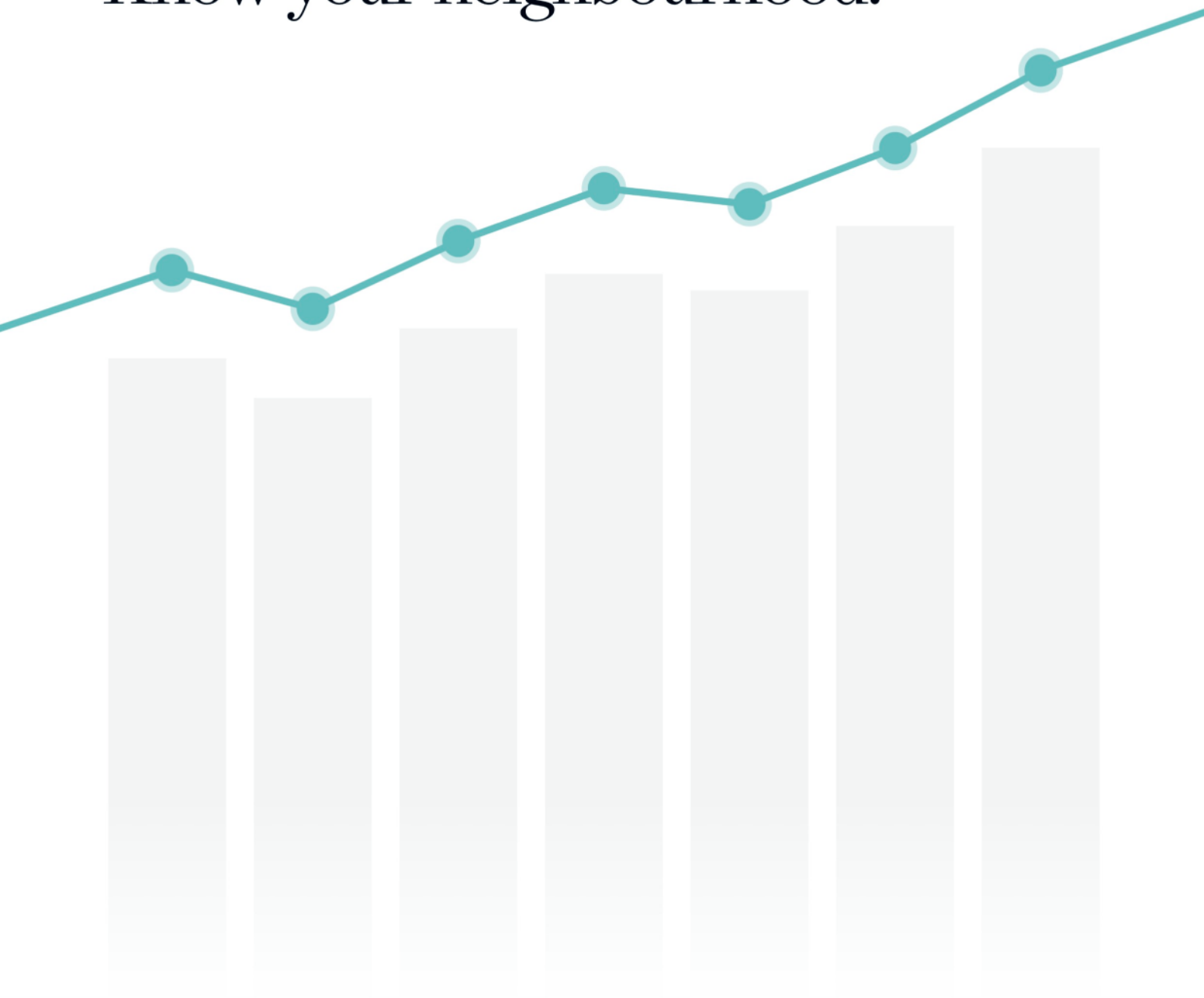


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.55m

Quarterly Price Change

-1.27% ↓

Median Unit Price*

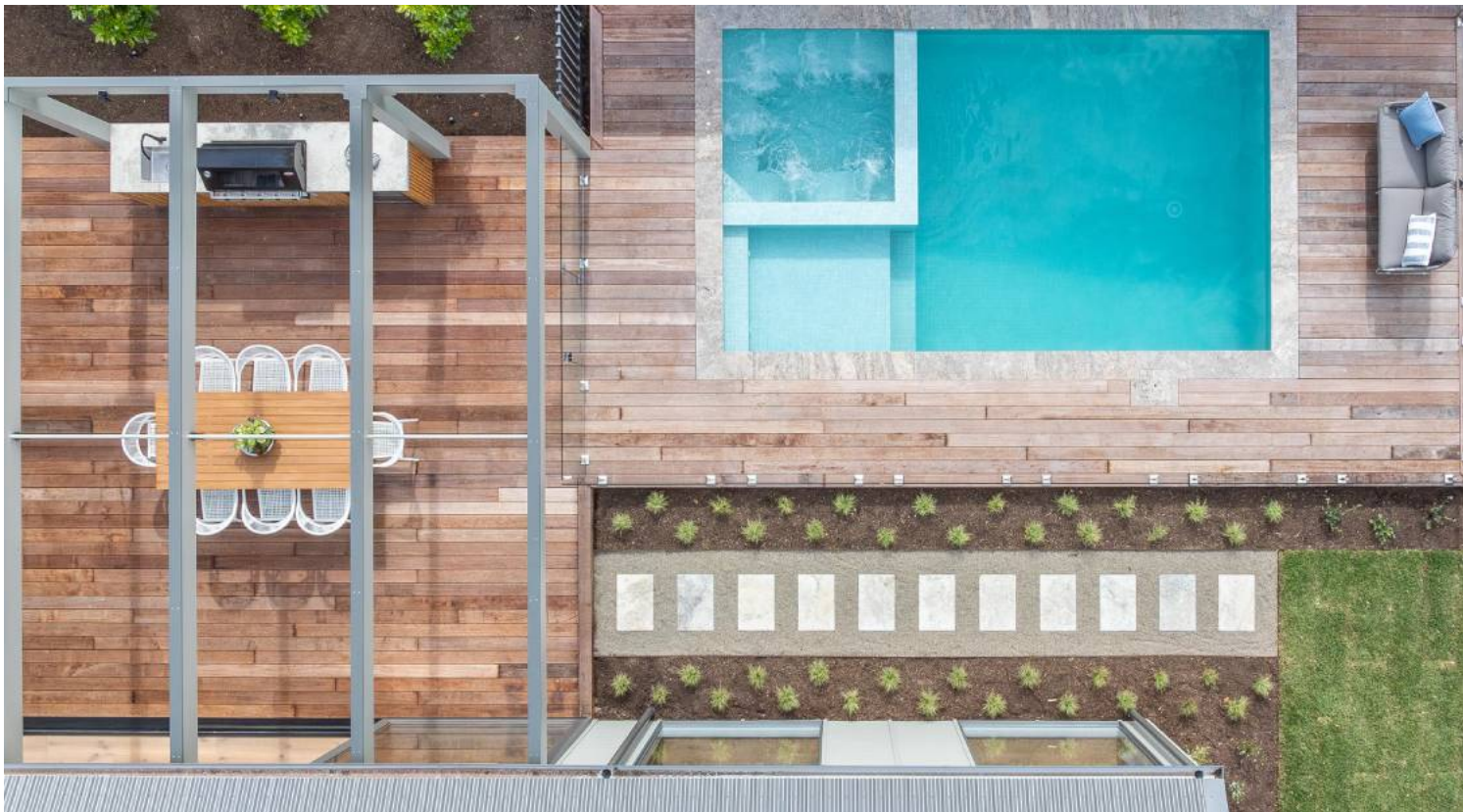
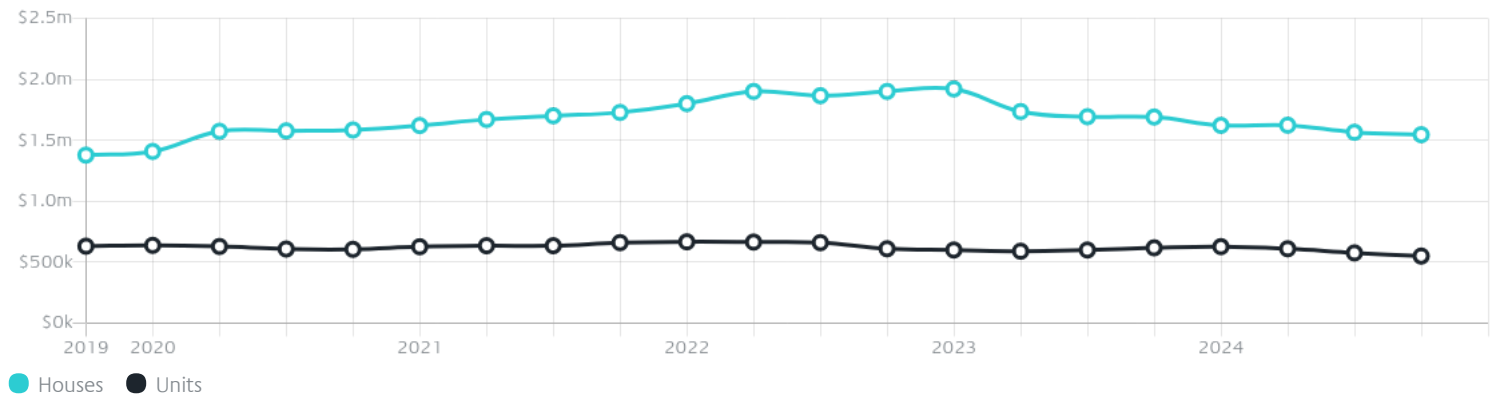
Median

\$550k

Quarterly Price Change

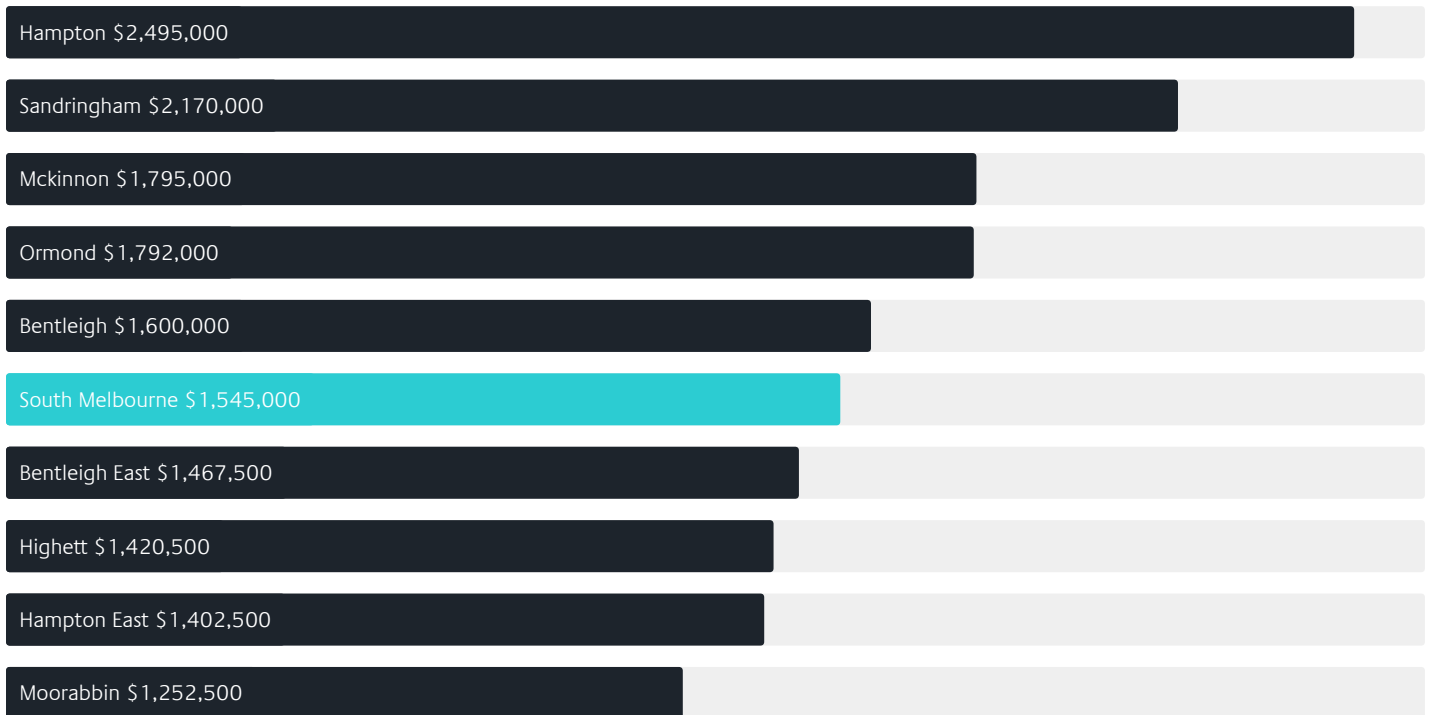
-4.55% ↓

Quarterly Price Change*

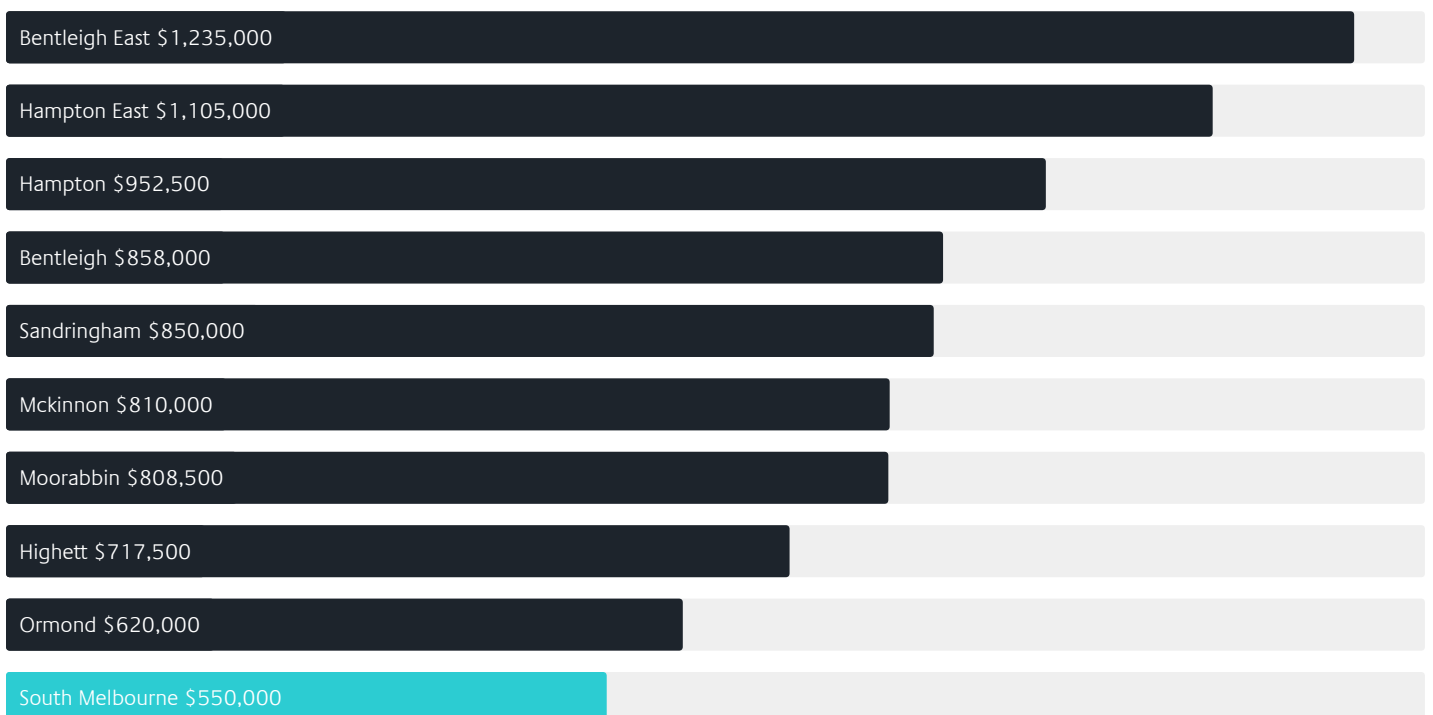


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

37 days

Average Hold Period^{*}

7.8 years

Insights

Dwelling Type[^]



● Houses 5% ● Units 95%

Ownership[^]



● Owned Outright 21% ● Mortgaged 26% ● Rented 52%

Population[^]

11,548

Median Asking Rent per week^{*}

\$810

Population Growth[^]

5.75%

Rental Yield^{*}

2.67%

Median Age[^]













39 years

Median Household Size[^]

1.9 people










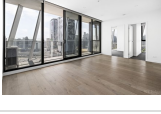


Sold Properties~

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
 G01/142 Park St South Melbourne	3	Apartment	\$2,200,000	31 Mar 2025
 28/39 Dorcas St SOUTH MELBOURNE	4	Apartment	\$1,595,000	28 Mar 2025
 98/39 Dorcas St South Melbourne	3	Apartment	\$870,000	24 Mar 2025
 205/196 Albert Rd South Melbourne	2	Apartment	\$870,000	21 Mar 2025
 404/2-14 Albert Rd South Melbourne	1	Apartment	\$515,000	19 Mar 2025
 706/51 Thistlethwaite St South Melbourne	2	Apartment	\$915,000	14 Mar 2025
 312/85 Market St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$525,000	07 Mar 2025
 115/39 Dorcas St South Melbourne	1	Apartment	\$437,500	05 Mar 2025
 412/38 Bank St South Melbourne	3	Apartment	\$925,000	04 Mar 2025
 83a Park St South Melbourne	3	House	\$975,000	02 Mar 2025
 7 Little Tribe St South Melbourne	3	House	\$2,125,000	22 Feb 2025
 150 Napier St South Melbourne	3	House	\$2,480,000	22 Feb 2025

SOUTH MELBOURNE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 424 Park St South Melbourne	2	House	\$1,565,000	22 Feb 2025
 207/274 Coventry St South Melbourne	1	Apartment	\$567,000	18 Feb 2025
 128 Pickles St South Melbourne	3	House	\$1,560,000	15 Feb 2025
 36a Napier St South Melbourne	2	Apartment	\$745,000	15 Feb 2025
 9/2 Mountain St South Melbourne	2	Strata Unit/Flat	\$400,000	14 Feb 2025
 1309/50 Albert Rd South Melbourne	2	Apartment	\$595,000	12 Feb 2025
 805/79 Market St South Melbourne	2	Apartment	\$733,000	12 Feb 2025
 807/28 Bank St SOUTH MELBOURNE	2	Apartment	\$590,000	11 Feb 2025
 2608/50 Albert Rd South Melbourne	1	Apartment	\$400,000	07 Feb 2025
 2405/89 Gladstone St South Melbourne	2	Apartment	\$545,000	07 Feb 2025
 409/39 Park St South Melbourne	2	Apartment	\$566,000	05 Feb 2025
 508/41 Bank St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$530,000	05 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 69/69 Dorcas St South Melbourne	2	Apartment	\$605,000	04 Feb 2025
 36a Palmer St South Melbourne	3	House	\$1,350,000	04 Feb 2025
 1906/38 Albert Rd South Melbourne	2	Apartment	\$745,000	02 Feb 2025
 811/28 Bank St South Melbourne	3	Subdivided Flat - Single OYO Flat	\$800,000	01 Feb 2025
 712/148 Wells St South Melbourne	1	Apartment	\$449,000	31 Jan 2025
 24d Napier St South Melbourne	2	Apartment	\$770,000	31 Jan 2025
 35 Iffla St South Melbourne	2	House	\$1,050,000	29 Jan 2025
 609/97 Palmerston Cr South Melbourne	1	Apartment	\$280,000	28 Jan 2025
 1101/28 Bank St South Melbourne	2	Apartment	\$735,000	26 Jan 2025
 287 Cecil St South Melbourne	4	House	\$2,900,000	26 Jan 2025
 102 Cobden St South Melbourne	2	House	\$1,150,000	17 Jan 2025
 1403/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$777,000	17 Jan 2025

Jellis Craig

Port Phillip Office
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03 8644 5500

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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