
 1410/565 Flinders St Melbourne	1	Apartment	\$302,000	18 May 2025
 1211/25 Therry St Melbourne	2	Apartment	\$430,000	16 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1101/87 Franklin St Melbourne	2	Apartment	\$550,000	14 May 2025
 6601/228 La Trobe St Melbourne	1	Apartment	\$470,000	14 May 2025
 1206/7 Katherine Pl Melbourne	2	Apartment	\$415,000	14 May 2025
 102/29 Market St Melbourne	2	Apartment	\$975,000	14 May 2025
 217/99 Abeckett St Melbourne	1	Apartment	\$220,000	13 May 2025
 902/33 Rose La Melbourne	2	Apartment	\$450,000	13 May 2025
 36/88 Franklin St Melbourne	1	Apartment	\$270,000	13 May 2025
 1206/339 Swanston St Melbourne	2	Apartment	\$387,000	12 May 2025
 303/501-503 Little Collins St Melbourne	3	Apartment	\$750,000	12 May 2025
 1102/5 Sutherland St Melbourne	1	Apartment	\$280,000	10 May 2025
 3202/27 Therry St Melbourne	2	Apartment	\$745,000	09 May 2025
 2606/27 Little Collins St Melbourne	1	Apartment	\$654,000	09 May 2025



Richmond Office
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03 9428 3333

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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