

Suburb **INSIGHTS**

3205
SOUTH MELBOURNE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.57m

Quarterly Price Change

-3.57% ↓

Median Unit Price*

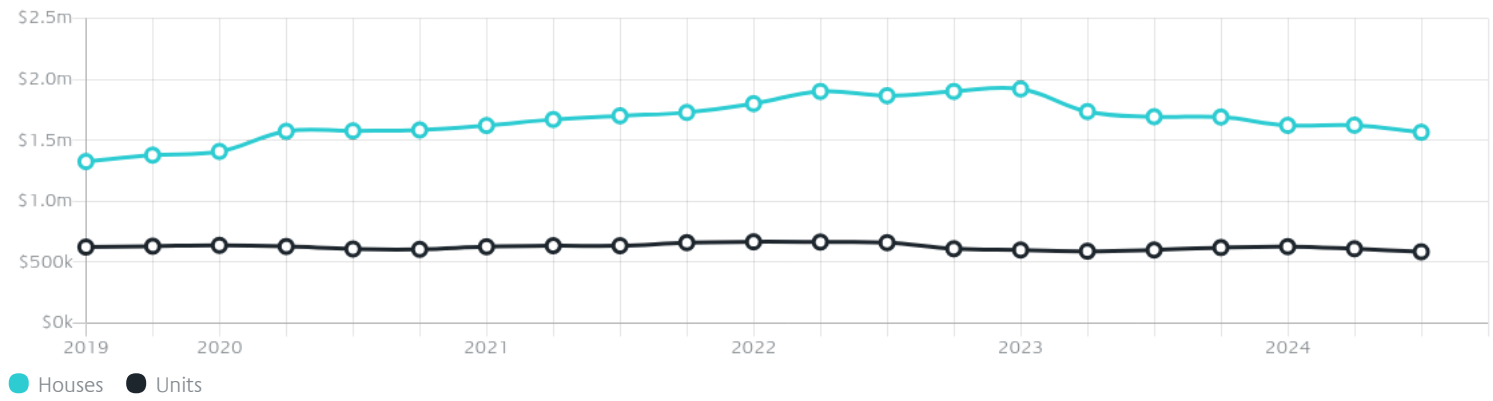
Median

\$585k

Quarterly Price Change

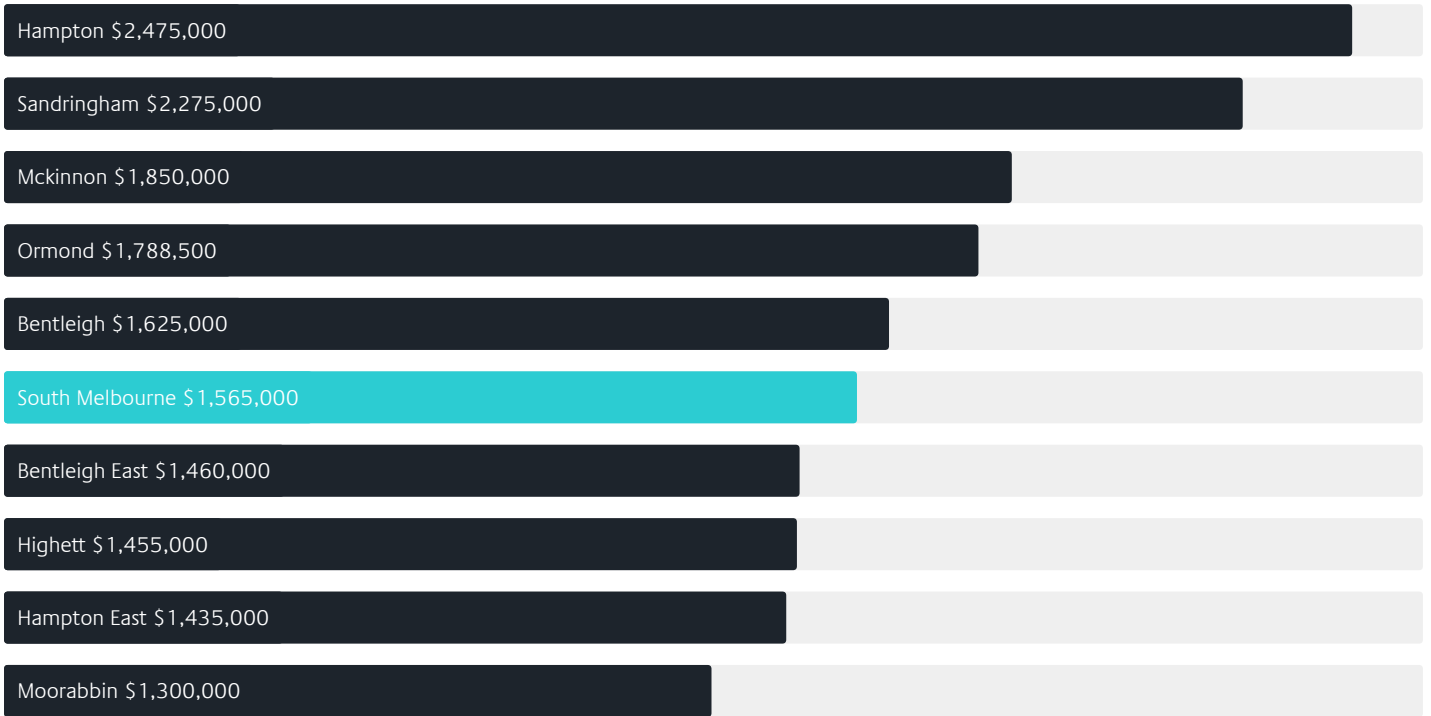
-4.09% ↓

Quarterly Price Change*

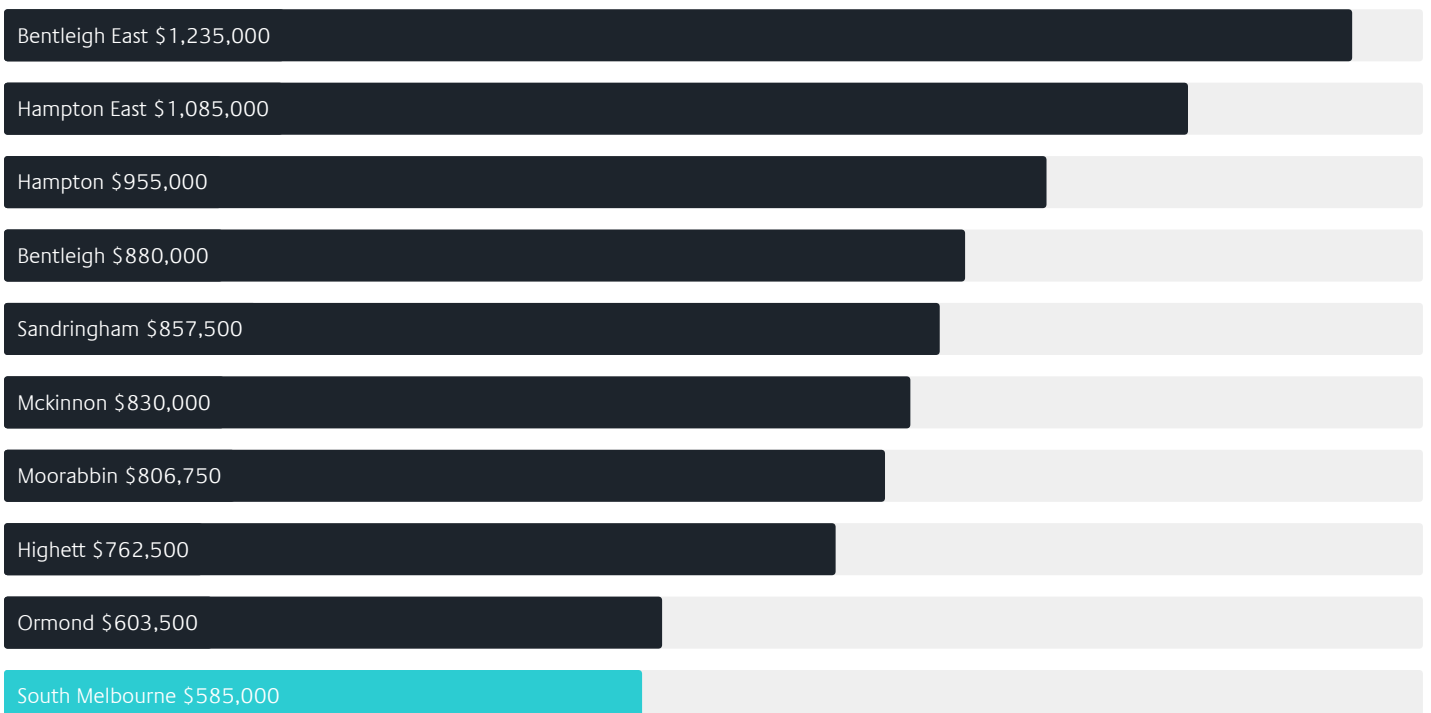


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 35%
● Private 65%

Auction Clearance Rate^{*}

53.57%

Median Days on Market[^]

31 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^{*}

\$800

Population Growth[^]

5.75%

Rental Yield^{*}

2.67%

Median Age[^]






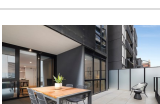
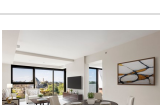
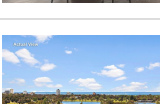
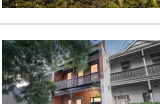

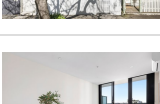
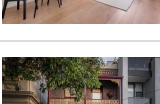
39 years

Median Household Size[^]













1.9 people

Sold Properties~











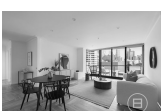

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 25b Dow St South Melbourne	2	House	\$1,305,000	30 Nov 2024
 3/164 Albert Rd South Melbourne	1	Apartment	\$330,500	29 Nov 2024
 501/97 Palmerston Cr South Melbourne	1	Apartment	\$505,000	22 Nov 2024
 703/144-150 Clarendon St South Melbourne	1	Apartment	\$375,000	20 Nov 2024
 807/38 Bank St South Melbourne	1	Apartment	\$430,000	16 Nov 2024
 118/85 Market St South Melbourne	2	Apartment	\$570,000	15 Nov 2024
 1305/2 Albert Rd South Melbourne	1	Apartment	\$612,000	09 Nov 2024
 1110/50 Albert Rd South Melbourne	2	Apartment	\$652,507	08 Nov 2024
 304 Albert Rd South Melbourne	4	House	\$2,350,000	01 Nov 2024
 47 Cobden St South Melbourne	2	House	\$1,500,000	26 Oct 2024
 601/85 Market St South Melbourne	1	Apartment	\$380,000	25 Oct 2024
 365 Coventry St South Melbourne	3	House	\$1,411,000	22 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2001/89 Gladstone St South Melbourne	2	Apartment	\$480,000	21 Oct 2024
 505/28 Bank St South Melbourne	3	Apartment	\$775,000	19 Oct 2024
 1207/338 Kings Way South Melbourne	2	Apartment	\$605,000	18 Oct 2024
 109/59 Thistlethwaite St South Melbourne	2	Apartment	\$665,000	16 Oct 2024
 106/211 Dorcas St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$360,000	16 Oct 2024
 507/85 Market St South Melbourne	2	Apartment	\$605,000	16 Oct 2024
 58a Napier St South Melbourne	3	Apartment	\$805,000	12 Oct 2024
 348 Moray St South Melbourne	4	House	\$2,310,000	11 Oct 2024
 206/99 Palmerston Cr South Melbourne	2	Apartment	\$628,000	10 Oct 2024
 401/28 Bank St South Melbourne	2	Apartment	\$648,000	10 Oct 2024
 710/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$917,000	10 Oct 2024
 901/50 Albert Rd South Melbourne	1	Apartment	\$441,000	09 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 502/159 Eastern Rd South Melbourne	3	Strata Unit/Flat	\$1,289,000	08 Oct 2024
 405/52 Park St South Melbourne	2	Apartment	\$525,000	07 Oct 2024
 33 York St South Melbourne	1	House	\$795,800	05 Oct 2024
 149 Napier St SOUTH MELBOURNE	2	House	\$1,300,000	04 Oct 2024
 1308/38 Albert Rd South Melbourne	2	Apartment	\$645,000	01 Oct 2024
 1005/50 Albert Rd South Melbourne	3	Subdivided Flat - Single OYO Flat	\$620,000	01 Oct 2024
 48b Napier St South Melbourne	2	Strata Flat - Single OYO Flat	\$680,000	27 Sep 2024
 505/338 Kings Way South Melbourne	2	Apartment	\$490,000	26 Sep 2024
 111 Napier St South Melbourne	2	House	\$1,310,000	26 Sep 2024
 401/74-76 Eastern Rd South Melbourne	1	Unit	\$505,000	24 Sep 2024
 405/148 Wells St South Melbourne	3	Apartment	\$885,000	24 Sep 2024
 1005/89 Gladstone St South Melbourne	2	Unit	\$500,000	24 Sep 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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