

# JellisCraig

MELBOURNE

# Suburb Report

Know your neighbourhood.



MELBOURNE SUBURB REPORT

Median Unit Price\*

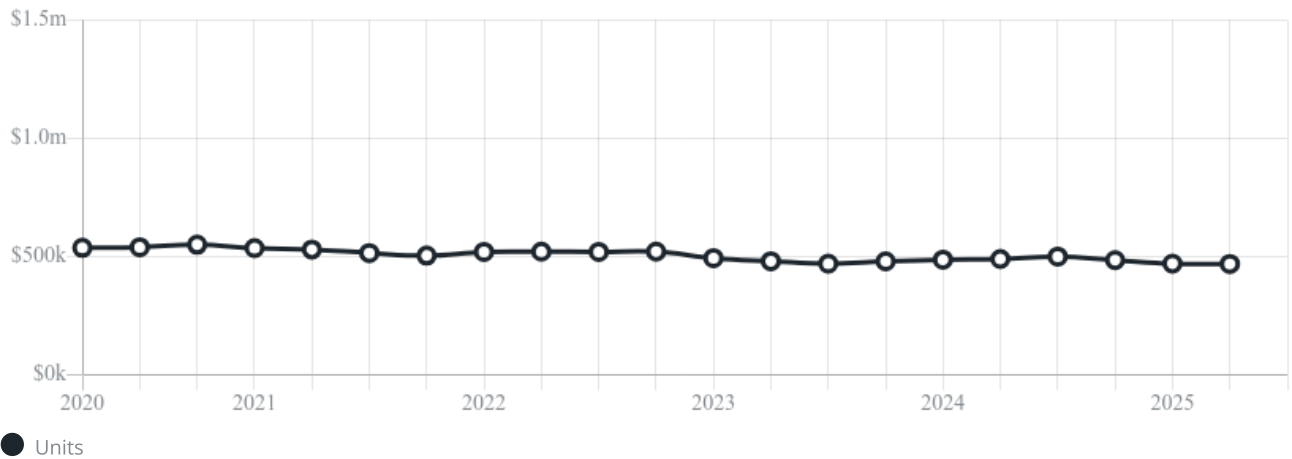
Median

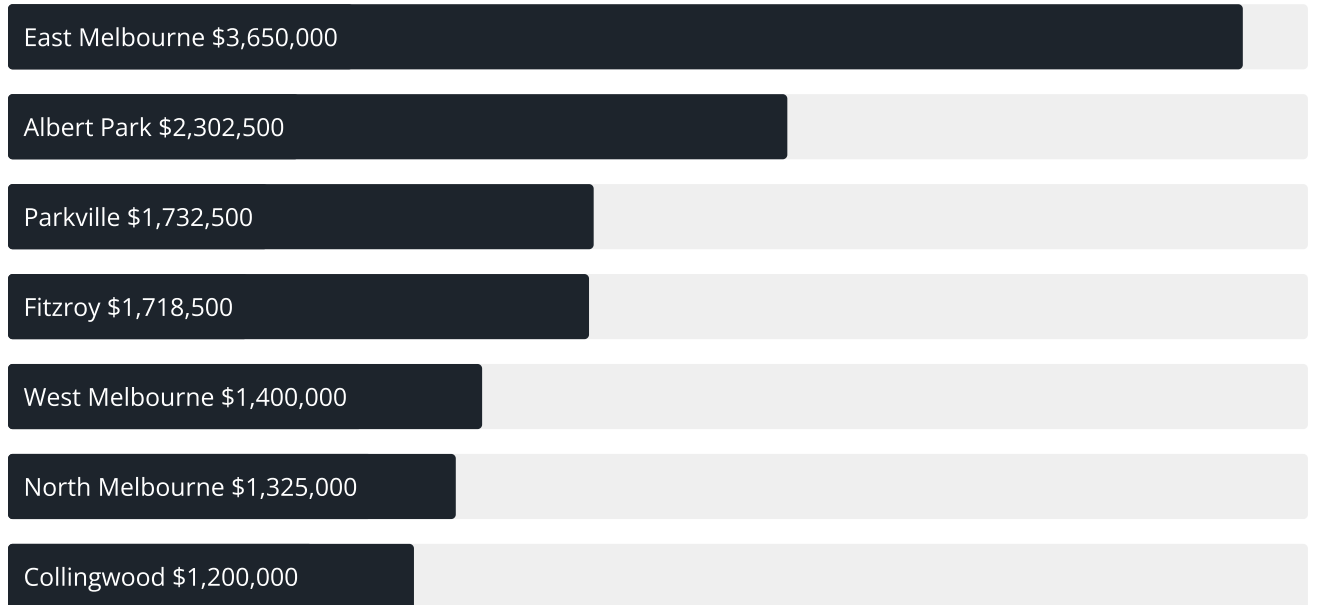
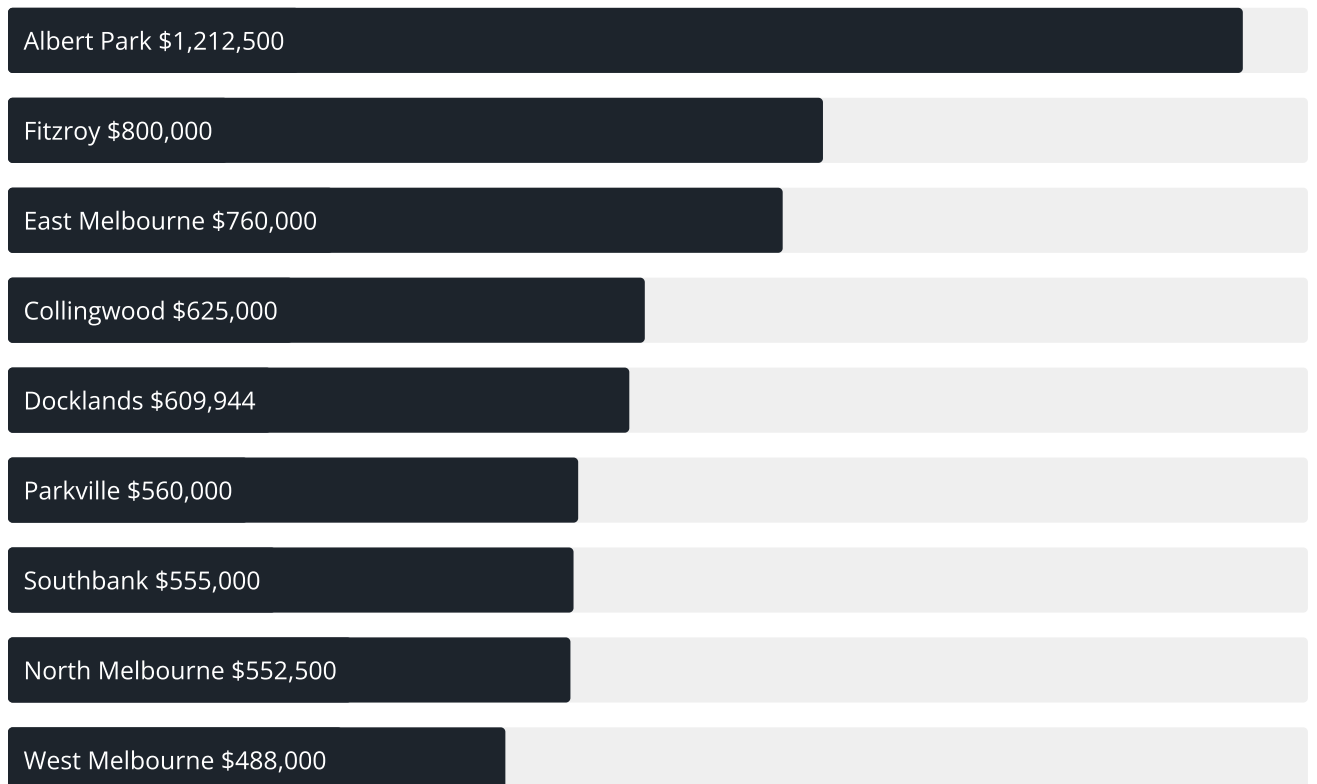
\$469k

Quarterly Price Change

-0.21% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 2%  
● Private 98%

## Auction Clearance Rate\*

54.55%

## Median Days on Market^

44 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^










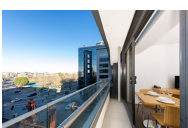
29 years

## Median Household Size^









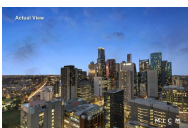
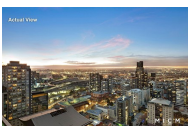
1.7 people

## MELBOURNE SUBURB REPORT


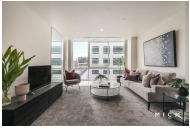




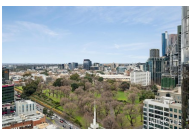



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 708/8 Sutherland St Melbourne	2	Apartment	\$458,000	30 Sep 2025
 36/27 Queens Rd Melbourne	3	Apartment	\$801,000	30 Sep 2025
 2304/380 Little Lonsdale St Melbourne	1	Apartment	\$330,000	29 Sep 2025
 87/604 St Kilda Rd Melbourne	3	Apartment	\$950,000	29 Sep 2025
 1406/568 Collins St Melbourne	2	Apartment	\$440,000	26 Sep 2025
 403/500 Flinders St Melbourne	1	Apartment	\$170,000	25 Sep 2025
 1007/618 Lonsdale St Melbourne	2	Apartment	\$535,000	25 Sep 2025
 27/632 St Kilda Rd Melbourne	3	Apartment	\$927,100	24 Sep 2025
 312/77 Queens Rd Melbourne	2	Apartment	\$457,188	23 Sep 2025
 724/572 St Kilda Rd Melbourne	1	Apartment	\$275,000	23 Sep 2025

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1415/480 Collins St Melbourne	1	Apartment	\$230,000	23 Sep 2025
 806/380 Little Lonsdale St Melbourne	2	Apartment	\$450,000	22 Sep 2025
 116/499 St Kilda Rd Melbourne	1	Apartment	\$425,000	22 Sep 2025
 4201/483 Swanston St Melbourne	3	Apartment	\$790,000	19 Sep 2025
 501/270 King St MELBOURNE	1	Apartment	\$320,000	19 Sep 2025
 4508/371 Little Lonsdale St Melbourne	2	Apartment	\$680,000	19 Sep 2025
 811/250 Elizabeth St Melbourne	1	Apartment	\$315,000	19 Sep 2025
 805/250 Elizabeth St Melbourne	1	Apartment	\$275,000	19 Sep 2025
 3105/560 Lonsdale St Melbourne	2	Apartment	\$790,000	19 Sep 2025
 3404/601 Little Lonsdale St Melbourne	2	Apartment	\$620,000	19 Sep 2025

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 603/296 Flinders St Melbourne	2	Apartment	\$710,000	18 Sep 2025
 64/604 St Kilda Rd Melbourne	2	Apartment	\$507,000	18 Sep 2025
 917/250 Elizabeth St Melbourne	1	Apartment	\$275,000	18 Sep 2025
 2505/60 Abeckett St Melbourne	2	Apartment	\$445,000	17 Sep 2025
 1208/74 Queens Rd Melbourne	2	Apartment	\$445,000	16 Sep 2025
 4005/318 Queen St Melbourne	2	Apartment	\$960,000	16 Sep 2025
 232/538 Little Lonsdale St Melbourne	3	Apartment	\$960,000	16 Sep 2025
 2101/301 King St Melbourne	2	Apartment	\$635,000	15 Sep 2025
 1513/33 Mackenzie St Melbourne	1	Apartment	\$377,500	15 Sep 2025
 1001/270 King St Melbourne	1	Apartment	\$305,000	11 Sep 2025



Richmond Office  
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03 9428 3333

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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