

# JellisCraig

MELBOURNE

# Suburb Report

Know your neighbourhood.



MELBOURNE SUBURB REPORT

Median Unit Price\*

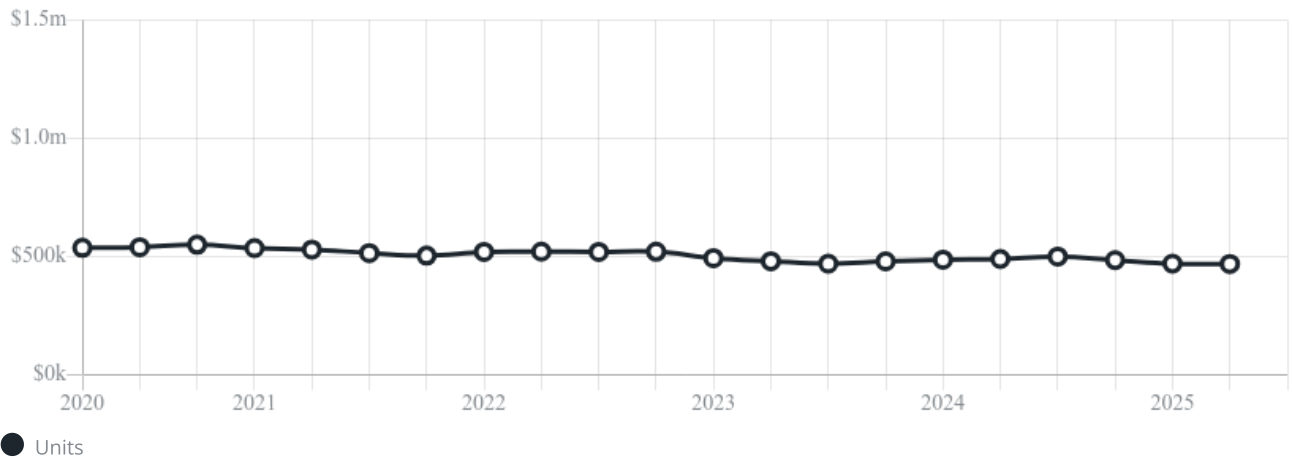
Median

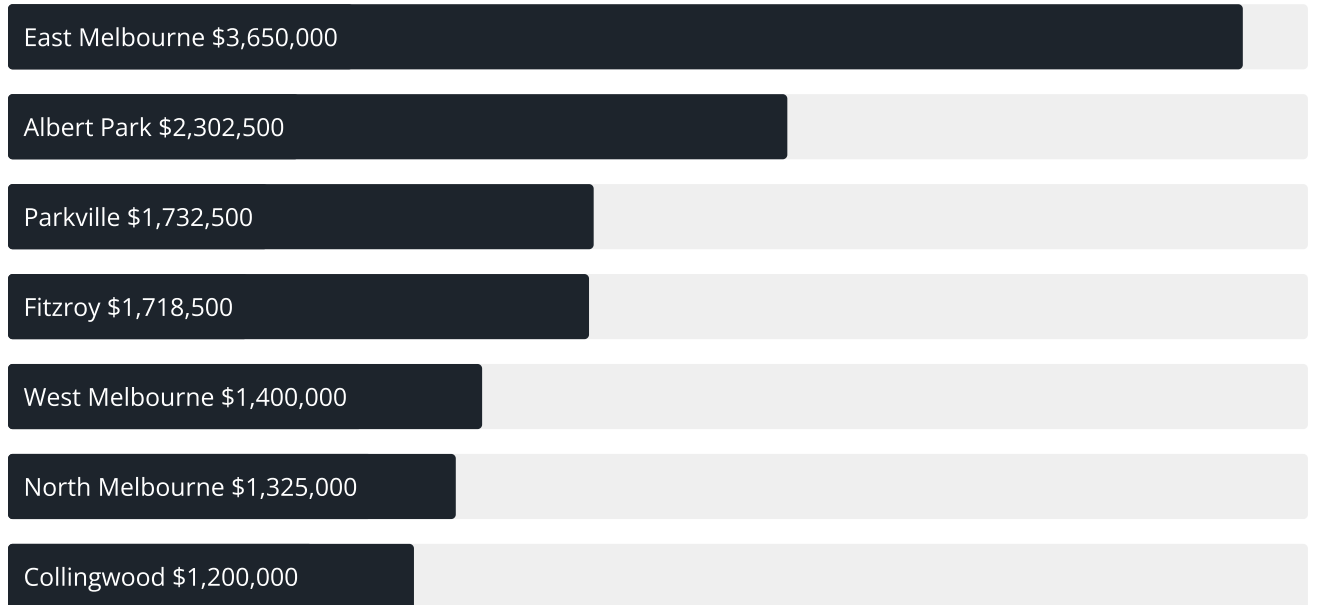
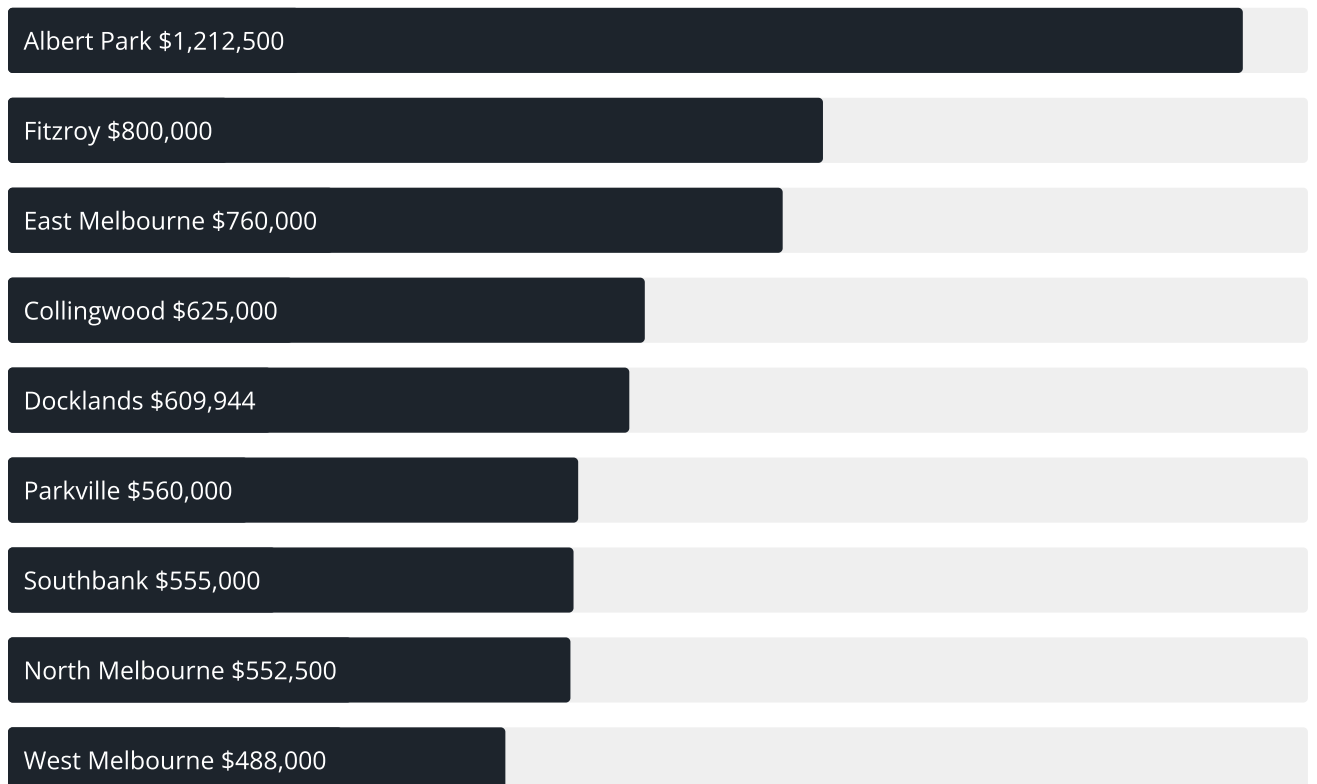
\$469k

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\*

50%

## Median Days on Market^

48 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^




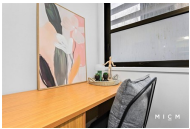






29 years

## Median Household Size^





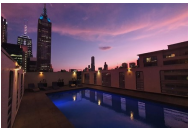
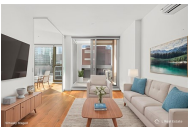




1.7 people

## 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
 613/339 Swanston St Melbourne	2	Apartment	\$313,000	28 Aug 2025
 4116/228 La Trobe St Melbourne	2	Apartment	\$720,000	27 Aug 2025
 2204/560 Lonsdale St Melbourne	2	Apartment	\$640,000	27 Aug 2025
 309/268 Flinders St Melbourne	1	Studio Apartment	\$160,000	27 Aug 2025
 1414/601 Little Lonsdale St Melbourne	1	Apartment	\$415,000	27 Aug 2025
 2707/33 Mackenzie St Melbourne	2	Apartment	\$560,000	26 Aug 2025
 405/539 St Kilda Rd Melbourne	2	Apartment	\$507,500	26 Aug 2025
 1508/318 Russell St Melbourne	1	Apartment	\$408,000	25 Aug 2025
 2609/260 Spencer St Melbourne	2	Apartment	\$660,000	25 Aug 2025
 6701/633 Little Lonsdale St Melbourne	1	Apartment	\$540,000	25 Aug 2025

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1109/74 Queens Rd Melbourne	1	Apartment	\$390,000	25 Aug 2025
 432/572 St Kilda Rd Melbourne	1	Apartment	\$160,000	24 Aug 2025
 625/572 St Kilda Rd Melbourne	1	Apartment	\$271,900	21 Aug 2025
 2210/500 Elizabeth St Melbourne	2	Apartment	\$520,000	21 Aug 2025
 101/131 Lonsdale St Melbourne	1	Apartment	\$200,000	20 Aug 2025
 1304/38 Rose La Melbourne	2	Apartment	\$422,000	20 Aug 2025
 1802/260 Spencer St Melbourne	1	Apartment	\$500,000	20 Aug 2025
 10/192 Little Collins St Melbourne	1	Apartment	\$545,000	20 Aug 2025
 5508/560 Lonsdale St Melbourne	3	Apartment	\$1,210,000	19 Aug 2025
 817/250 Elizabeth St Melbourne	1	Apartment	\$275,000	19 Aug 2025

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3608/120 Abeckett St Melbourne	2	Apartment	\$520,000	18 Aug 2025
 805/60 Market St Melbourne	2	Apartment	\$301,000	18 Aug 2025
 1303/250 Elizabeth St Melbourne	3	Apartment	\$645,000	18 Aug 2025
 1017/199 William St Melbourne	2	Apartment	\$445,000	15 Aug 2025
 3403/220 Spencer St Melbourne	2	Apartment	\$630,800	15 Aug 2025
 4206/560 Lonsdale St Melbourne	2	Apartment	\$810,000	15 Aug 2025
 905/555 Flinders St Melbourne	2	Apartment	\$450,000	15 Aug 2025
 2202/618 Lonsdale St Melbourne	2	Apartment	\$655,000	15 Aug 2025
 2306/668 Bourke St Melbourne	2	Apartment	\$615,000	14 Aug 2025
 57/47 Lonsdale St Melbourne	1	Apartment	\$175,000	14 Aug 2025



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

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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