

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.57m

Quarterly Price Change

0.48% ↑

Median Unit Price*

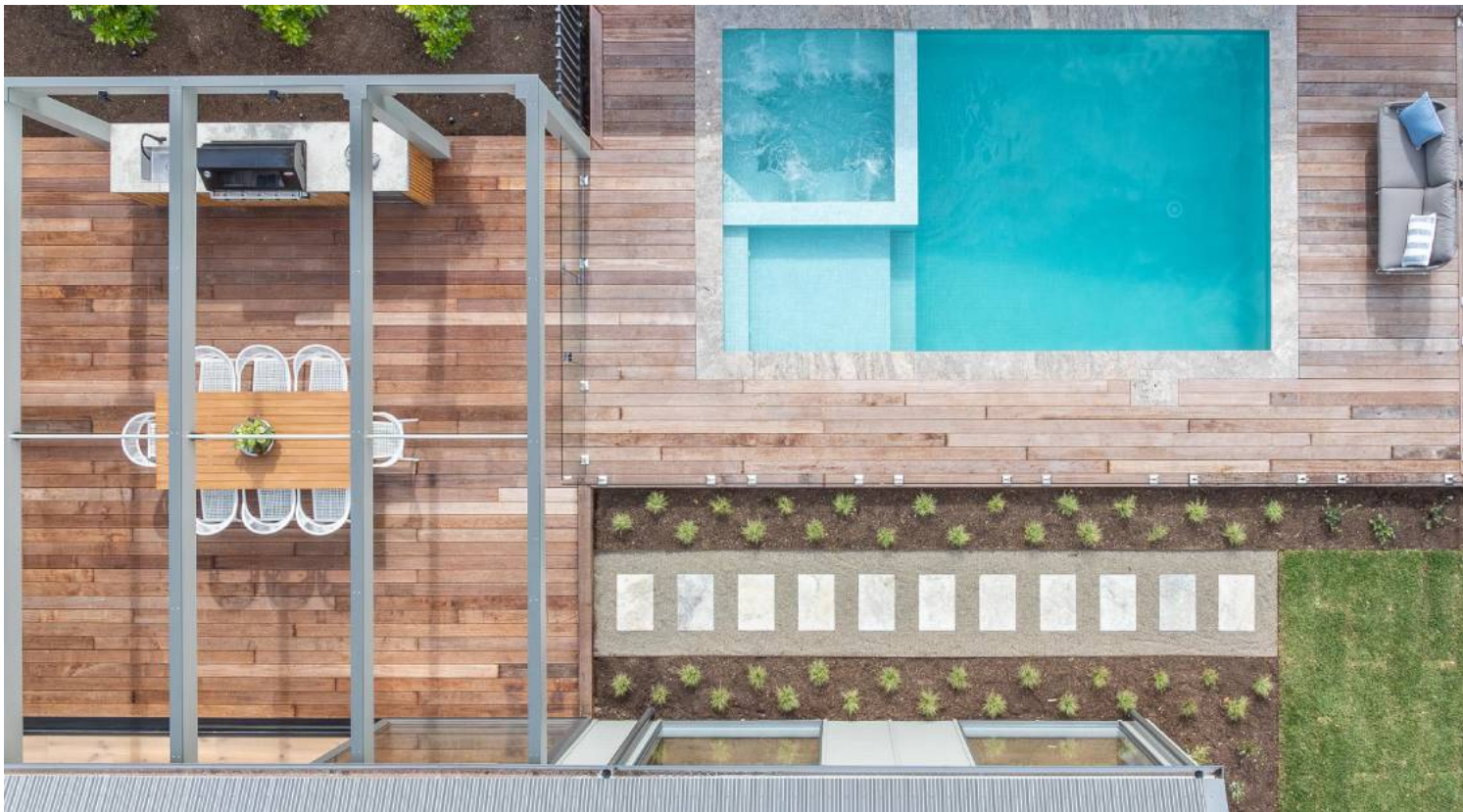
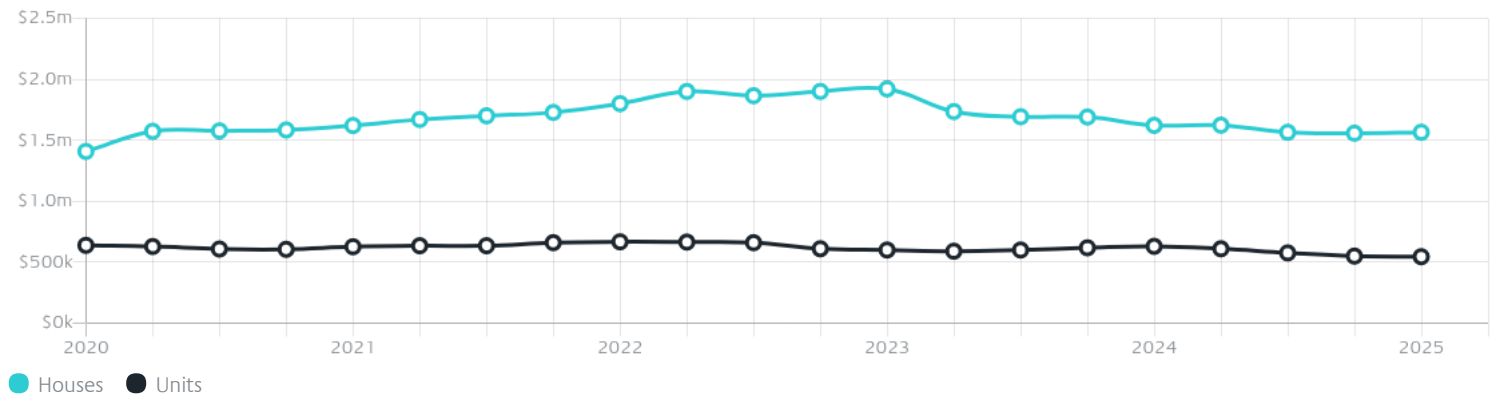
Median

\$545k

Quarterly Price Change

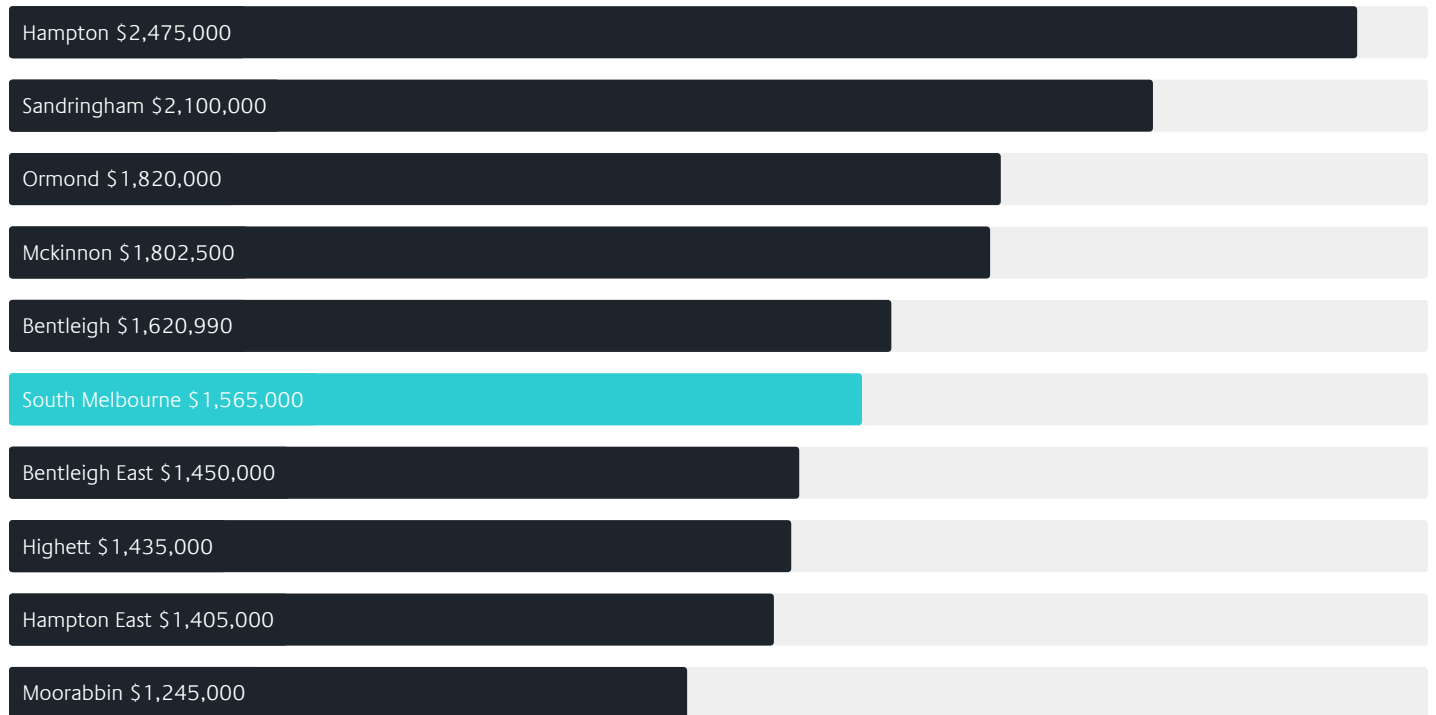
-0.90% ↓

Quarterly Price Change*

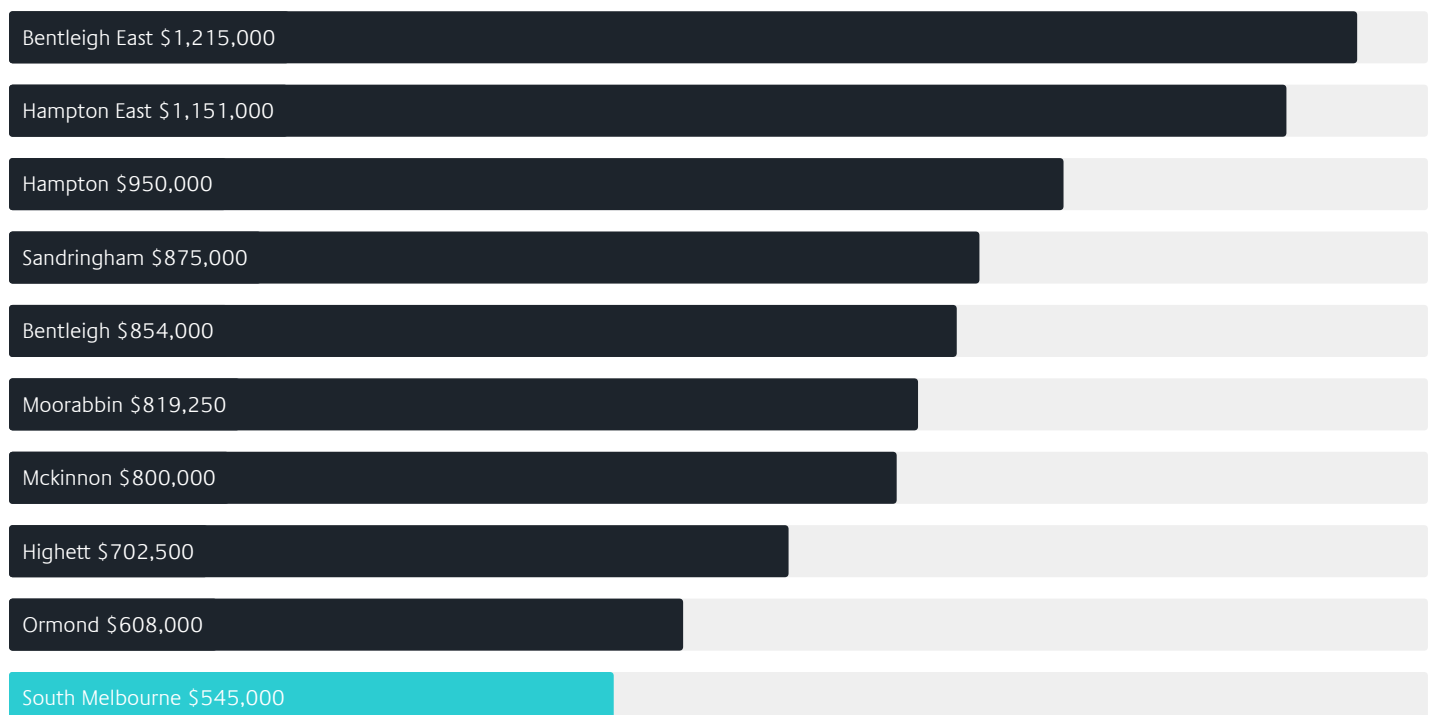


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 25%
● Private 75%

Auction Clearance Rate*

61.9%

Median Days on Market^

29 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*

\$840

Population Growth^

5.75%

Rental Yield*

2.67%

Median Age^













39 years

Median Household Size^











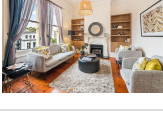

1.9 people

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
 501/28 Bank St South Melbourne	2	Apartment	\$712,000	26 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
 1610/259 Normanby Rd South Melbourne	2	Apartment	\$835,000	03 Jun 2025
 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
 G06/99 Palmerston Cr South Melbourne	2	Apartment	\$700,000	31 May 2025
 125 Napier St South Melbourne	2	House	\$1,317,500	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
 904/2 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$618,500	28 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1008 / 148 Wells St South Melbourne	1	Apartment	\$441,000	27 May 2025
 226 / 85 Market St South Melbourne	2	Apartment	\$565,000	25 May 2025
 506 City Rd South Melbourne	3	House	\$1,080,000	23 May 2025
 343 Park St South Melbourne	2	House	\$1,351,000	14 May 2025
 113 / 85 Market St South Melbourne	2	Apartment	\$581,000	10 May 2025
 34b Napier St South Melbourne	2	Apartment	\$580,000	08 May 2025
 803 / 338 Kings Way South Melbourne	1	Apartment	\$350,000	07 May 2025
 404 / 244 Dorcas St South Melbourne	1	Apartment	\$465,000	06 May 2025
 202 / 196 Albert Rd South Melbourne	2	House	\$1,085,000	03 May 2025
 808 / 41 Bank St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$539,000	03 May 2025
 13 Park Pl South Melbourne	2	Apartment	\$615,000	02 May 2025
 302 / 274 Coventry St South Melbourne	3	Apartment	\$1,585,000	02 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 605/89 Gladstone St South Melbourne	2	Apartment	\$529,280	01 May 2025
 505/244 Dorcas St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$450,000	01 May 2025
 406/167 Gladstone St South Melbourne	2	Apartment	\$635,000	30 Apr 2025
 13/333 Coventry St South Melbourne	1	Apartment	\$545,000	29 Apr 2025
 8/184 Albert Rd South Melbourne	1	Apartment	\$591,000	24 Apr 2025
 15/66 Montague St South Melbourne	1	Apartment	\$590,000	24 Apr 2025
 307/167 Gladstone St South Melbourne	2	Apartment	\$540,000	24 Apr 2025
 1408/41 Bank St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$685,000	22 Apr 2025
 801/338 Kings Way South Melbourne	2	Apartment	\$465,000	19 Apr 2025
 409/244 Dorcas St South Melbourne	1	Apartment	\$565,000	17 Apr 2025
 345 Park St South Melbourne	2	House	\$1,230,000	16 Apr 2025
 113 Raglan St South Melbourne	3	House	\$3,510,000	15 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.