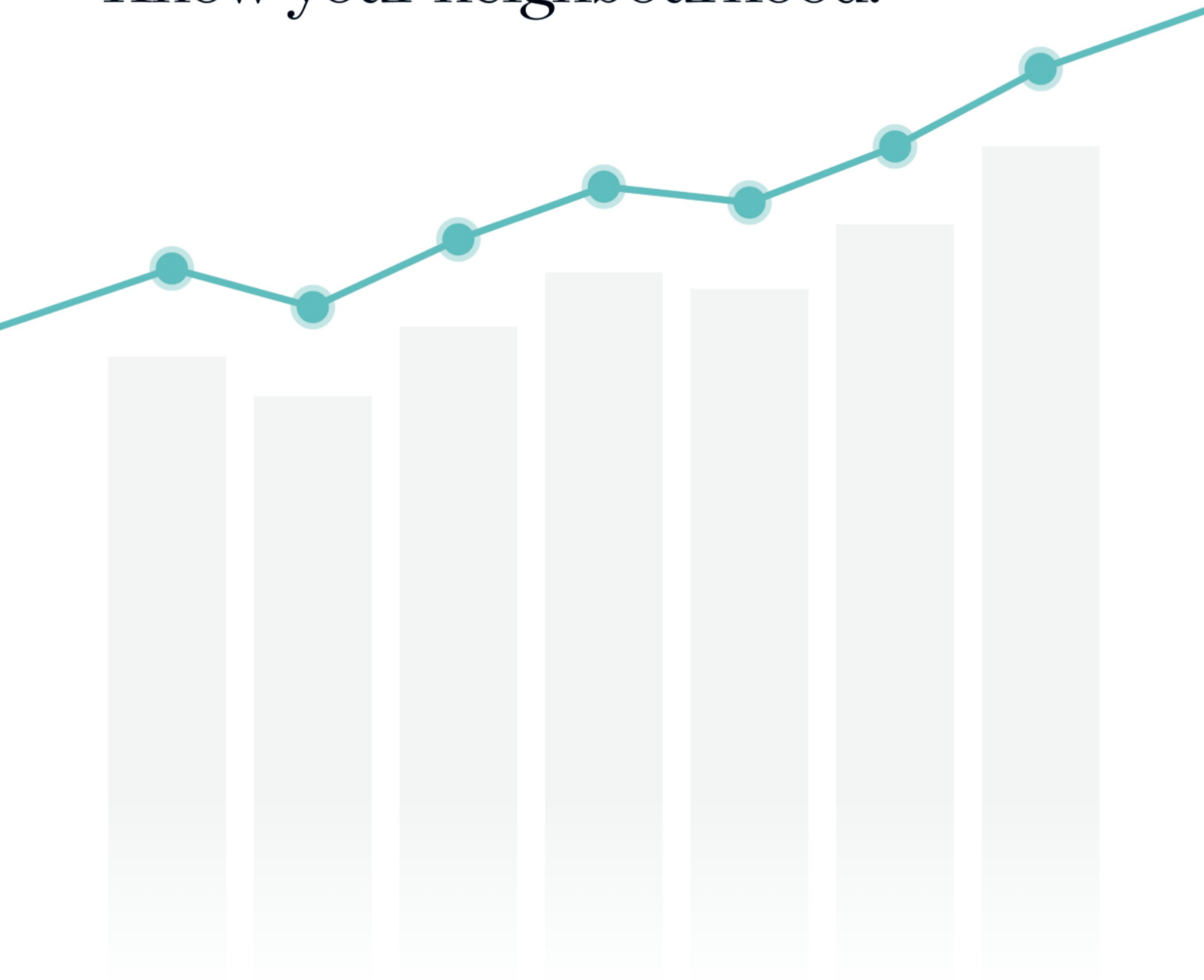


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.65m**

Quarterly Price Change

**-4.67% ↓**

## Median Unit Price\*

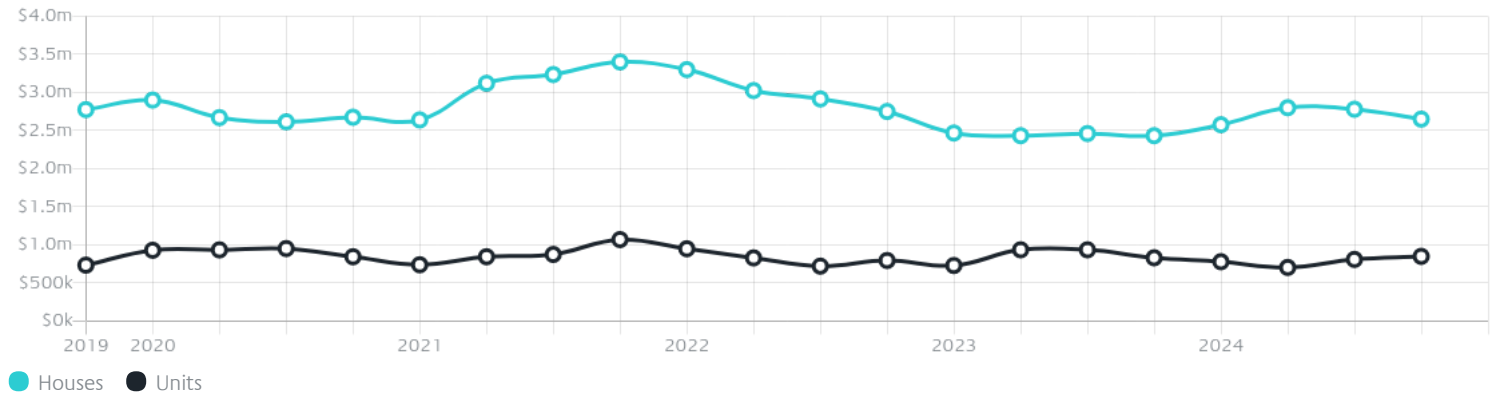
Median

**\$850k**

Quarterly Price Change

**4.93% ↑**

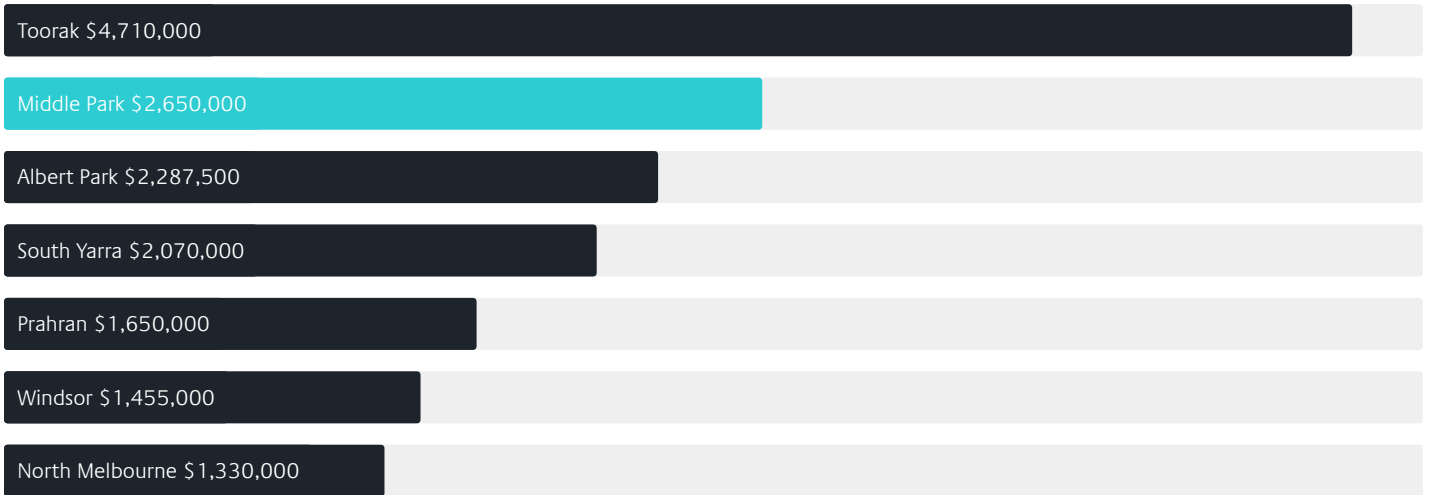
## Quarterly Price Change\*



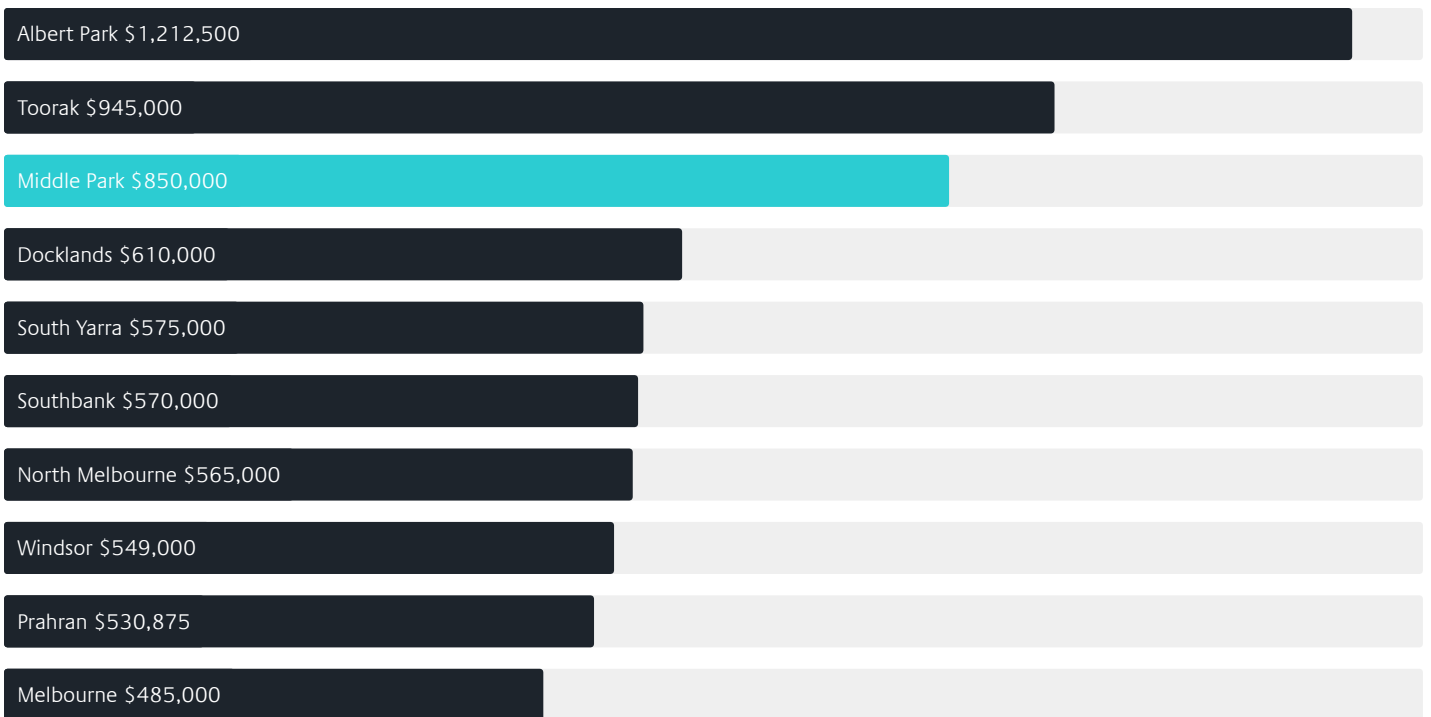
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 71%  
● Private 29%

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

66.67%

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

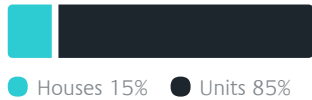
25 days

## 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>

\$925

## 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
 263 Richardson St Middle Park	4	House	\$6,175,000	14 Dec 2024
 119 Hambleton St Middle Park	2	House	\$1,390,000	30 Nov 2024
 233 Richardson St Middle Park	3	House	\$2,718,000	30 Nov 2024
 331 Richardson St Middle Park	3	House	\$4,260,000	16 Nov 2024
 26 Fraser St Middle Park	2	House	\$1,975,000	02 Nov 2024
 344 Richardson St Middle Park	3	House	\$1,485,000	29 Oct 2024
 240 Richardson St Middle Park	4	House	\$2,357,000	26 Oct 2024
 14 Fraser St MIDDLE PARK	3	House	\$2,311,000	26 Oct 2024
 175 Richardson St MIDDLE PARK	3	House	\$1,840,000	25 Oct 2024
 65 Hambleton St Middle Park	4	House	\$2,550,000	25 Oct 2024
 78 Patterson St Middle Park	3	House	\$2,040,000	19 Oct 2024
 46 Park Rd Middle Park	4	House	\$2,900,000	19 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 368a Danks St Middle Park	2	House	\$1,675,000	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
 66 McGregor St Middle Park	4	House	\$4,325,000	12 Oct 2024
 83/50 Canterbury Rd Middle Park	2	Apartment	\$1,250,000	12 Oct 2024
 83/48 Canterbury Rd Middle Park	2	Strata Flat - Single OYO Flat	\$1,250,000	06 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
 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

MIDDLE PARK SUBURB REPORT

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 22/224 Beaconsfield Pde Middle Park	1	Strata Flat - Single OYO Flat	\$1,100,000	05 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
 67 Park Rd Middle Park	3	House	\$2,710,000	27 May 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 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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