

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.55m**

Quarterly Price Change

**-1.27% ↓**

## Median Unit Price\*

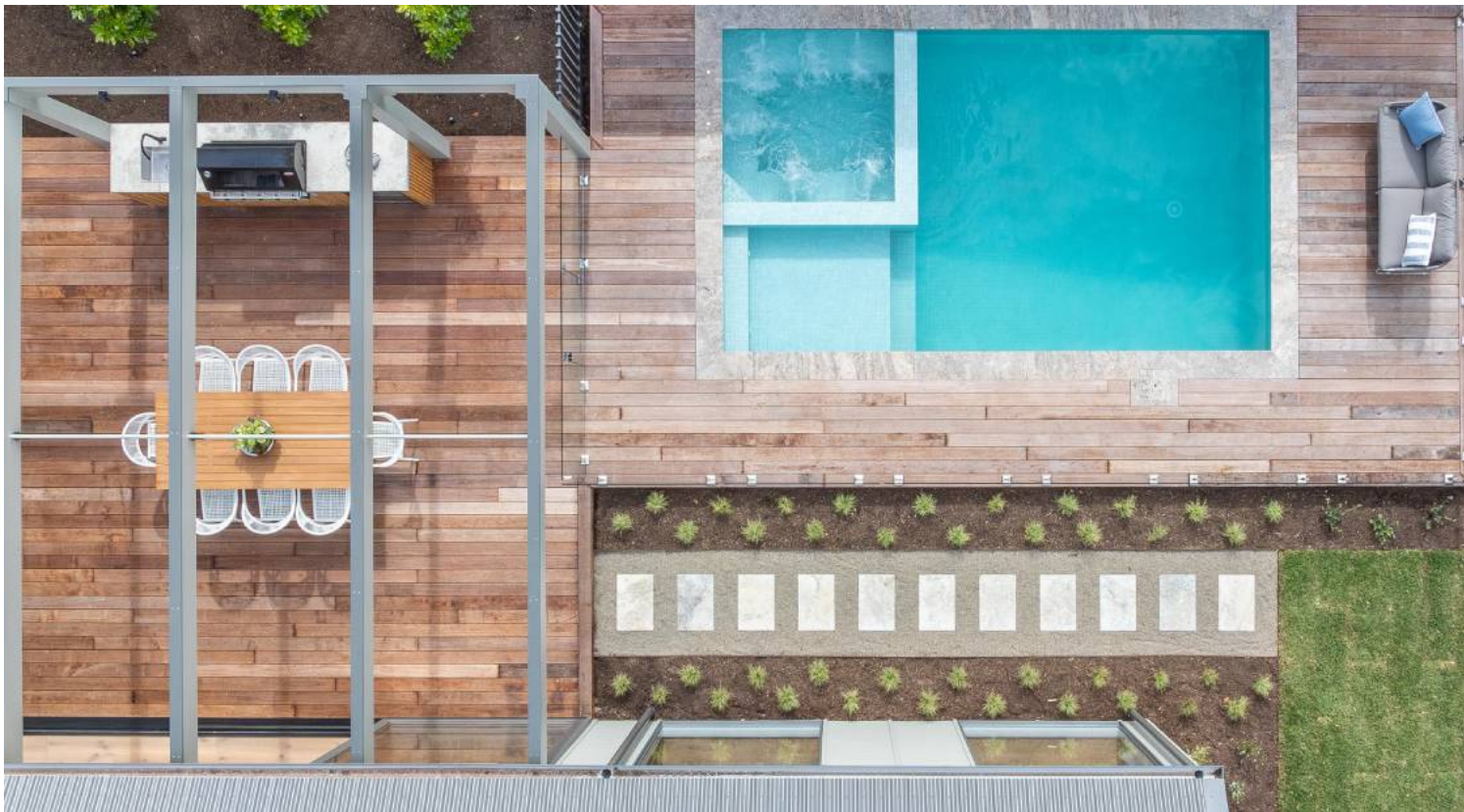
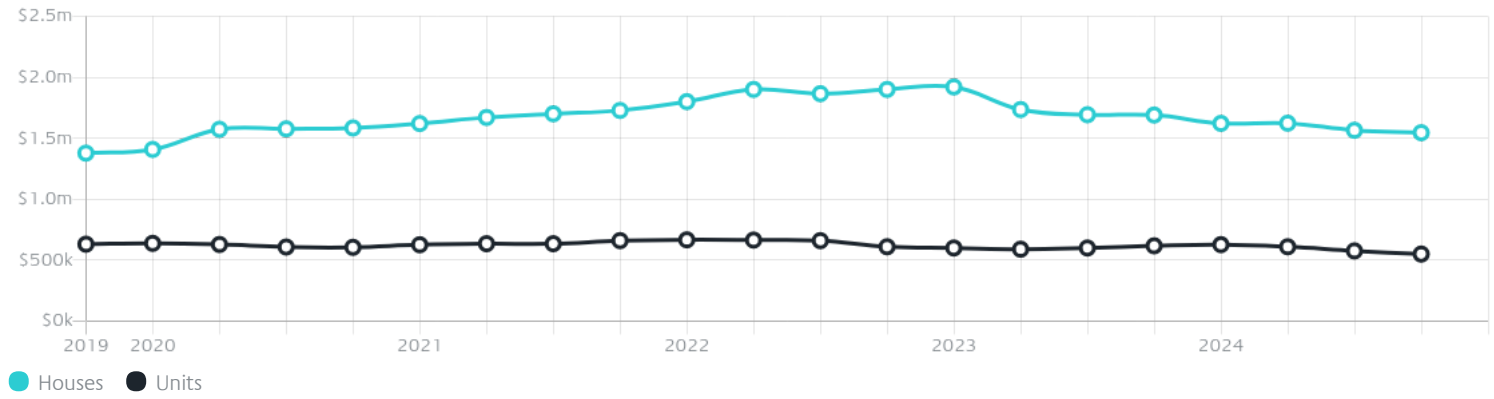
Median

**\$550k**

Quarterly Price Change

**-4.55% ↓**

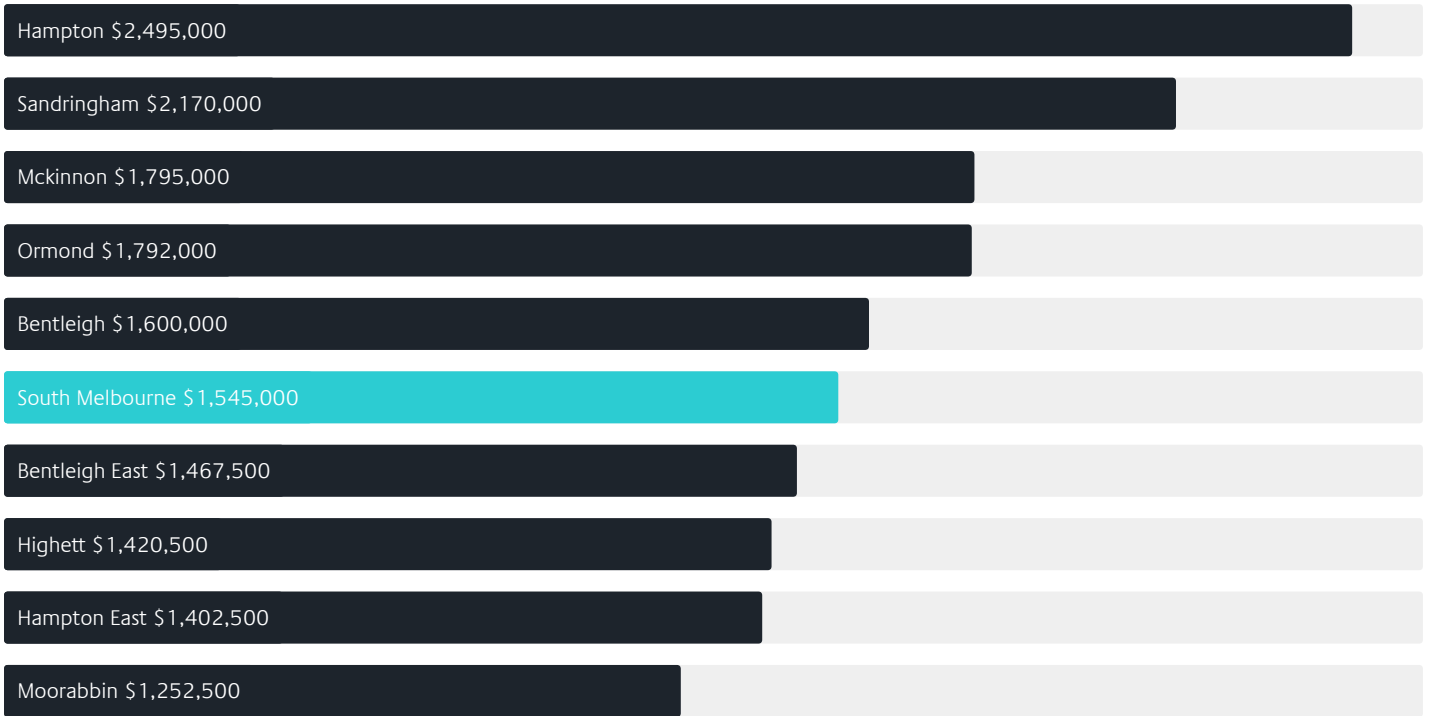
## Quarterly Price Change\*



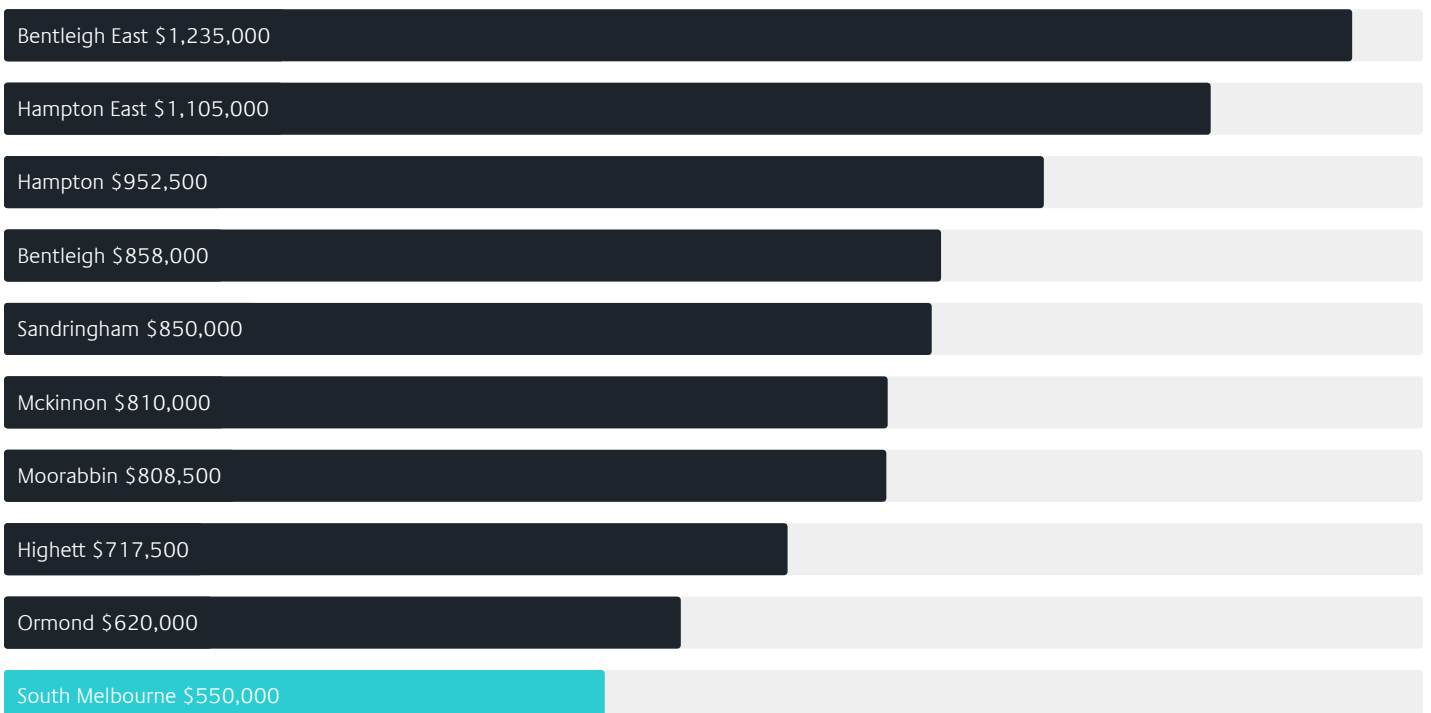
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 25%  
● Private 75%

Auction Clearance Rate\*

50%

Median Days on Market^

43 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^











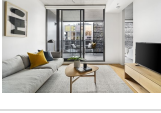

1.9 people

# Sold Properties~










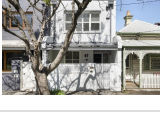


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

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
 4c/18 Albert Rd South Melbourne	3	Apartment	\$1,175,000	22 Dec 2024
 703/89 Gladstone St South Melbourne	1	Apartment	\$340,000	18 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
 1705/41 Bank St South Melbourne	3	Apartment	\$1,980,000	13 Dec 2024
 1015/38 Bank St South Melbourne	2	Apartment	\$700,000	13 Dec 2024
 50 Thomson St South Melbourne	2	House	\$1,341,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 406/38 Bank St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$600,000	27 Nov 2024
 3/164 Albert Rd South Melbourne	1	Apartment	\$330,500	26 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
 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

# Sold Properties

Address	Bedrooms	Type	Price	Sold
 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
 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
 1109/41 Bank St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$726,000	01 Nov 2024
 1908/38 Albert Rd South Melbourne	2	Apartment	\$650,000	30 Oct 2024
 39/333 Coventry St South Melbourne	2	Apartment	\$690,000	30 Oct 2024
 903/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$772,000	29 Oct 2024
 8 Cootte St South Melbourne	3	House	\$1,630,000	28 Oct 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
 2001/89 Gladstone St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$470,000	23 Oct 2024

# Jellis Craig

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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