

# *Suburb* **INSIGHTS**

3206  
MIDDLE PARK



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$2.78m**

Quarterly Price Change

**-0.71% ↓**

## Median Unit Price\*

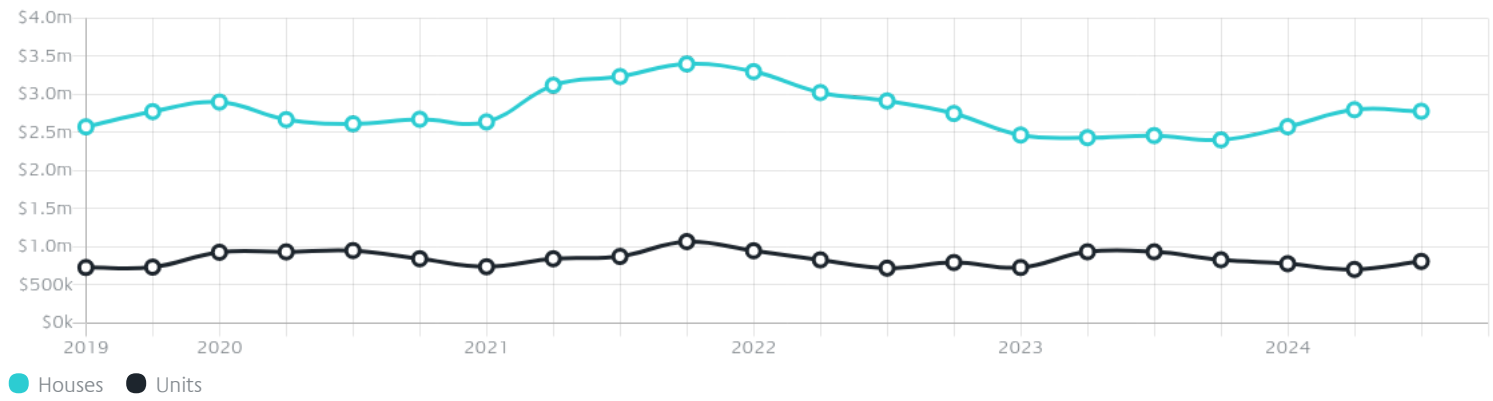
Median

**\$810k**

Quarterly Price Change

**14.89% ↑**

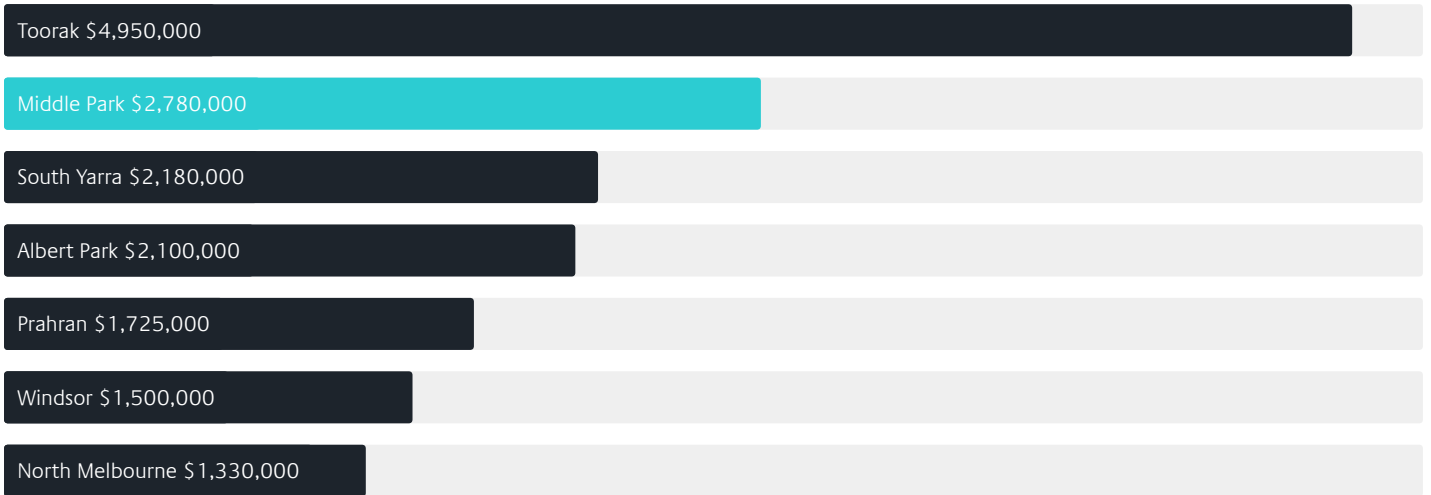
## Quarterly Price Change\*



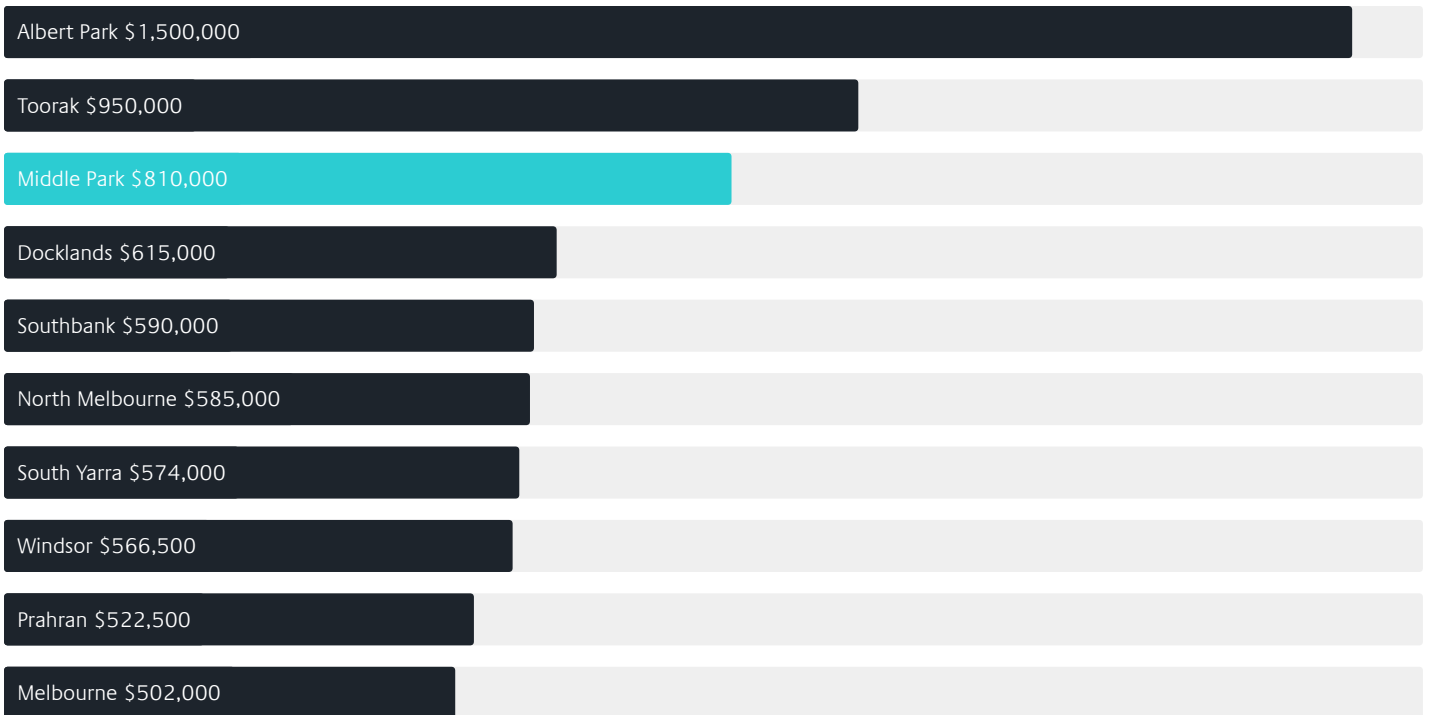
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 94%  
● Private 6%

## Auction Clearance Rate<sup>\*</sup>

60.61%

## Median Days on Market<sup>^</sup>

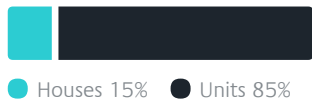
26 days

## Average Hold Period<sup>\*</sup>

7.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 15% ● Units 85%

## Ownership<sup>^</sup>



● Owned Outright 45% ● Mortgaged 27% ● Rented 29%

## Population<sup>^</sup>

4,000

## Median Asking Rent per week<sup>\*</sup>

\$950

## Population Growth<sup>^</sup>

-3.45%

## Rental Yield<sup>\*</sup>

1.78%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>













2.3 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
 119 Hambleton St Middle Park	2	House	\$1,390,000	30 Nov 2024
 26 Fraser St Middle Park	2	House	\$1,975,000	02 Nov 2024
 240 Richardson St Middle Park	4	House	\$2,357,000	26 Oct 2024
 368a Danks St Middle Park	2	House	\$1,675,000	19 Oct 2024
 78 Patterson St Middle Park	3	House	\$2,040,000	19 Oct 2024
 368 Danks St MIDDLE PARK	2	House	\$1,675,000	19 Oct 2024
 345 Danks St Middle Park	5	House	\$6,545,000	17 Oct 2024
 83/50 Canterbury Rd Middle Park	2	Apartment	\$1,250,000	12 Oct 2024
 1/52 Canterbury Rd Middle Park	2	Apartment	\$649,000	05 Oct 2024
 5/82 Patterson St Middle Park	2	Apartment	\$629,000	01 Oct 2024
 59 Patterson St Middle Park	3	House	\$3,900,000	22 Sep 2024
 250 Richardson St Middle Park	2	House	\$1,650,000	21 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 72b Herbert St Middle Park	3	House	\$3,010,000	14 Sep 2024
 2/72 Herbert St Middle Park	3	Unit	\$3,010,000	14 Sep 2024
 62 Hambleton St Middle Park	3	House	\$1,820,000	07 Sep 2024
 17/109 Nimmo St Middle Park	2	Apartment	\$890,000	06 Sep 2024
 54 Park Rd Middle Park	2	House	\$1,760,000	31 Aug 2024
 22/225 Beaconsfield Pde Middle Park	1	Apartment	\$1,100,000	05 Aug 2024
 325 Richardson St Middle Park	4	House	\$5,125,000	23 Jul 2024
 130 Page St Middle Park	5	House	\$7,700,000	22 Jul 2024
 7/178 Canterbury Rd Middle Park	3	Unit	\$625,000	20 Jul 2024
 150 Canterbury Rd Middle Park	6	House	\$5,100,000	29 Jun 2024
 26/224 Beaconsfield Pde Middle Park	3	Strata Flat - Single OYO Flat	\$1,560,000	20 Jun 2024
 11/28 Patterson St Middle Park	1	Unit	\$528,000	15 Jun 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 67 Park Rd Middle Park	3	House	\$2,710,000	27 May 2024
 66 Hambleton St Middle Park	3	House	\$2,460,000	25 May 2024
 47 Nimmo St Middle Park	4	House	\$4,325,000	25 May 2024
 132 Page St Middle Park	4	House	\$5,760,000	18 May 2024
 11 Wright St MIDDLE PARK	4	House	\$2,475,000	11 May 2024
 69 Hambleton St Middle Park	5	House	\$3,215,000	10 May 2024
 59 Park Rd Middle Park	5	House	\$6,930,000	08 May 2024
 3/249 Beaconsfield Pde Middle Park	4	Apartment	\$3,900,000	07 May 2024
 163 Ashworth St Middle Park	3	House	\$3,150,000	04 May 2024
 41/189 Beaconsfield Pde Middle Park	2	Apartment	\$1,420,000	04 May 2024
 7/28 Park Rd Middle Park	1	Apartment	\$390,000	30 Apr 2024
 46 Canterbury Rd Middle Park	4	House	\$4,225,000	19 Apr 2024

# Jellis Craig

Port Phillip Office  
332 Montague Street, Albert Park  
03 8644 5500

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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.