

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.65m

Quarterly Price Change

-3.22% ↓

Median Unit Price*

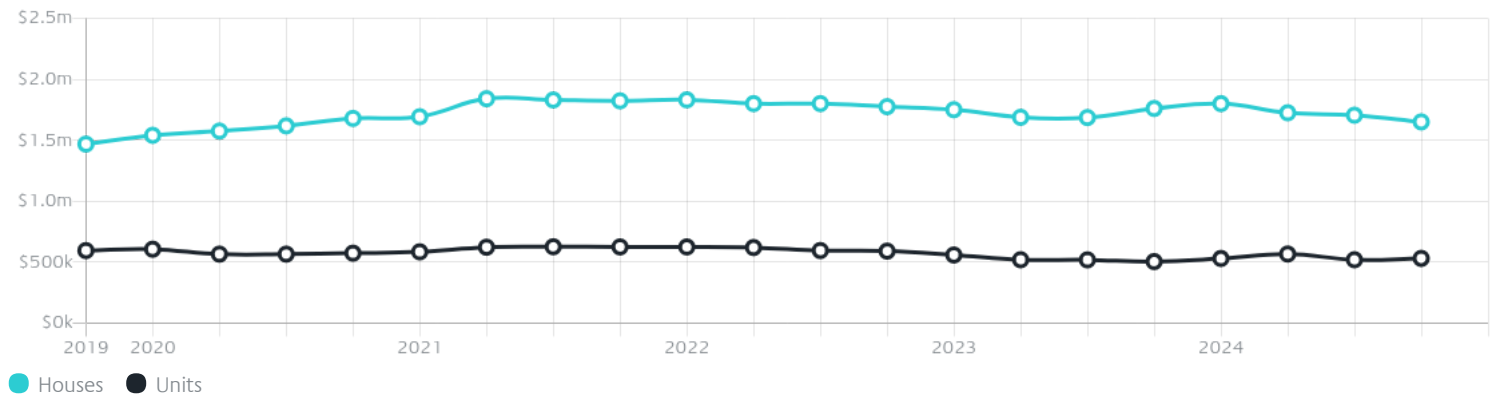
Median

\$531k

Quarterly Price Change

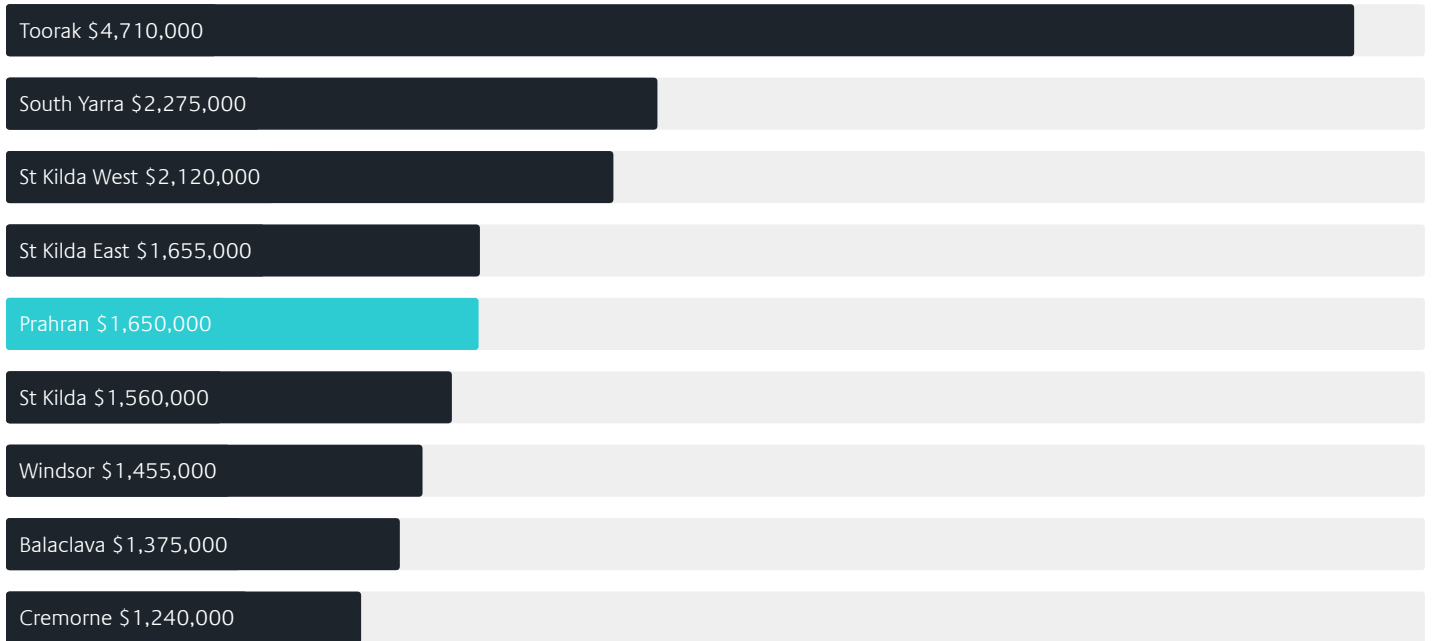
2.09% ↑

Quarterly Price Change*

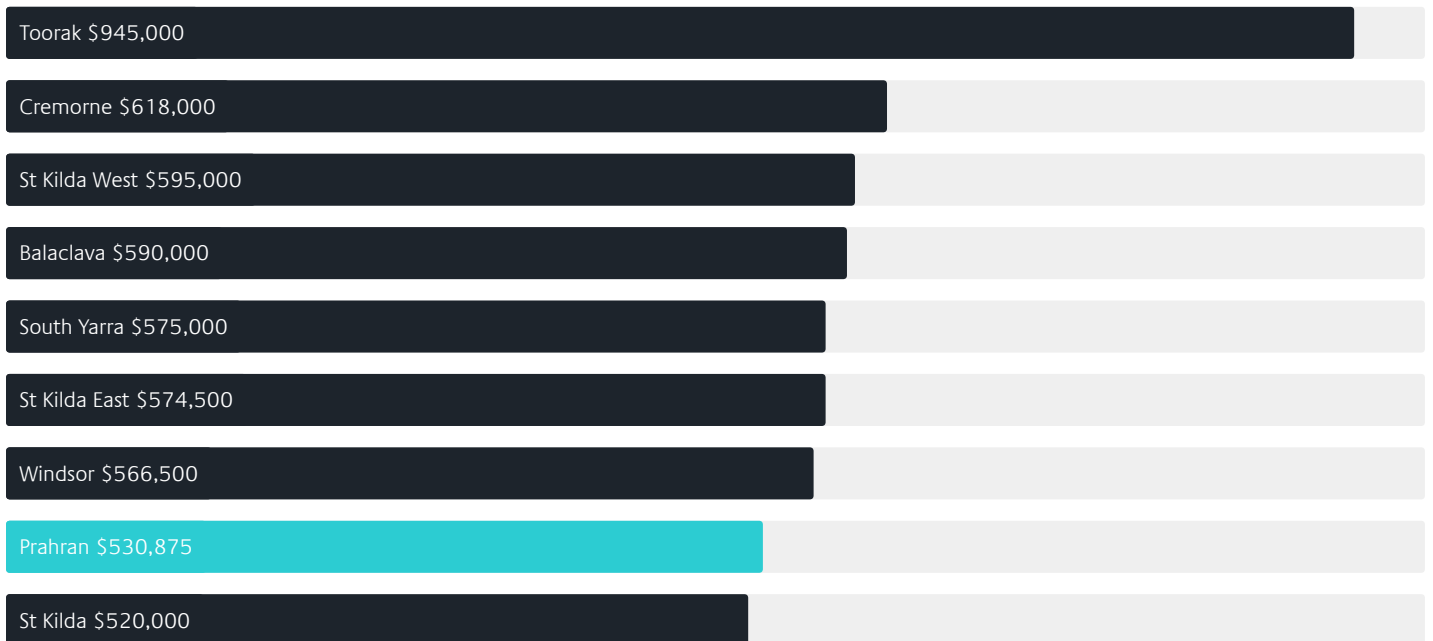


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

80.85%

Median Days on Market[^]

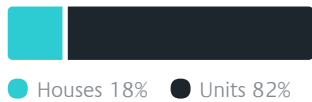
26 days

Average Hold Period^{*}

7.3 years

Insights

Dwelling Type[^]



● Houses 18% ● Units 82%

Ownership[^]



● Owned Outright 22% ● Mortgaged 26% ● Rented 52%

Population[^]

12,203

Median Asking Rent per week^{*}

\$850

Population Growth[^]

-6.00%

Rental Yield^{*}

2.6%

Median Age[^]













34 years

Median Household Size[^]













1.8 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 77 Pridham St Prahran	2	House	\$1,205,000	29 Mar 2025
 15/327 Dandenong Rd Prahran	2	Apartment	\$590,000	26 Mar 2025
 9/108 Greville St Prahran	2	Apartment	\$685,000	24 Mar 2025
 3/44-46 Chomley St Prahran	3	Townhouse	\$1,367,500	22 Mar 2025
 48b York Pl Prahran	1	House	\$870,000	22 Mar 2025
 16 Chomley St Prahran	4	House	\$2,450,000	22 Mar 2025
 106 Bendigo St Prahran	4	House	\$1,825,000	15 Mar 2025
 11/2-4 Jessamine Av Prahran	1	Apartment	\$493,500	15 Mar 2025
 503/31 Grattan St Prahran	1	Apartment	\$419,000	13 Mar 2025
 609/15 Clifton St Prahran	2	Apartment	\$605,000	03 Mar 2025
 6/6 Karbarook Av Prahran	1	Apartment	\$395,000	03 Mar 2025
 65a Alfred St Prahran	3	House	\$1,420,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 115a Williams Rd Prahran	2	Apartment	\$807,000	01 Mar 2025
 1 / 12a Abeckett St Prahran	2	Apartment	\$791,000	27 Feb 2025
 1 / 11 St Edmonds Rd Prahran	2	Townhouse	\$870,000	26 Feb 2025
 309 / 31 Grattan St Prahran	2	Apartment	\$585,000	24 Feb 2025
 24 Willis St Prahran	3	House	\$2,000,000	24 Feb 2025
 9 / 21 Irving Av Prahran	2	Unit	\$525,000	22 Feb 2025
 70 Chomley St Prahran	3	House	\$1,990,000	22 Feb 2025
 116 / 87 High St Prahran	1	Apartment	\$350,000	21 Feb 2025
 602 / 25 Clifton St Prahran	2	Apartment	\$505,000	21 Feb 2025
 16 / 17 Macquarie St Prahran	1	Studio Apartment	\$120,000	21 Feb 2025
 10 / 32 Wynnstay Rd Prahran	2	Strata Unit / Flat	\$368,000	20 Feb 2025
 317 / 31 Grattan St Prahran	1	Apartment	\$400,000	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Florence St Prahran	3	House	\$2,125,000	15 Feb 2025
 304/15 Clifton St Prahran	2	Apartment	\$465,000	14 Feb 2025
 408/22 Chatham St Prahran	1	Strata Unit/Flat	\$440,000	13 Feb 2025
 8/1a Irving Av Prahran	1	Apartment	\$308,000	11 Feb 2025
 106/15 Clifton St Prahran	1	Apartment	\$265,000	10 Feb 2025
 401/1 Mount St Prahran	1	Strata Unit/Flat	\$450,000	09 Feb 2025
 22A/10 Clifton St Prahran	1	Unit	\$460,250	08 Feb 2025
 12/63 High St Prahran	3	Apartment	\$871,000	08 Feb 2025
 305/16 Porter St Prahran	2	Apartment	\$685,000	07 Feb 2025
 8/6 Closeburn Av Prahran	1	Unit	\$445,000	06 Feb 2025
 112/31 Grattan St Prahran	1	Apartment	\$390,000	05 Feb 2025
 9/107 Williams Rd Prahran	1	Apartment	\$330,000	05 Feb 2025

Jellis Craig

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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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