

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.76m**

Quarterly Price Change

**-0.84% ↓**

## Median Unit Price\*

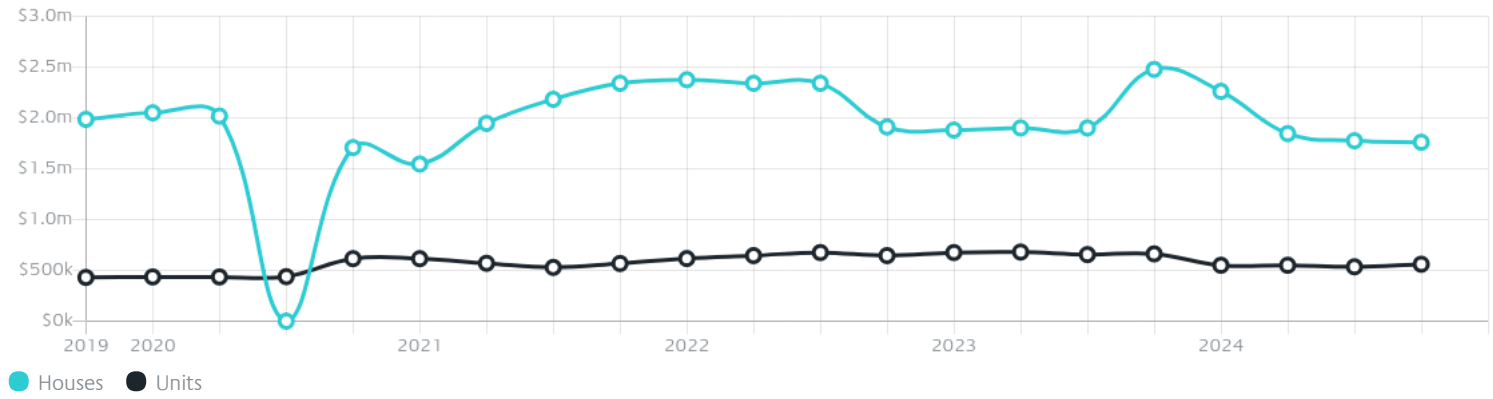
Median

**\$560k**

Quarterly Price Change

**4.67% ↑**

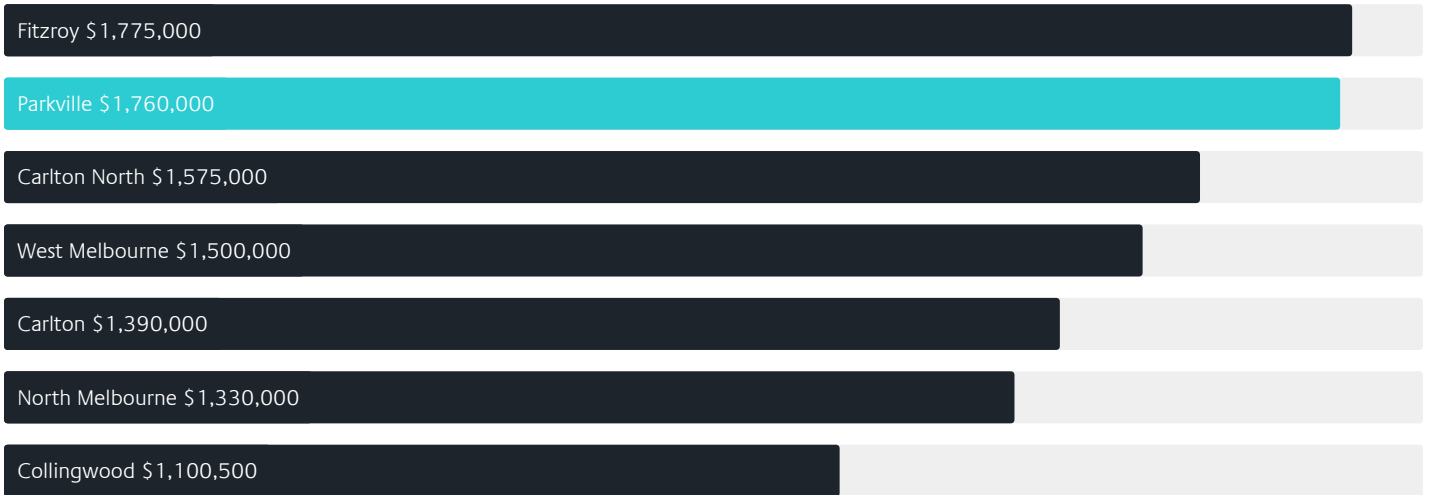
## Quarterly Price Change\*



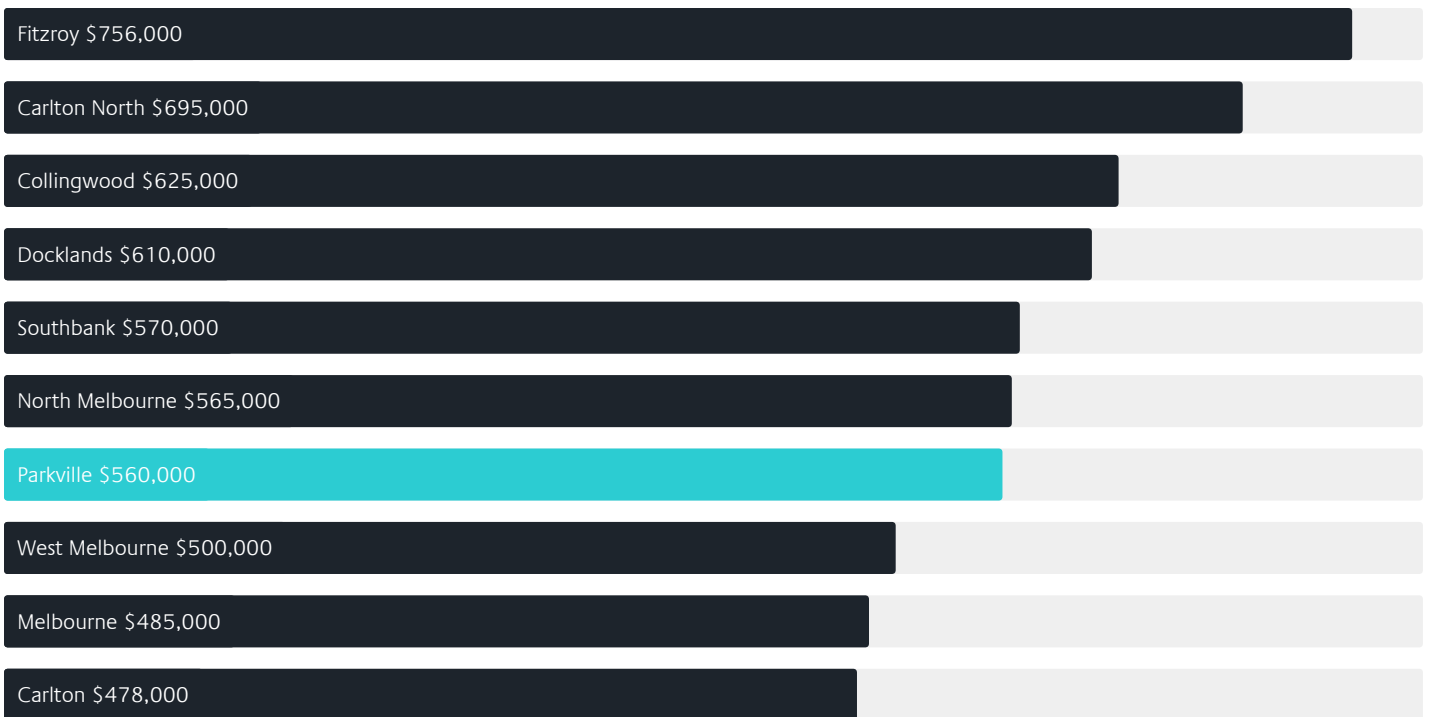
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 22%  
● Private 78%

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

66.67%

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

40 days

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

7.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 2% ● Units 98%

Ownership<sup>^</sup>



● Owned Outright 21% ● Mortgaged 17% ● Rented 62%

Population<sup>^</sup>

7,074

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

\$1,100

Population Growth<sup>^</sup>

-4.52%

Rental Yield<sup>\*</sup>

2.2%

Median Age<sup>^</sup>













26 years

Median Household Size<sup>^</sup>











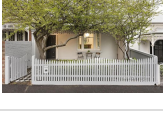

2.1 people

# Sold Properties~











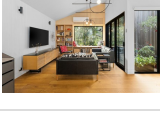

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 105/459 Royal Pde Parkville	1	Apartment	\$485,000	22 Jan 2025
 309/67 Galada Av Parkville	1	Apartment	\$310,000	21 Jan 2025
 1006/61 Galada Av Parkville	1	Flat/Unit/Apartment	\$326,800	22 Dec 2024
 7/8 St Georges Gr Parkville	2	Apartment	\$780,000	21 Dec 2024
 39/212 The Avenue Parkville	2	Apartment	\$560,000	19 Dec 2024
 50 Fitzgibbon St Parkville	3	House	\$1,820,000	14 Dec 2024
 20/7 Manningham St Parkville	2	Apartment	\$487,000	13 Dec 2024
 6/238 The Avenue Parkville	2	Flat/Unit/Apartment	\$700,000	09 Dec 2024
 109/94 Cade Way Parkville	1	Apartment	\$328,000	29 Nov 2024
 27/196 The Avenue Parkville	2	Apartment	\$700,000	28 Nov 2024
 507/91 Galada Av Parkville	2	Flat/Unit/Apartment	\$505,000	26 Nov 2024
 26 Manningham St Parkville	3	House	\$1,820,000	23 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19/202 The Avenue Parkville	1	Flat/Unit/Apartment	\$430,000	22 Nov 2024
 1005/91 Galada Av Parkville	2	Apartment	\$465,000	21 Nov 2024
 16/202 The Avenue Parkville	2	Apartment	\$590,000	18 Nov 2024
 12/196 The Avenue Parkville	1	Flat	\$565,000	15 Nov 2024
 4/10-12 Lennon St Parkville	2	Apartment	\$385,000	14 Nov 2024
 403/77 Galada Av Parkville	3	Apartment	\$620,000	14 Nov 2024
 5/202 The Avenue Parkville	1	Apartment	\$400,000	12 Nov 2024
 909/91 Galada Av Parkville	1	Flat/Unit/Apartment	\$190,000	12 Nov 2024
 38 Garrard St Parkville	4	House	\$1,550,000	04 Nov 2024
 3/12 St Georges Gr Parkville	2	Townhouse (Conjoined)	\$750,000	04 Nov 2024
 76 Gatehouse St Parkville	3	House	\$1,895,000	21 Oct 2024
 6/8 St Georges Gr Parkville	2	Unit	\$725,000	19 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 607/91 Galada Av Parkville	2	Apartment	\$510,000	14 Oct 2024
 10 Willam St Parkville	5	House	\$1,590,000	09 Oct 2024
 G1/91 Galada Av Parkville	2	Apartment	\$520,000	07 Oct 2024
 74 Story St Parkville	4	House	\$2,301,000	01 Oct 2024
 1013/91 Galada Av Parkville	2	Flat/Unit/Apartment	\$470,000	29 Sep 2024
 11/495 Royal Pde Parkville	3	Apartment	\$905,000	14 Sep 2024
 105/77 Galada Av Parkville	1	Unit	\$275,000	12 Sep 2024
 6/2 Manningham St Parkville	4	Townhouse	\$1,215,000	05 Sep 2024
 501/91 Galada Av Parkville	2	Flat/Unit/Apartment	\$500,000	01 Sep 2024
 294 The Avenue Parkville	4	House	\$3,215,000	31 Aug 2024
 3/11 St Georges Gr Parkville	3	Townhouse	\$1,480,000	31 Aug 2024
 3/92 The Avenue Parkville	2	Apartment	\$742,000	30 Aug 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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