

# JellisCraig

SOUTH MELBOURNE

# Suburb Report

Know your neighbourhood.



## SOUTH MELBOURNE SUBURB REPORT

### Median House Price\*

Median

**\$1.57m**

Quarterly Price Change

**0.32%** ↑

### Median Unit Price\*

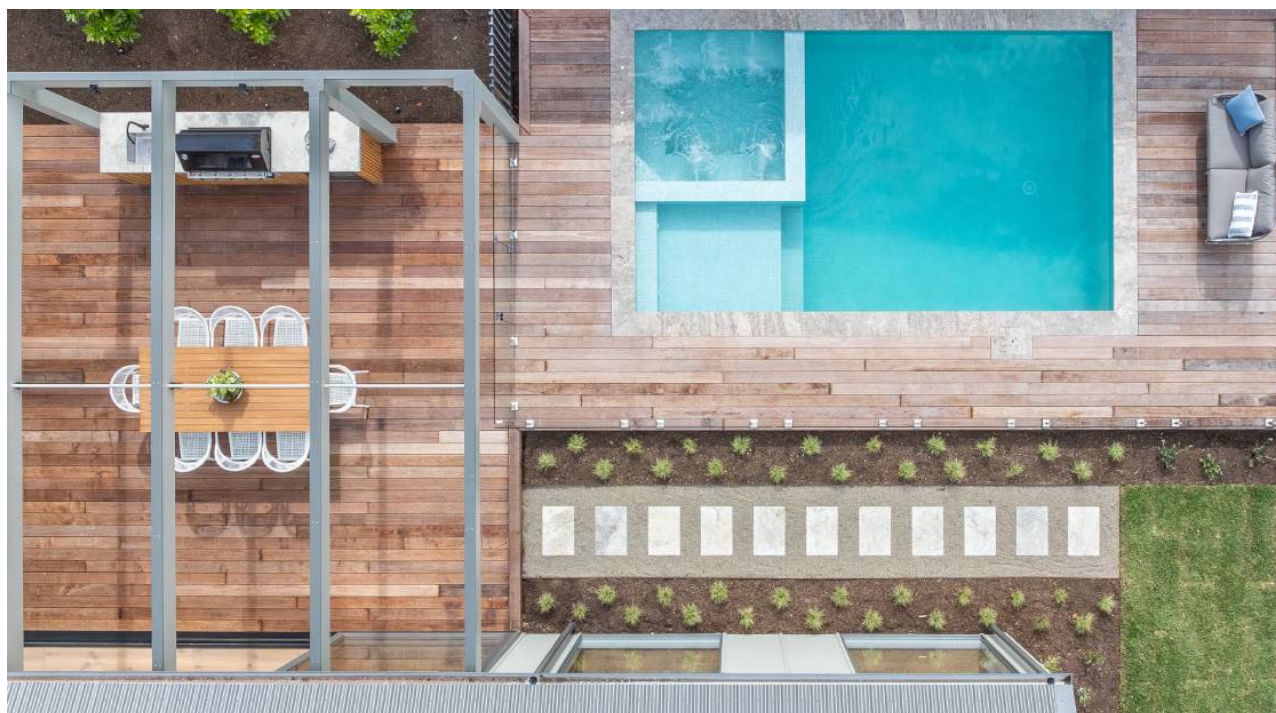
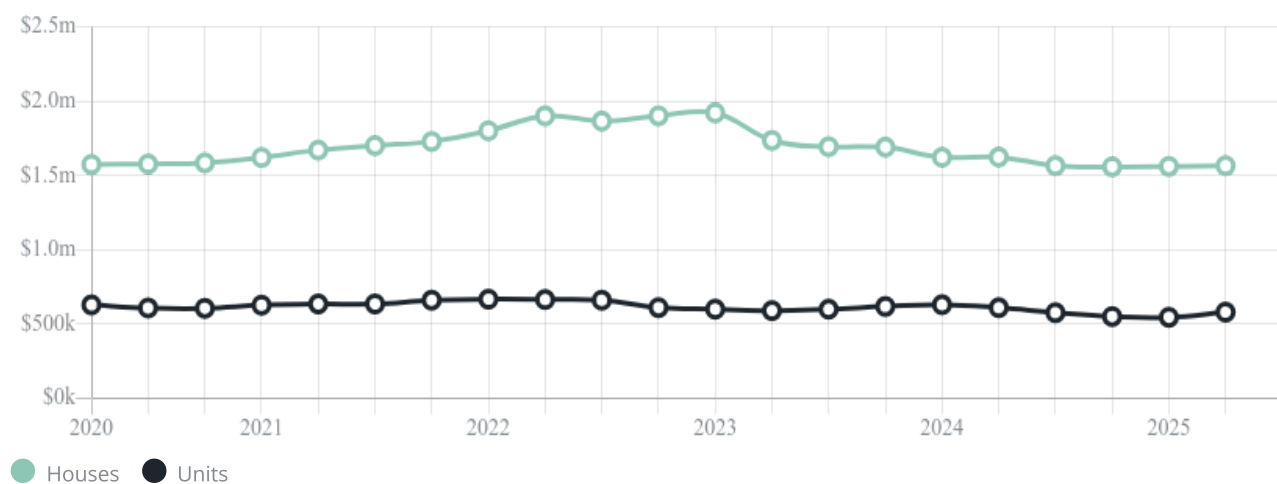
Median

**\$580k**

Quarterly Price Change

**6.42%** ↑

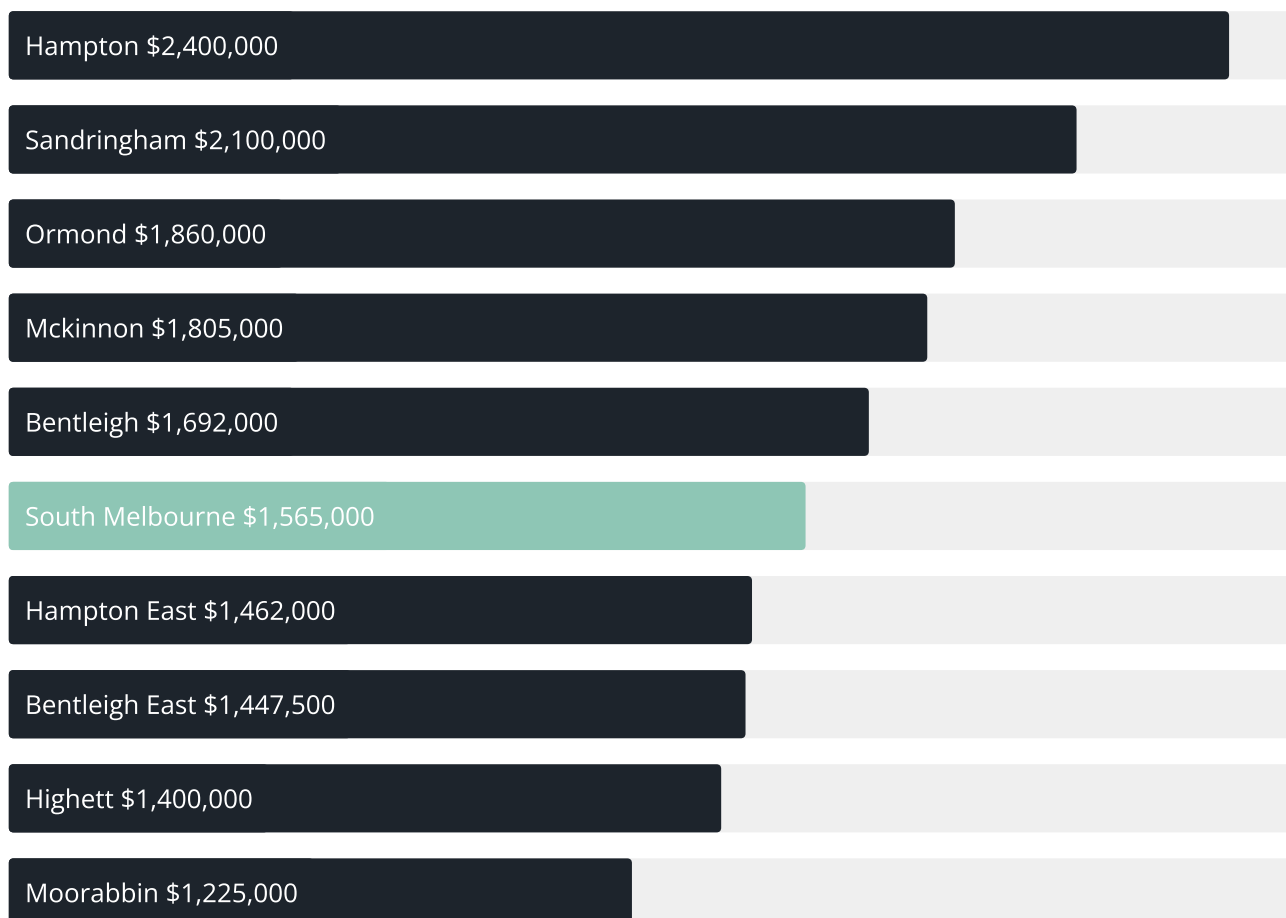
### Quarterly Price Change\*



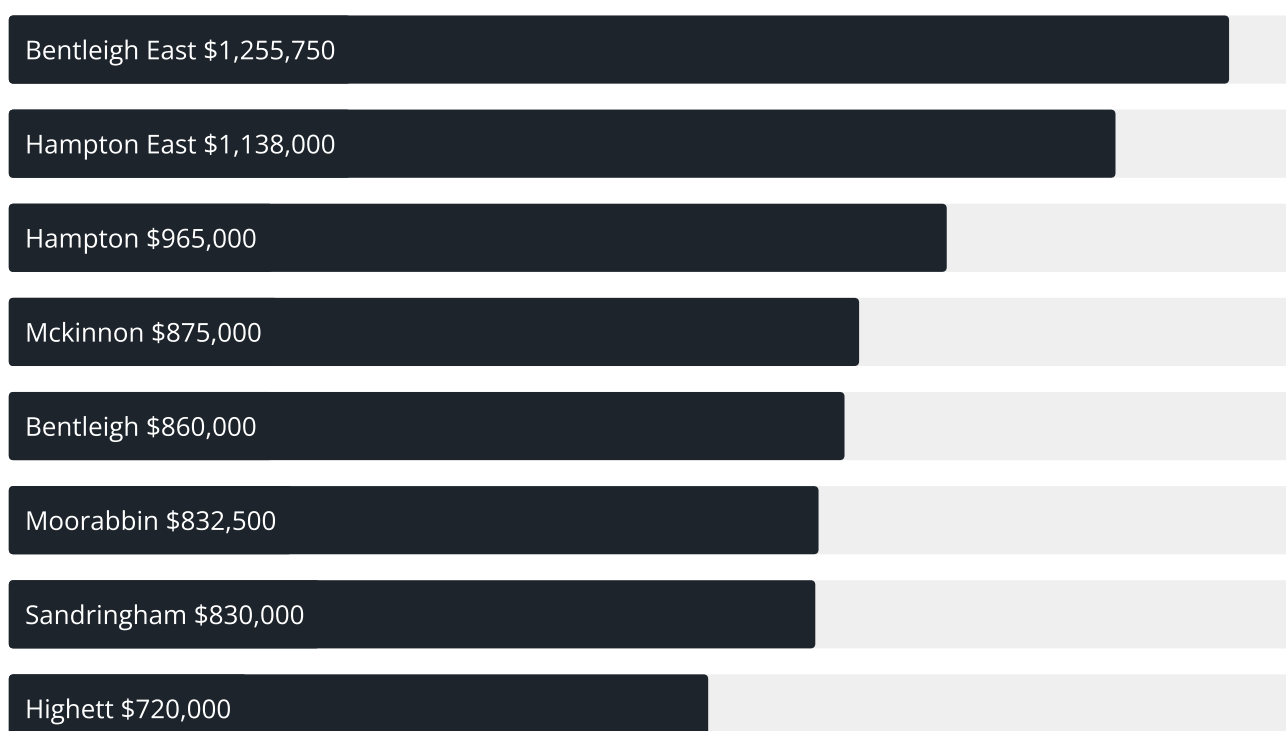


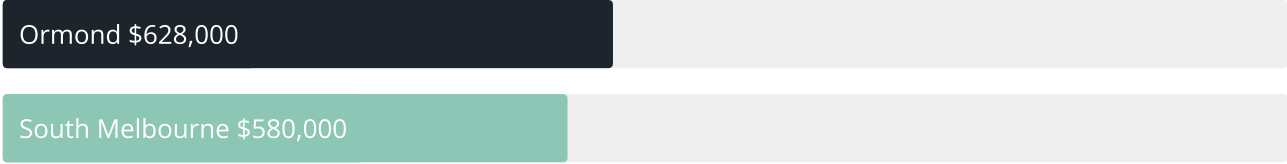
## SOUTH MELBOURNE SUBURB REPORT

## Median House Sale Price\*



## Median Unit Sale Price\*





## SOUTH MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 18%  
● Private 82%

## Auction Clearance Rate\*

80%

## Median Days on Market^

34 days

## Average Hold Period\*

7.8 years

## Dwelling Type^



● Houses 5% ● Units 95%

## Ownership^



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

## Population^

11,548

## Median Asking Rent per week\*

\$845

## Population Growth^

5.75%

## Rental Yield\*

2.67%

## Median Age^

39 years











## Median Household Size^

1.9 people




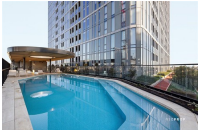

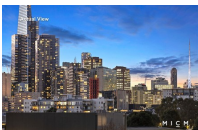





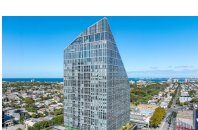
## SOUTH MELBOURNE SUBURB REPORT

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
 904/22 Kings Pl South Melbourne	2	Apartment	\$1,315,000	25 Jul 2025
 61/69 Dorcas St South Melbourne	2	Apartment	\$750,000	21 Jul 2025
 905/38 Albert Rd South Melbourne	2	Apartment	\$600,000	21 Jul 2025
 303/51 Thistlethwaite St South Melbourne	2	Apartment	\$675,000	18 Jul 2025
 5/278 Kings Way South Melbourne	3	Townhouse	\$935,000	17 Jul 2025
 402/244 Dorcas St South Melbourne	1	Apartment	\$580,500	14 Jul 2025
 201/274 Coventry St South Melbourne	1	Apartment	\$570,000	10 Jul 2025
 1405/89 Gladstone St South Melbourne	2	Apartment	\$520,000	09 Jul 2025
 503/274 Coventry St South Melbourne	2	Apartment	\$1,475,000	08 Jul 2025
 1103/28 Bank St South Melbourne	2	Apartment	\$575,000	30 Jun 2025



## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/79-81 Palmerston Cr South Melbourne	2	Apartment	\$568,000	30 Jun 2025
 705/259 Normanby Rd South Melbourne	1	Apartment	\$440,000	25 Jun 2025
 G04/99 Palmerston Cr South Melbourne	1	Apartment	\$445,000	21 Jun 2025
 501/28 Bank St South Melbourne	2	Apartment	\$712,000	21 Jun 2025
 6/63 Dorcas St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$810,000	20 Jun 2025
 505/75 Palmerston Cr South Melbourne	1	Apartment	\$394,000	18 Jun 2025
 73/39 Dorcas St South Melbourne	3	Apartment	\$965,000	15 Jun 2025
 523/85 Market St South Melbourne	2	Unit	\$585,000	12 Jun 2025
 816/52 Park St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$250,000	11 Jun 2025
 1610/259 Normanby Rd South Melbourne	2	Apartment	\$835,000	03 Jun 2025

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1913/50 Albert Rd South Melbourne	1	Apartment	\$365,000	03 Jun 2025
 1215/52 Park St South Melbourne	2	Apartment	\$460,000	03 Jun 2025
 104/244 Dorcas St South Melbourne	1	Apartment	\$480,000	03 Jun 2025
 125 Napier St South Melbourne	2	House	\$1,317,500	31 May 2025
 G06/99 Palmerston Cr South Melbourne	2	Apartment	\$700,000	31 May 2025
 1001/50 Albert Rd South Melbourne	2	Apartment	\$485,000	31 May 2025
 35/69 Dorcas St South Melbourne	2	Apartment	\$630,000	30 May 2025
 112 Tope St South Melbourne	3	House	\$1,335,000	29 May 2025
 1402/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$851,000	28 May 2025
 904/2 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$618,500	28 May 2025



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

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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