

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.57m

Quarterly Price Change

0.48% ↑

Median Unit Price*

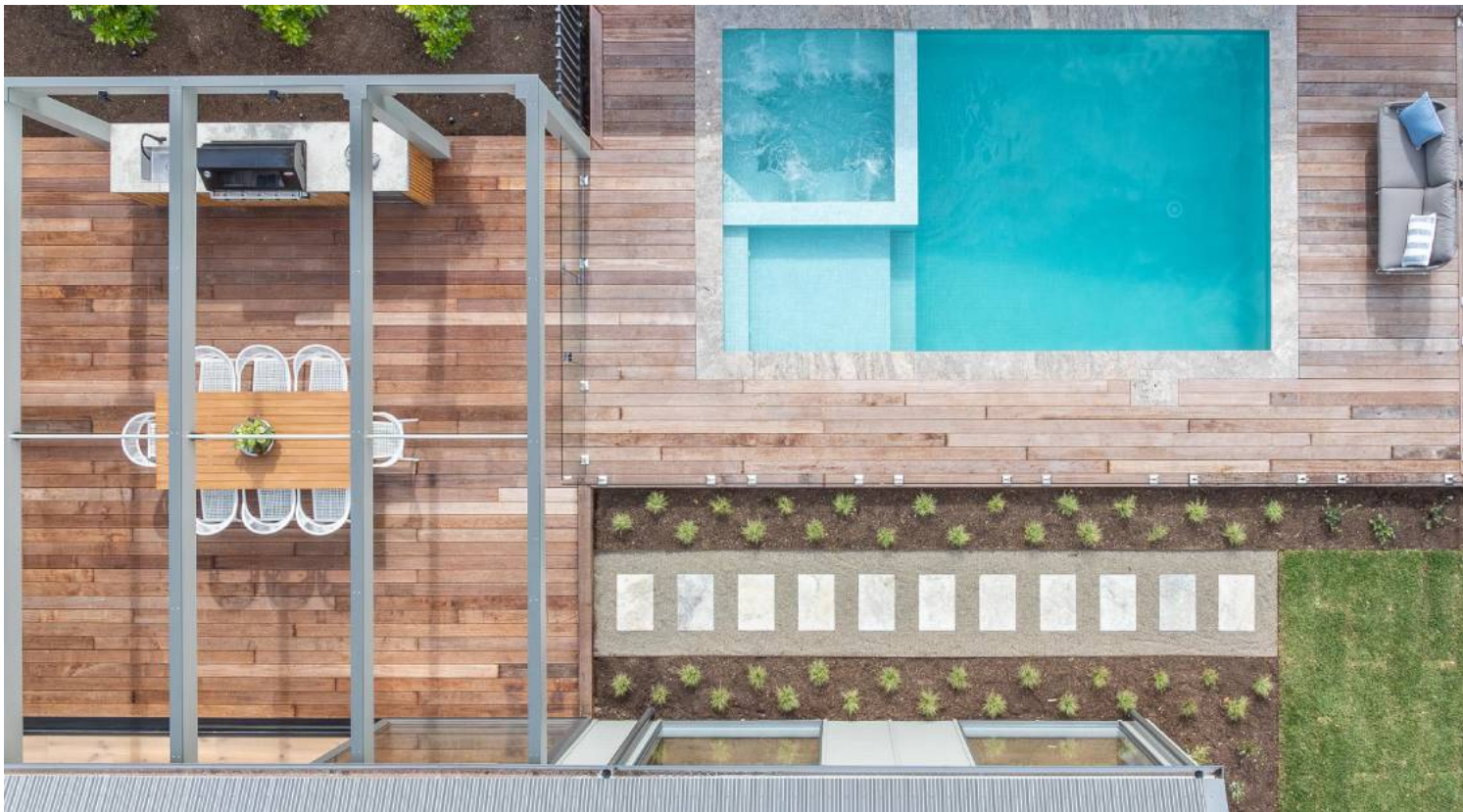
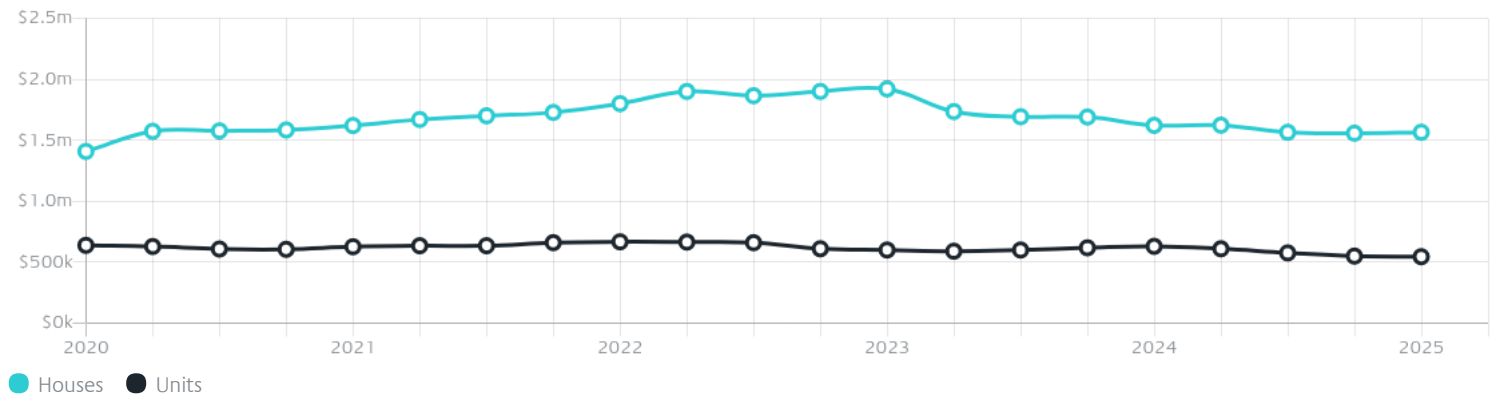
Median

\$545k

Quarterly Price Change

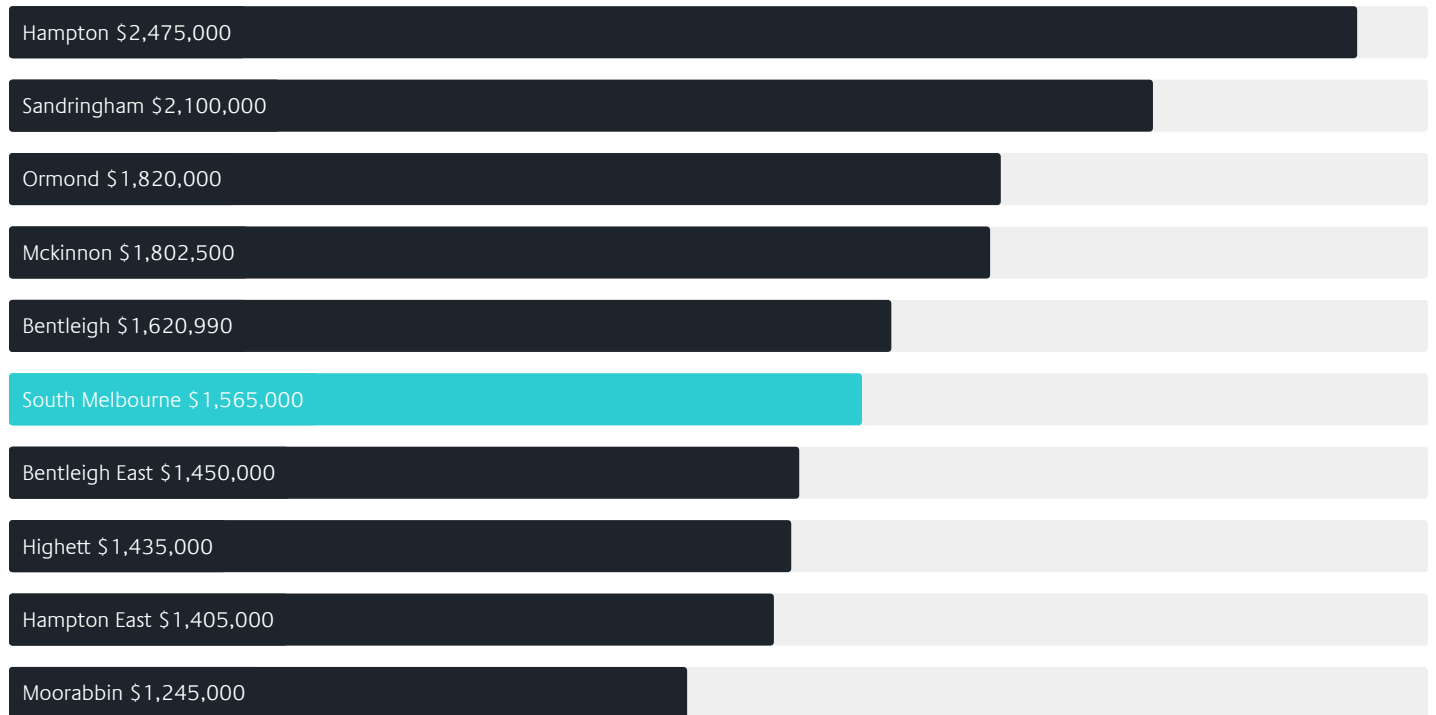
-0.90% ↓

Quarterly Price Change*

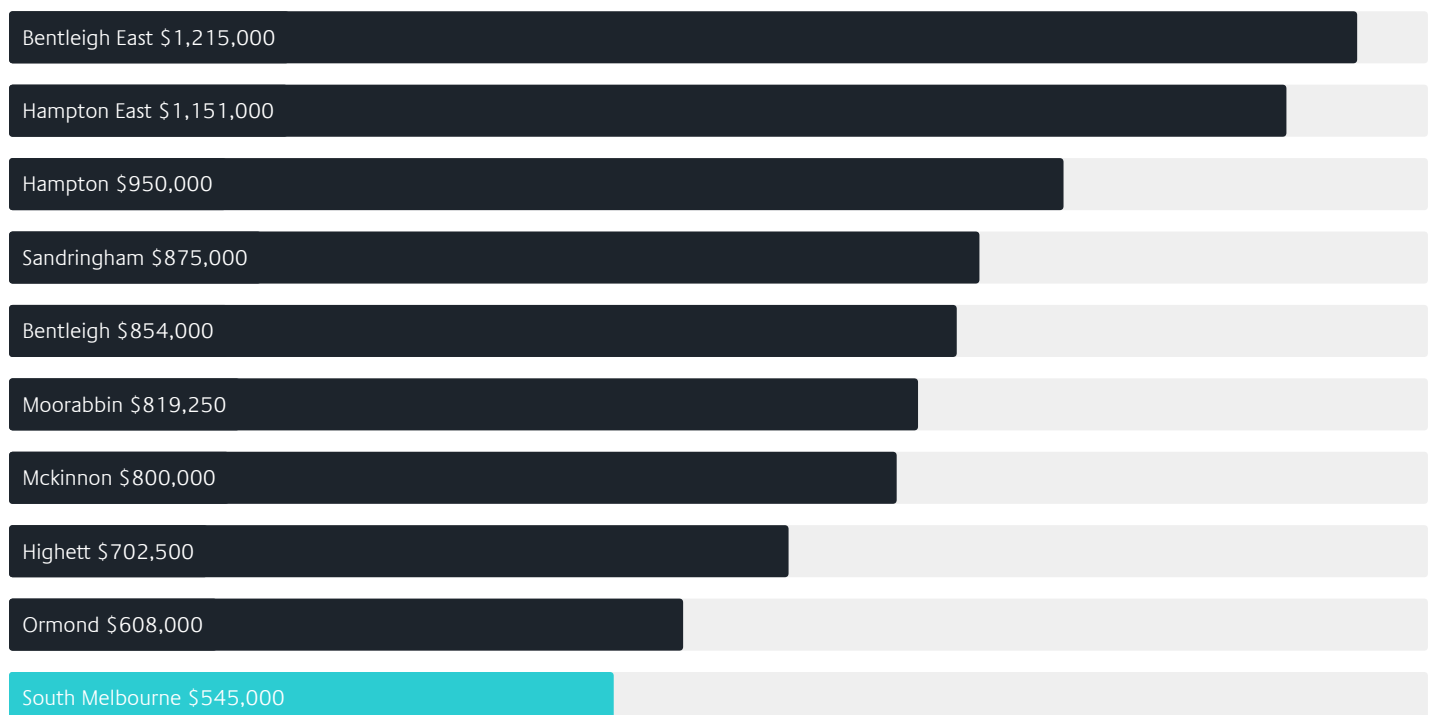


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 36%
● Private 64%

Auction Clearance Rate^{*}

62.5%

Median Days on Market[^]

28 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[^]








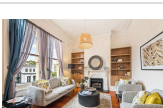


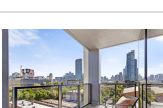
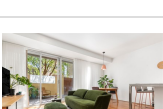
39 years

Median Household Size[^]











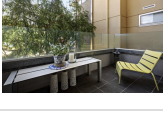

1.9 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 125 Napier St South Melbourne	2	House	\$1,317,500	31 May 2025
 1008/148 Wells St South Melbourne	1	Apartment	\$441,000	29 May 2025
 226/85 Market St South Melbourne	2	Apartment	\$565,000	25 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
 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
 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
 605/89 Gladstone St South Melbourne	2	Apartment	\$529,280	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 409/244 Dorcas St South Melbourne	1	Apartment	\$565,000	17 Apr 2025
 711/28 Bank St South Melbourne	3	Apartment	\$790,000	12 Apr 2025
 26/1 Sandilands St South Melbourne	2	Apartment	\$710,000	12 Apr 2025
 708/148 Wells St South Melbourne	1	Apartment	\$437,500	12 Apr 2025
 34 Martin St South Melbourne	2	House	\$1,491,000	12 Apr 2025
 702/52 Park St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$450,000	12 Apr 2025
 501/338 Kings Way South Melbourne	2	Apartment	\$450,000	11 Apr 2025
 1203/52 Park St South Melbourne	1	Apartment	\$340,000	11 Apr 2025
 28/333 Coventry St South Melbourne	1	Apartment	\$475,000	11 Apr 2025
 413/51-59 Thistlethwaite St South Melbourne	2	Apartment	\$635,000	09 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1302/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$848,000	07 Apr 2025
 1302/38 Bank St South Melbourne	2	Apartment	\$735,000	06 Apr 2025
 309/52 Park St South Melbourne	1	Apartment	\$283,000	04 Apr 2025
 1012/338 KINGS Way South Melbourne	1	Subdivided Flat - Single OYO Flat	\$345,000	01 Apr 2025
 1604/50 Albert Rd South Melbourne	2	Apartment	\$530,000	31 Mar 2025
 36 Glover St South Melbourne	2	House	\$1,460,000	31 Mar 2025
 G01/142 Park St South Melbourne	3	Apartment	\$2,200,000	31 Mar 2025
 413/59 Thistlethwaite St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$635,000	30 Mar 2025
 202/148 Wells St South Melbourne	1	Apartment	\$440,000	29 Mar 2025
 142 Nelson Rd South Melbourne	2	House	\$4,012,500	29 Mar 2025
 28/39 Dorcas St SOUTH MELBOURNE	4	Apartment	\$1,595,000	28 Mar 2025
 461 Coventry St South Melbourne	3	House	\$1,700,000	28 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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