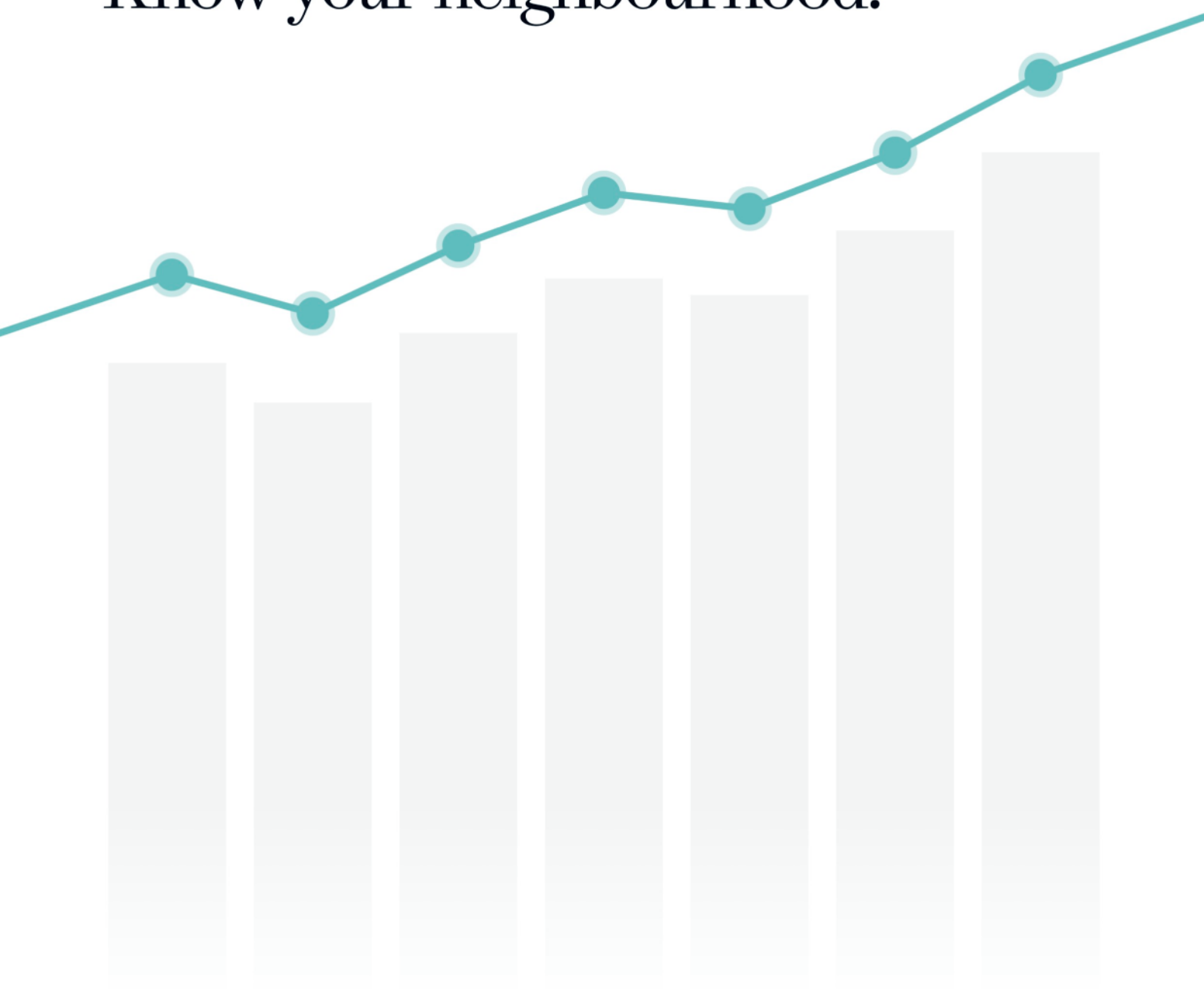


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.65m

Quarterly Price Change

-3.22% ↓

Median Unit Price*

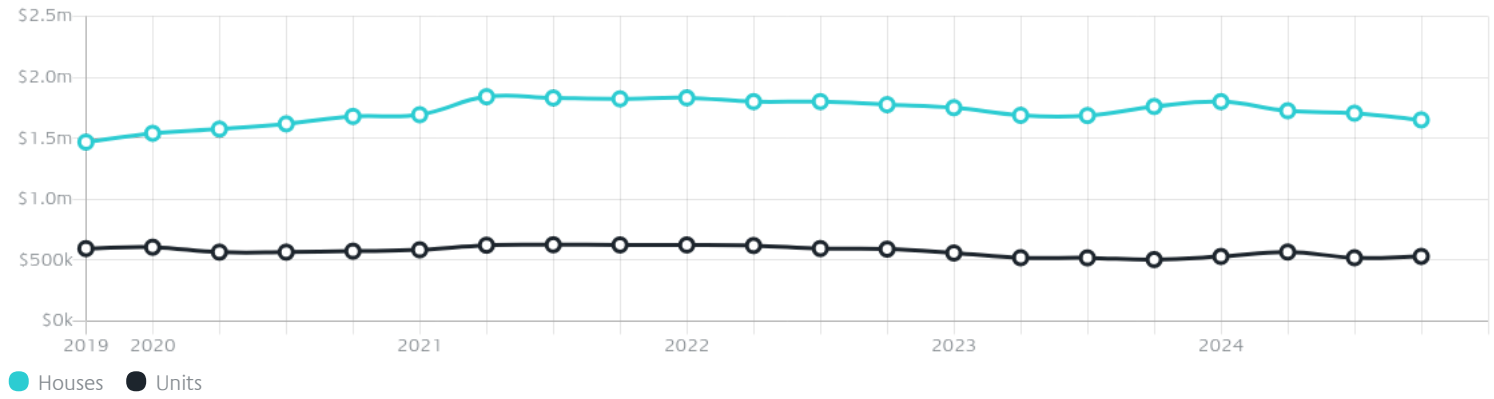
Median

\$531k

Quarterly Price Change

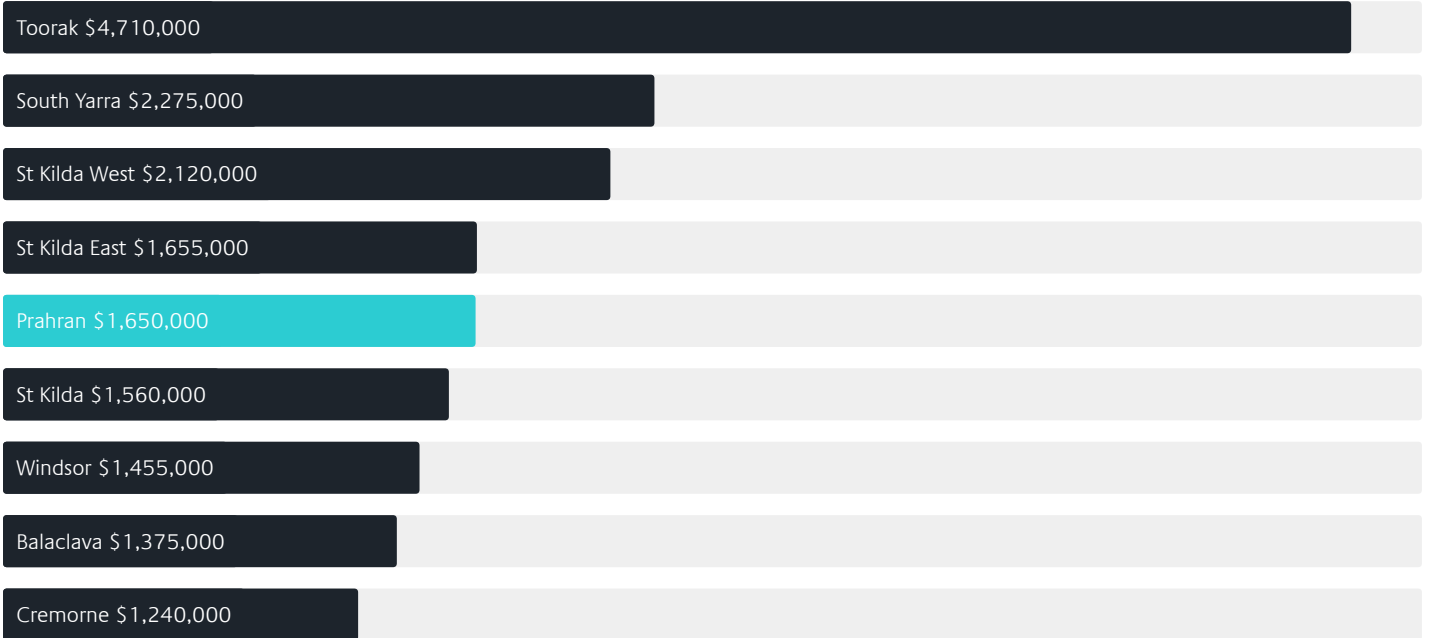
2.09% ↑

Quarterly Price Change*

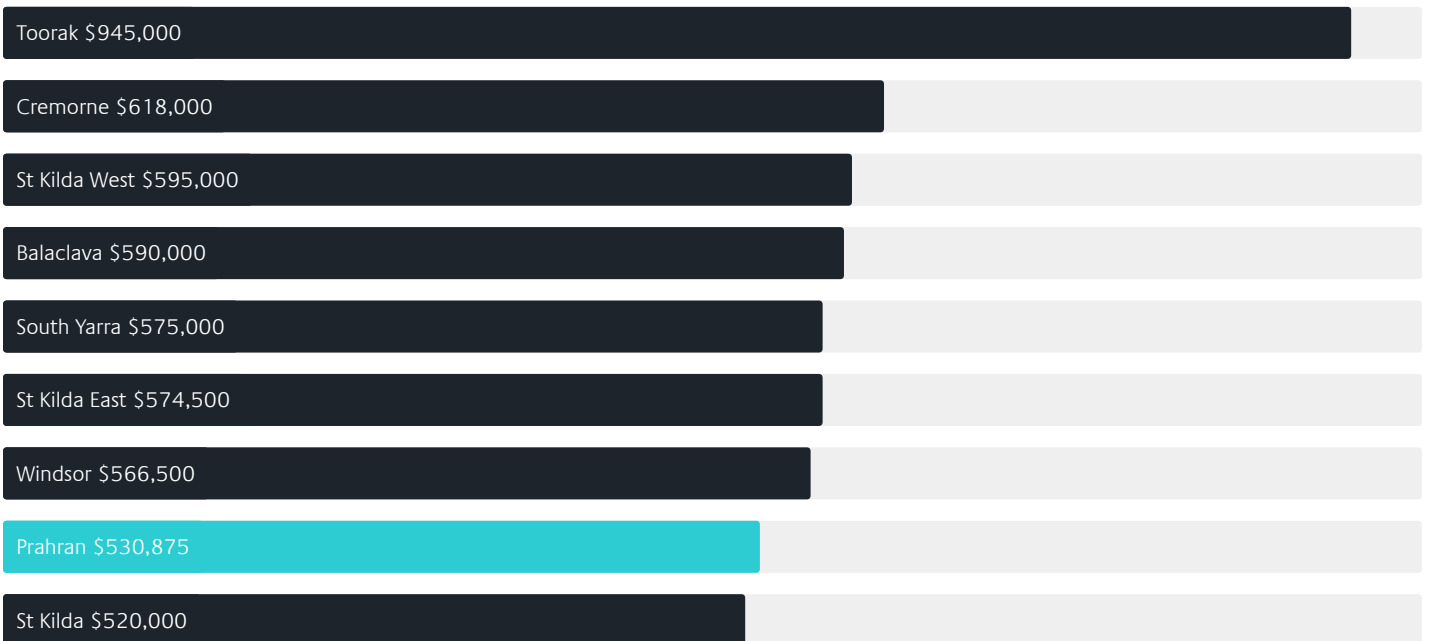


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 28%
● Private 72%

Auction Clearance Rate*

87.5%

Median Days on Market^

29 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^










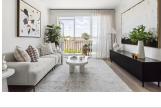


34 years

Median Household Size^









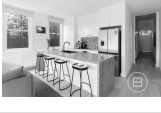

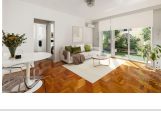

1.8 people

Sold Properties~










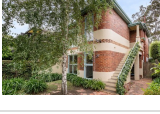
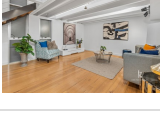

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 70 Chomley St Prahran	3	House	\$1,990,000	22 Feb 2025
 9/21 Irving Av Prahran	2	Unit	\$525,000	22 Feb 2025
 304/15 Clifton St Prahran	2	Apartment	\$465,000	14 Feb 2025
 106/15 Clifton St Prahran	1	Apartment	\$265,000	10 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
 112/31 Grattan St Prahran	1	Apartment	\$390,000	05 Feb 2025
 9/107 Williams Rd Prahran	1	Apartment	\$330,000	05 Feb 2025
 412/15 Clifton St Prahran	1	Apartment	\$385,000	03 Feb 2025
 12/26 Wynnstay Rd Prahran	1	Unit	\$418,000	01 Feb 2025
 201/28 Mount St Prahran	1	Apartment	\$382,000	31 Jan 2025
 6/317 Dandenong Rd PRAHRAN	2	Apartment	\$500,000	31 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1110/15 Clifton St Prahran	2	Apartment	\$620,000	30 Jan 2025
 20/19-23 Izett St Prahran	1	Apartment	\$415,000	29 Jan 2025
 5/22 Trinian St Prahran	1	Apartment	\$330,000	24 Jan 2025
 10/48 Chomley St Prahran	2	House	\$450,000	23 Jan 2025
 122/15 Clifton St Prahran	1	Apartment	\$360,000	22 Jan 2025
 7/21-25 Macquarie St Prahran	2	Apartment	\$765,000	22 Jan 2025
 20/21 Izett St Prahran	1	Strata Unit/Flat	\$415,000	18 Jan 2025
 7/25 Macquarie St Prahran	2	Strata Unit/Flat	\$765,000	16 Jan 2025
 2 Florence St Prahran	2	House	\$1,375,000	15 Jan 2025
 203/87 High St Prahran	2	Apartment	\$532,500	13 Jan 2025
 3/313 Dandenong Rd Prahran	1	Apartment	\$440,000	10 Jan 2025
 207/31 Grattan St Prahran	1	Apartment	\$395,000	10 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 101/446 Malvern Rd Prahran	3	Strata Unit/Flat	\$1,276,000	09 Jan 2025
 308/87 High St Prahran	2	Strata Unit/Flat	\$575,000	31 Dec 2024
 2/17 Macquarie St Prahran	1	Apartment	\$117,000	24 Dec 2024
 39/17 Macquarie St Prahran	1	Apartment	\$117,000	24 Dec 2024
 1/525 High St Prahran	2	Apartment	\$875,000	23 Dec 2024
 65 Charles St Prahran	4	House	\$2,587,500	22 Dec 2024
 219/15 Clifton St Prahran	1	Apartment	\$365,000	21 Dec 2024
 9/8 Williams Rd Prahran	1	Apartment	\$245,000	20 Dec 2024
 502/1 Mount St Prahran	2	Unit	\$615,000	19 Dec 2024
 1/21 Clarke St Prahran	2	Apartment	\$900,000	14 Dec 2024
 28/321 Chapel St Prahran	2	Apartment	\$430,000	13 Dec 2024
 306/15 Clifton St Prahran	1	Apartment	\$302,000	13 Dec 2024

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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