

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.55m

Quarterly Price Change

-1.27% ↓

Median Unit Price*

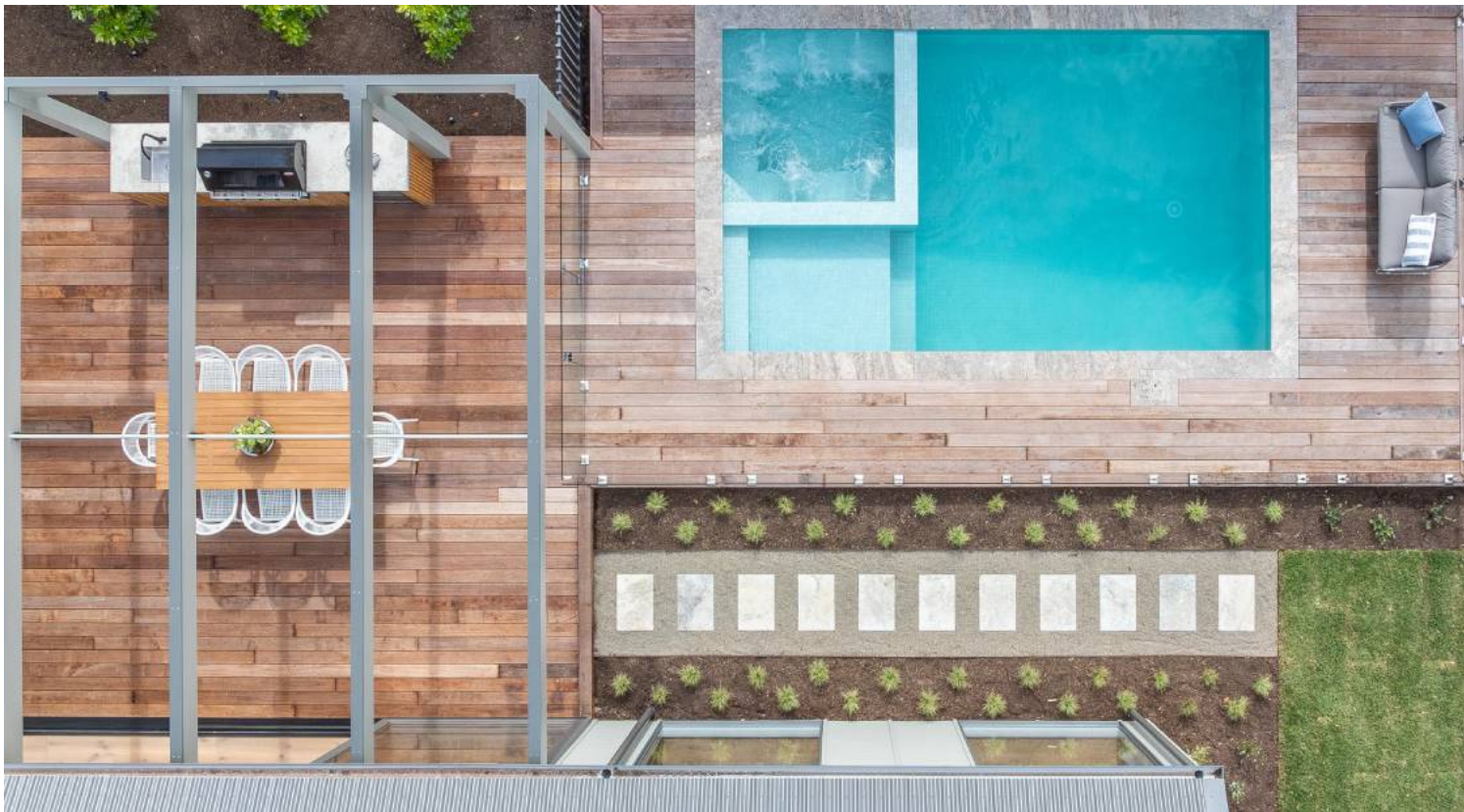
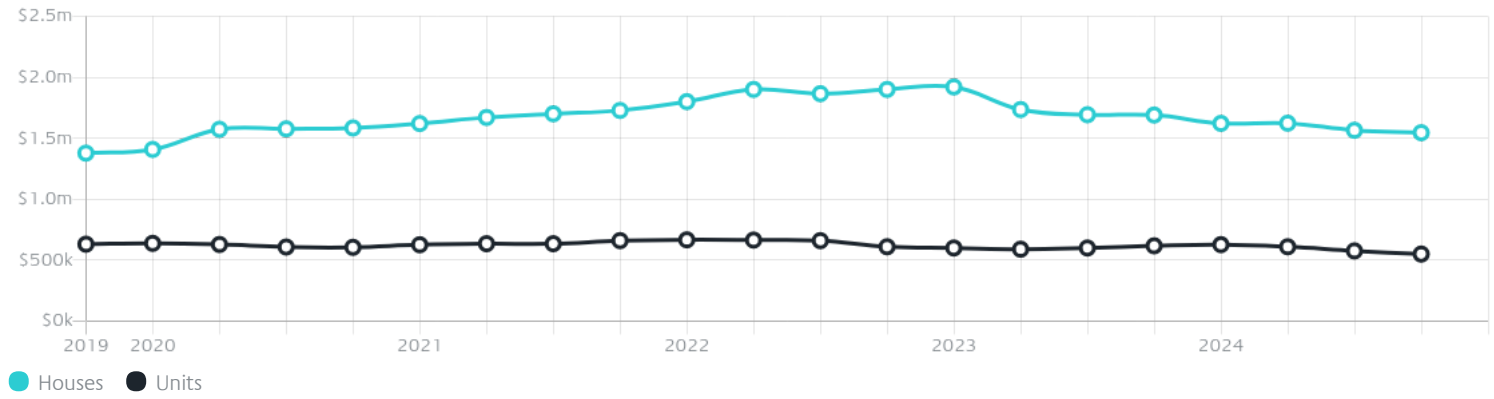
Median

\$550k

Quarterly Price Change

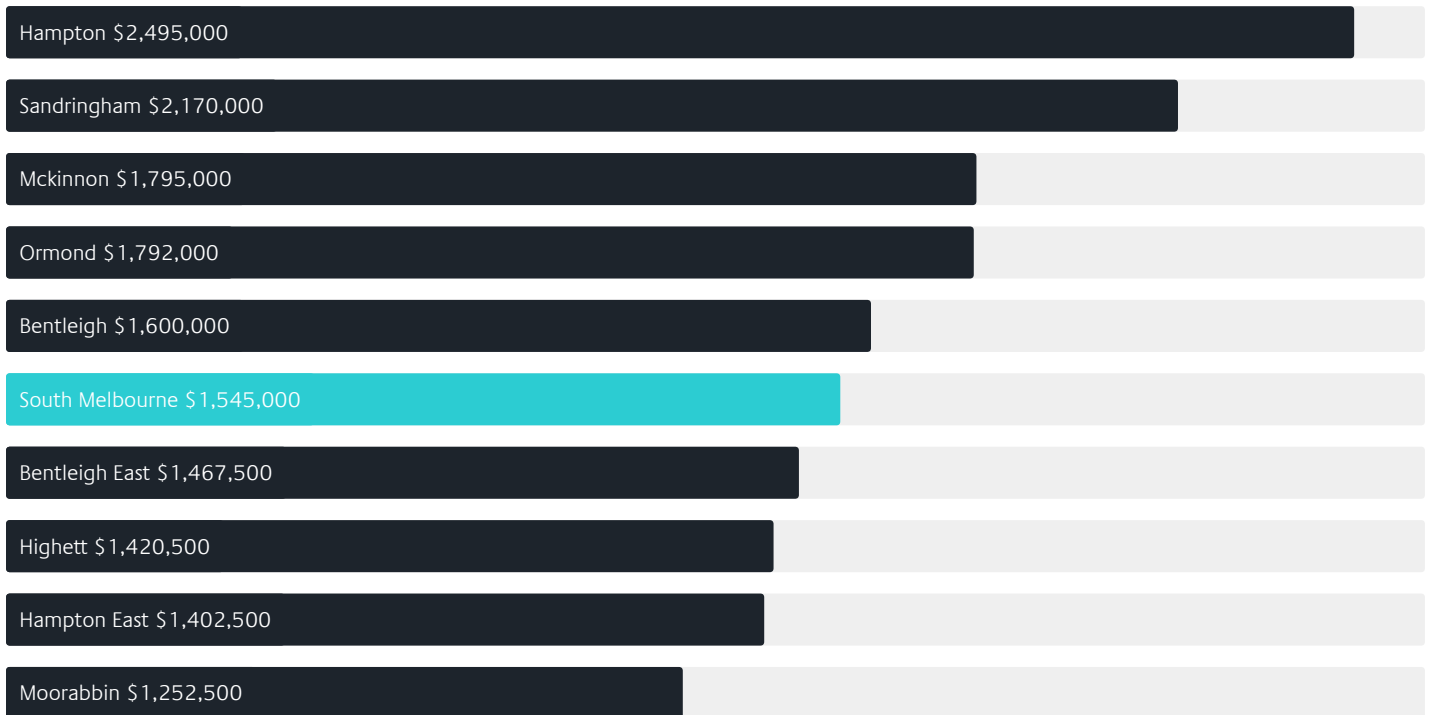
-4.55% ↓

Quarterly Price Change*

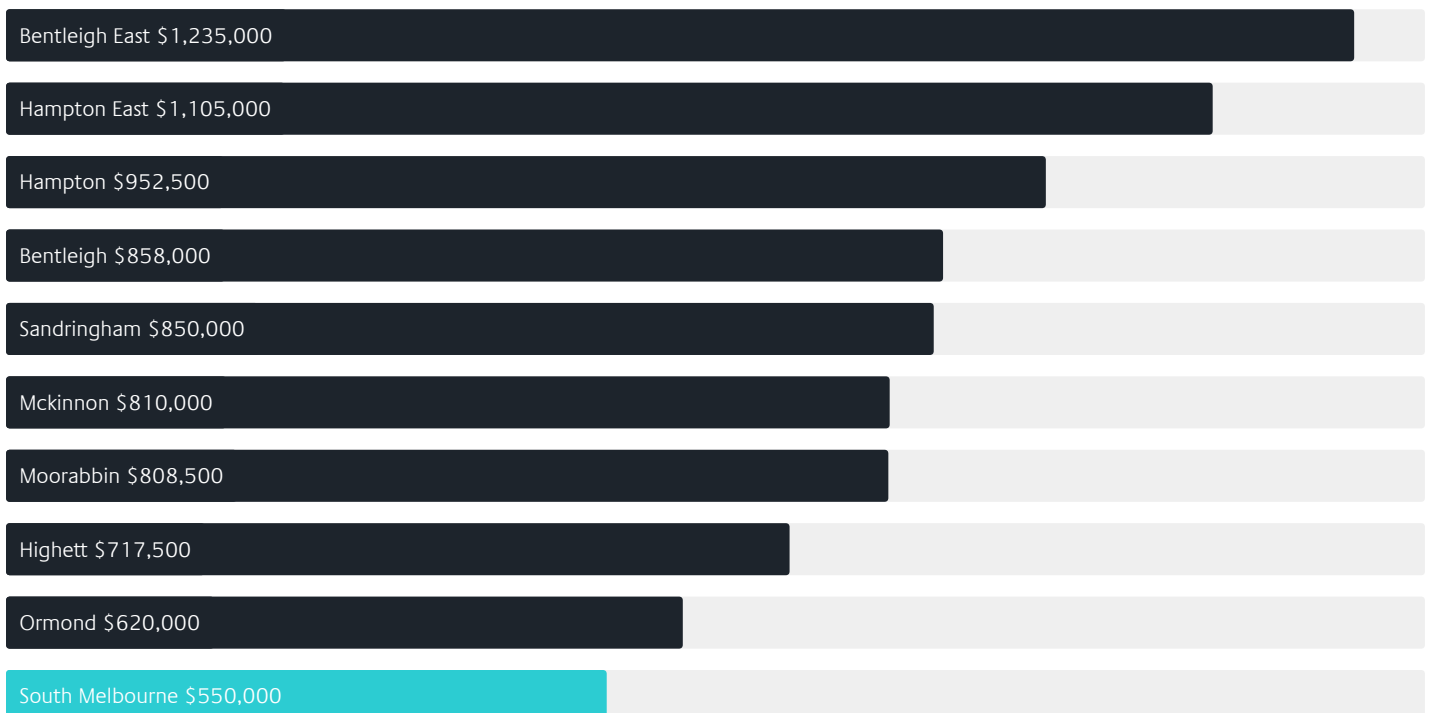


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

54 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 jellisraig.com.au/suburbinsights









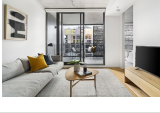



Address	Bedrooms	Type	Price	Sold
 201/58 Stead St South Melbourne	2	Apartment	\$500,000	13 Jan 2025
 308/85 Market St South Melbourne	1	Apartment	\$360,000	09 Jan 2025
 603/167 Gladstone St South Melbourne	1	Apartment	\$330,000	08 Jan 2025
 2108/38 Albert Rd South Melbourne	2	Apartment	\$670,000	07 Jan 2025
 14/70 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$575,000	04 Jan 2025
 4c/18 Albert Rd South Melbourne	3	Apartment	\$1,175,000	22 Dec 2024
 110/2 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$340,000	19 Dec 2024
 703/89 Gladstone St South Melbourne	1	Apartment	\$340,000	18 Dec 2024
 2705/89 Gladstone St South Melbourne	2	Apartment	\$515,000	17 Dec 2024
 706/38 Bank St South Melbourne	2	Apartment	\$645,000	17 Dec 2024
 8/88 Park St South Melbourne	2	Apartment	\$527,500	17 Dec 2024
 7/88 Park St South Melbourne	2	Apartment	\$595,000	16 Dec 2024

SOUTH MELBOURNE SUBURB REPORT

Sold Properties ~

Address	Bedrooms	Type	Price	Sold
 1015/38 Bank St South Melbourne	2	Apartment	\$700,000	13 Dec 2024
 1705/41 Bank St South Melbourne	3	Apartment	\$1,980,000	13 Dec 2024
 325 Park St South Melbourne	3	House	\$1,215,000	11 Dec 2024
 902/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$798,000	11 Dec 2024
 44 Iffla St South Melbourne	3	House	\$2,060,000	07 Dec 2024
 50 Thomson St South Melbourne	2	House	\$1,341,000	07 Dec 2024
 704/67-71 Stead St South Melbourne	1	Apartment	\$350,000	04 Dec 2024
 5 Lyell St South Melbourne	3	House	\$1,950,000	04 Dec 2024
 9/333 Coventry St South Melbourne	2	Apartment	\$770,000	03 Dec 2024
 25b Dow St South Melbourne	2	House	\$1,305,000	30 Nov 2024
 704/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$350,000	29 Nov 2024
 13/297 Dorcas St SOUTH MELBOURNE	3	House	\$1,850,000	29 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 406/38 Bank St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$600,000	27 Nov 2024
 277 Moray St South Melbourne	4	House	\$2,215,000	27 Nov 2024
 3/164 Albert Rd South Melbourne	1	Apartment	\$330,500	26 Nov 2024
 35/333 Coventry St South Melbourne	2	Apartment	\$765,000	25 Nov 2024
 501/97 Palmerston Cr South Melbourne	1	Apartment	\$505,000	22 Nov 2024
 219 Moray St South Melbourne	3	House on commercial land	\$1,500,000	21 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
 303/240 Dorcas St South Melbourne	2	Apartment	\$885,000	15 Nov 2024
 118/85 Market St South Melbourne	2	Apartment	\$570,000	15 Nov 2024
 6 Emerald Way South Melbourne	2	Townhouse	\$1,310,000	14 Nov 2024
 1305/2 Albert Rd South Melbourne	1	Apartment	\$612,000	09 Nov 2024

Jellis Craig

Port Phillip Office
332 Montague Street, Albert Park
03 8644 5500

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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