

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median Unit Price\*

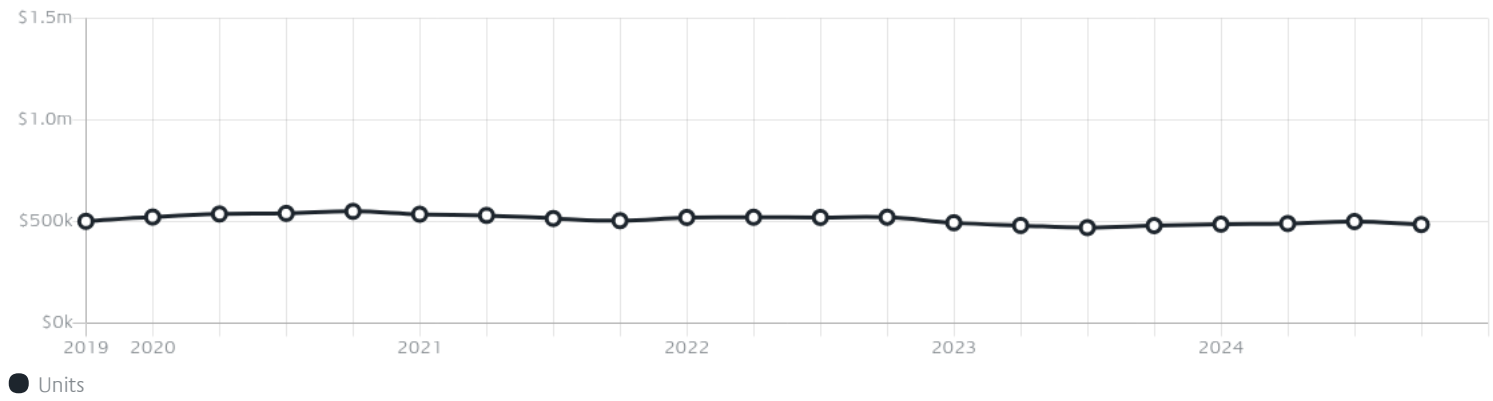
Median

**\$485k**

Quarterly Price Change

**-3.00% ↓**

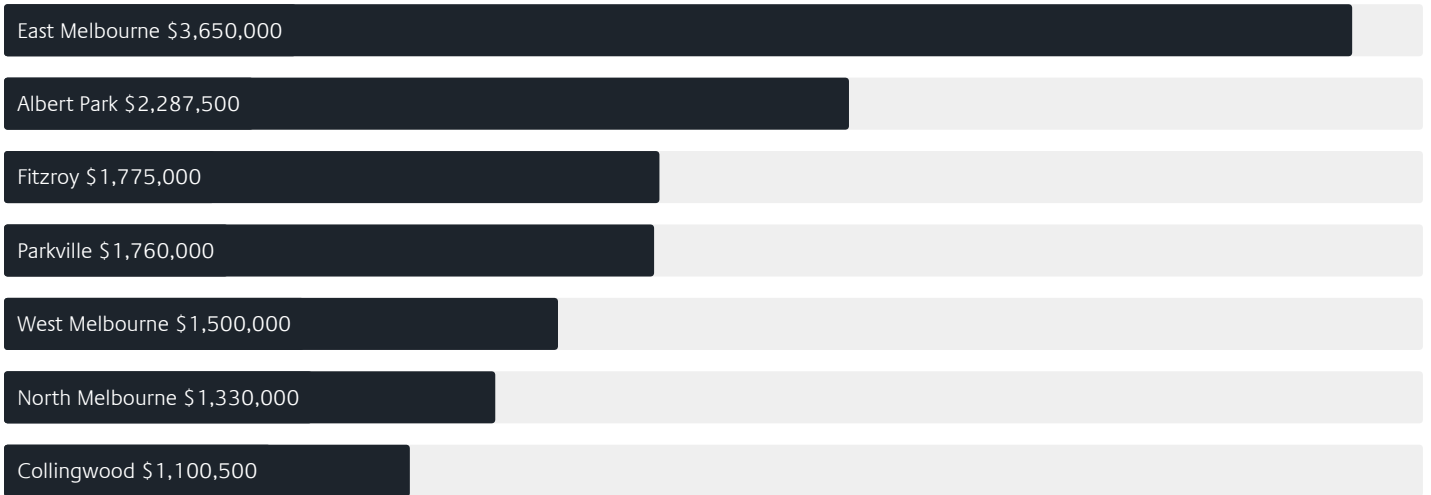
## Quarterly Price Change\*



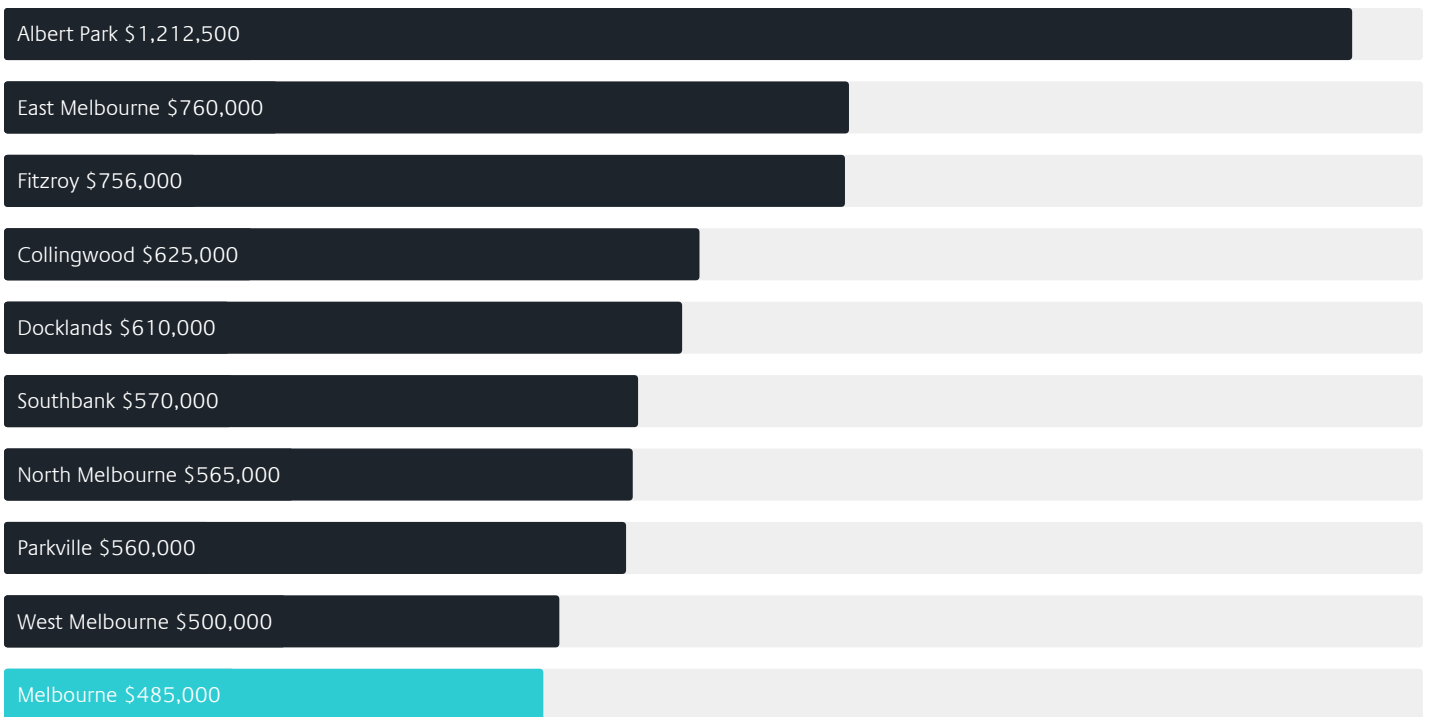
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 5%  
● Private 95%

Auction Clearance Rate\*

75%

Median Days on Market^

65 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^









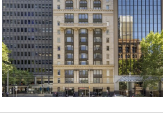



1.7 people

# Sold Properties~











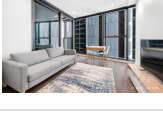

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1401/480 Collins St Melbourne	1	Apartment	\$215,000	28 Feb 2025
 407/1 Roy St Melbourne	2	Apartment	\$481,500	26 Feb 2025
 53/418 St Kilda Rd Melbourne	2	Apartment	\$618,000	26 Feb 2025
 1328/572 St Kilda Rd Melbourne	1	Apartment	\$298,000	26 Feb 2025
 103/442 St Kilda Rd Melbourne	3	Apartment	\$740,000	26 Feb 2025
 73/632 St Kilda Rd Melbourne	3	Apartment	\$795,000	26 Feb 2025
 416/452 St Kilda Rd Melbourne	1	Apartment	\$200,000	26 Feb 2025
 2104/181 Abeckett St Melbourne	1	Apartment	\$292,000	25 Feb 2025
 421/422 Collins St Melbourne	1	Apartment	\$350,000	25 Feb 2025
 1306/243 Franklin St Melbourne	2	Apartment	\$310,000	25 Feb 2025
 1504/151 Berkeley St Melbourne	1	Apartment	\$530,000	24 Feb 2025
 501/118 Russell St Melbourne	2	Apartment	\$1,500,000	22 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 209/39 Lonsdale St Melbourne	1	Apartment	\$175,000	21 Feb 2025
 3401/285 La Trobe St Melbourne	2	Apartment	\$470,000	21 Feb 2025
 802/253 Franklin St Melbourne	2	Apartment	\$345,000	20 Feb 2025
 1202/81 Abeckett St Melbourne	1	Apartment	\$350,000	20 Feb 2025
 404/29 Market St Melbourne	1	Apartment	\$440,000	20 Feb 2025
 1003/601 Little Collins St Melbourne	1	Apartment	\$270,000	20 Feb 2025
 4907/568 Collins St Melbourne	1	Apartment	\$278,000	20 Feb 2025
 810/200 Spencer St Melbourne	2	Unit	\$640,000	19 Feb 2025
 103/422 Collins St Melbourne	2	Apartment	\$820,000	19 Feb 2025
 5204/462 Elizabeth St Melbourne	2	Apartment	\$580,000	18 Feb 2025
 4112/500 Elizabeth St Melbourne	2	Apartment	\$410,000	18 Feb 2025
 1505/20 Queens Rd Melbourne	3	Apartment	\$2,380,000	18 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1709/60 Market St Melbourne	2	Apartment	\$315,000	17 Feb 2025
 1507/462 Elizabeth St Melbourne	2	Apartment	\$440,000	17 Feb 2025
 1308/339 Swanston St Melbourne	1	Apartment	\$295,000	17 Feb 2025
 604/594 St Kilda Rd Melbourne	1	Apartment	\$360,000	17 Feb 2025
 1905/8 Exploration La Melbourne	2	Apartment	\$385,000	17 Feb 2025
 1901/371 Little Lonsdale St Melbourne	1	Apartment	\$370,000	15 Feb 2025
 2907/618 Lonsdale St Melbourne	2	Apartment	\$568,000	14 Feb 2025
 2505/31 Abeckett St Melbourne	2	Unit	\$360,000	13 Feb 2025
 903/81 Queens Rd Melbourne	1	Apartment	\$297,000	13 Feb 2025
 514/576-578 St Kilda Rd Melbourne	1	Apartment	\$533,000	13 Feb 2025
 1103/23 Mackenzie St Melbourne	1	Apartment	\$415,000	12 Feb 2025
 1018/139 Lonsdale St Melbourne	1	Apartment	\$290,000	11 Feb 2025



Richmond Office  
57-59 Bridge Road, Richmond  
03 9428 3333

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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