

Suburb Report

Know your neighbourhood.



Property Prices

Median Unit Price*

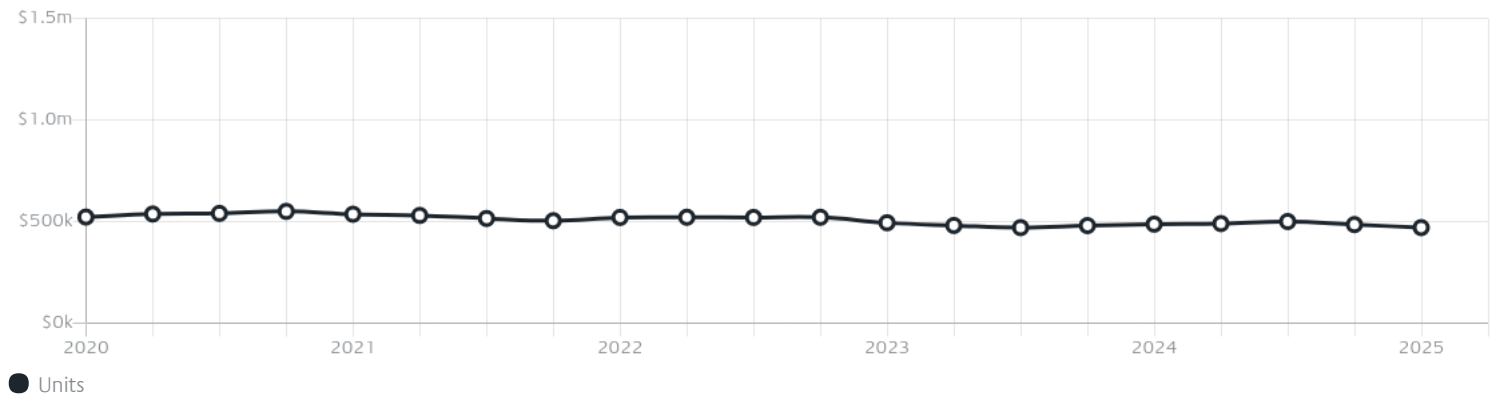
Median

\$470k

Quarterly Price Change

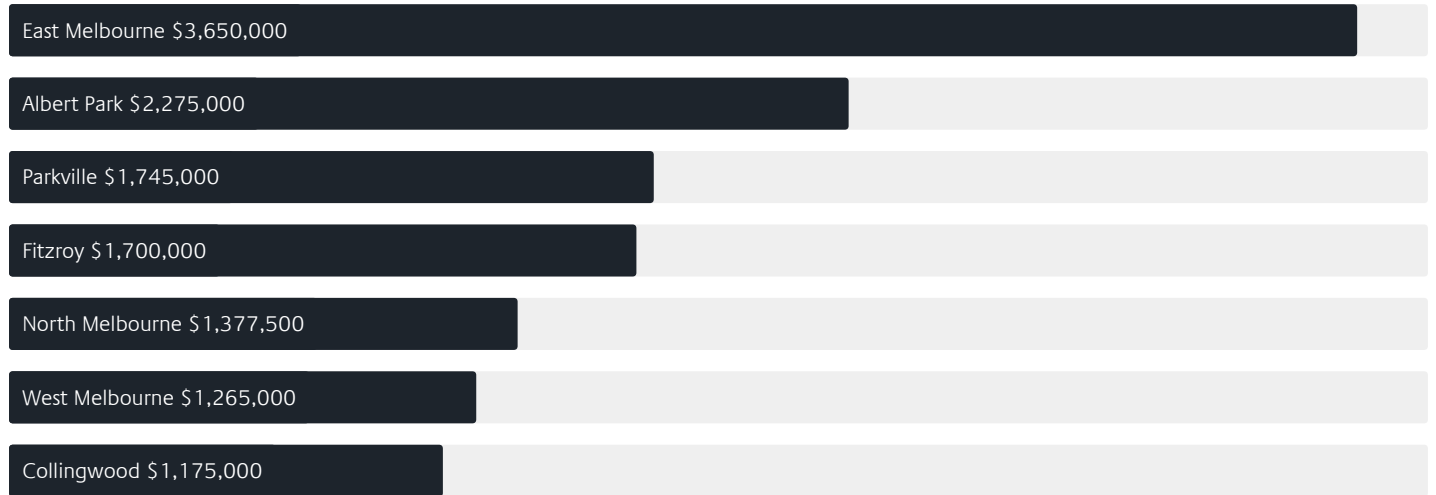
-3.09% ↓

Quarterly Price Change*

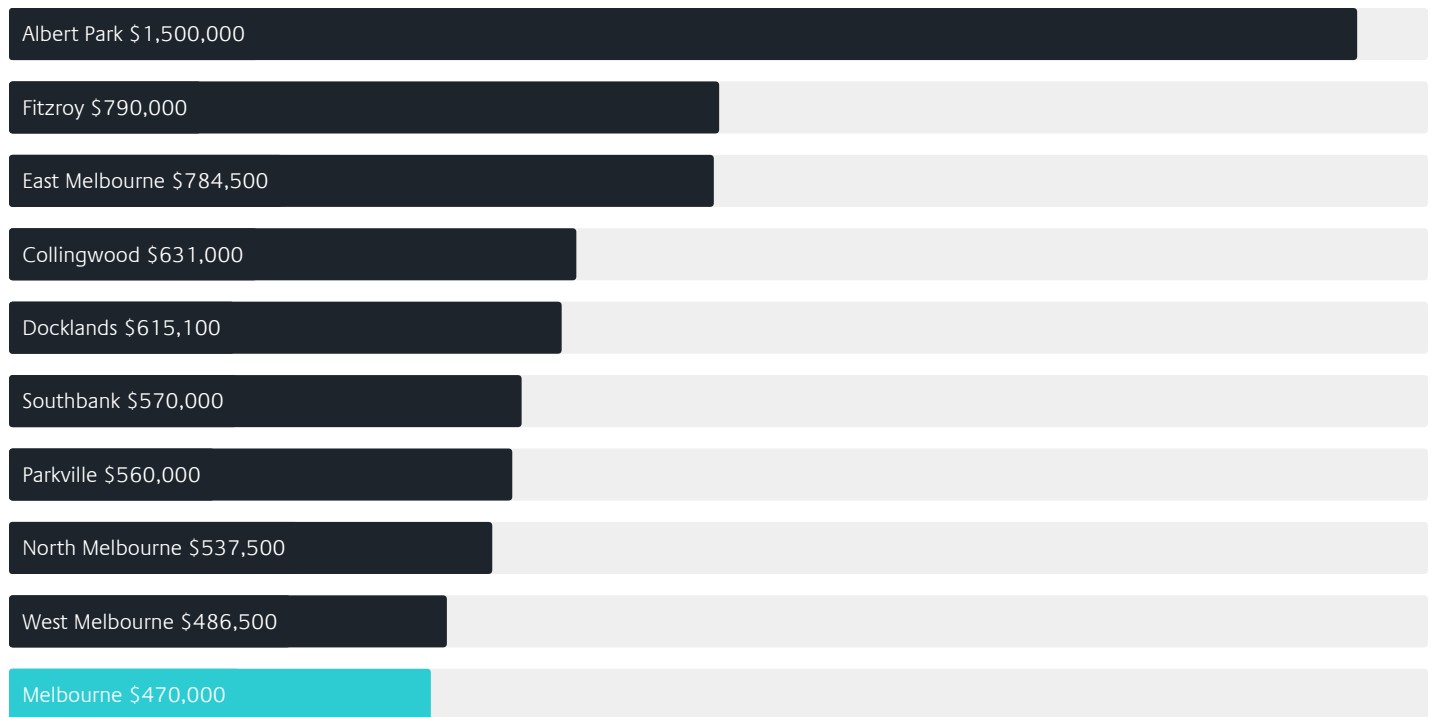


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 4%
● Private 96%

Auction Clearance Rate*

70.83%

Median Days on Market^

60 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^










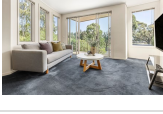
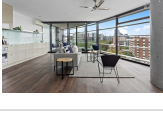

1.7 people

Sold Properties~









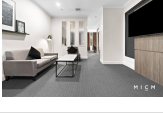
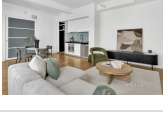


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 312/253 Franklin St Melbourne	1	Apartment	\$222,500	30 Apr 2025
 1203/74 Queens Rd Melbourne	2	Apartment	\$560,000	30 Apr 2025
 3215/220 Spencer St Melbourne	2	Apartment	\$534,000	28 Apr 2025
 2604/560 Lonsdale St Melbourne	2	Apartment	\$730,000	28 Apr 2025
 2903/285 La Trobe St Melbourne	2	Apartment	\$505,000	28 Apr 2025
 8B/29 Queens Rd Melbourne	2	Apartment	\$950,000	28 Apr 2025
 2508/500 Elizabeth St Melbourne	1	Apartment	\$290,000	24 Apr 2025
 422/181 Exhibition St Melbourne	2	Apartment	\$556,000	24 Apr 2025
 618/339 Swanston St Melbourne	1	Apartment	\$220,000	24 Apr 2025
 3905/560 Lonsdale St Melbourne	2	Apartment	\$825,000	24 Apr 2025
 1408/601 Little Lonsdale St Melbourne	2	Apartment	\$570,000	24 Apr 2025
 1224/572 St Kilda Rd Melbourne	1	Apartment	\$270,000	23 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 404/480 St Kilda Rd Melbourne	1	Apartment	\$395,000	22 Apr 2025
 5304/81 Abeckett St Melbourne	1	Apartment	\$385,000	20 Apr 2025
 1308/33 Mackenzie St Melbourne	2	Apartment	\$414,000	17 Apr 2025
 409/100 Exhibition St Melbourne	2	Apartment	\$390,000	17 Apr 2025
 5508/462 Elizabeth St Melbourne	1	Apartment	\$443,880	17 Apr 2025
 5606/633 Little Lonsdale St Melbourne	1	Apartment	\$550,000	17 Apr 2025
 708/501 Little Collins St Melbourne	2	Apartment	\$675,000	17 Apr 2025
 2513/639 Lonsdale St Melbourne	2	Apartment	\$642,000	15 Apr 2025
 3709/220 Spencer St Melbourne	1	Apartment	\$340,000	15 Apr 2025
 108/23 Queens Rd Melbourne	2	Apartment	\$650,000	15 Apr 2025
 7D/635 St Kilda Rd Melbourne	1	Apartment	\$635,000	15 Apr 2025
 1907/288 Spencer St Melbourne	1	Apartment	\$275,000	15 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6411/228 La Trobe St Melbourne	1	Apartment	\$488,000	14 Apr 2025
 206/557 Little Lonsdale St Melbourne	2	Apartment	\$370,000	14 Apr 2025
 1711/568 Collins St Melbourne	2	Apartment	\$445,000	14 Apr 2025
 5910/138 Spencer St Melbourne	2	Flat/Unit/Apartment	\$748,300	14 Apr 2025
 1002/15 Queens Rd Melbourne	3	Apartment	\$2,000,000	12 Apr 2025
 1304/480 Collins St Melbourne	1	Apartment	\$200,000	11 Apr 2025
 2516/135 ABeckett St Melbourne	2	Apartment	\$460,000	11 Apr 2025
 605/610 St Kilda Rd Melbourne	2	Apartment	\$413,000	11 Apr 2025
 404/471 Little Bourke St Melbourne	1	Apartment	\$272,000	11 Apr 2025
 519/422 Collins St Melbourne	2	Apartment	\$580,000	08 Apr 2025
 3805/135 ABeckett St Melbourne	2	Apartment	\$488,000	07 Apr 2025
 62/20 Bank Pl Melbourne	1	Serviced Apartments/Holiday Units	\$272,000	06 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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