

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.55m

Quarterly Price Change

-1.27% ↓

Median Unit Price*

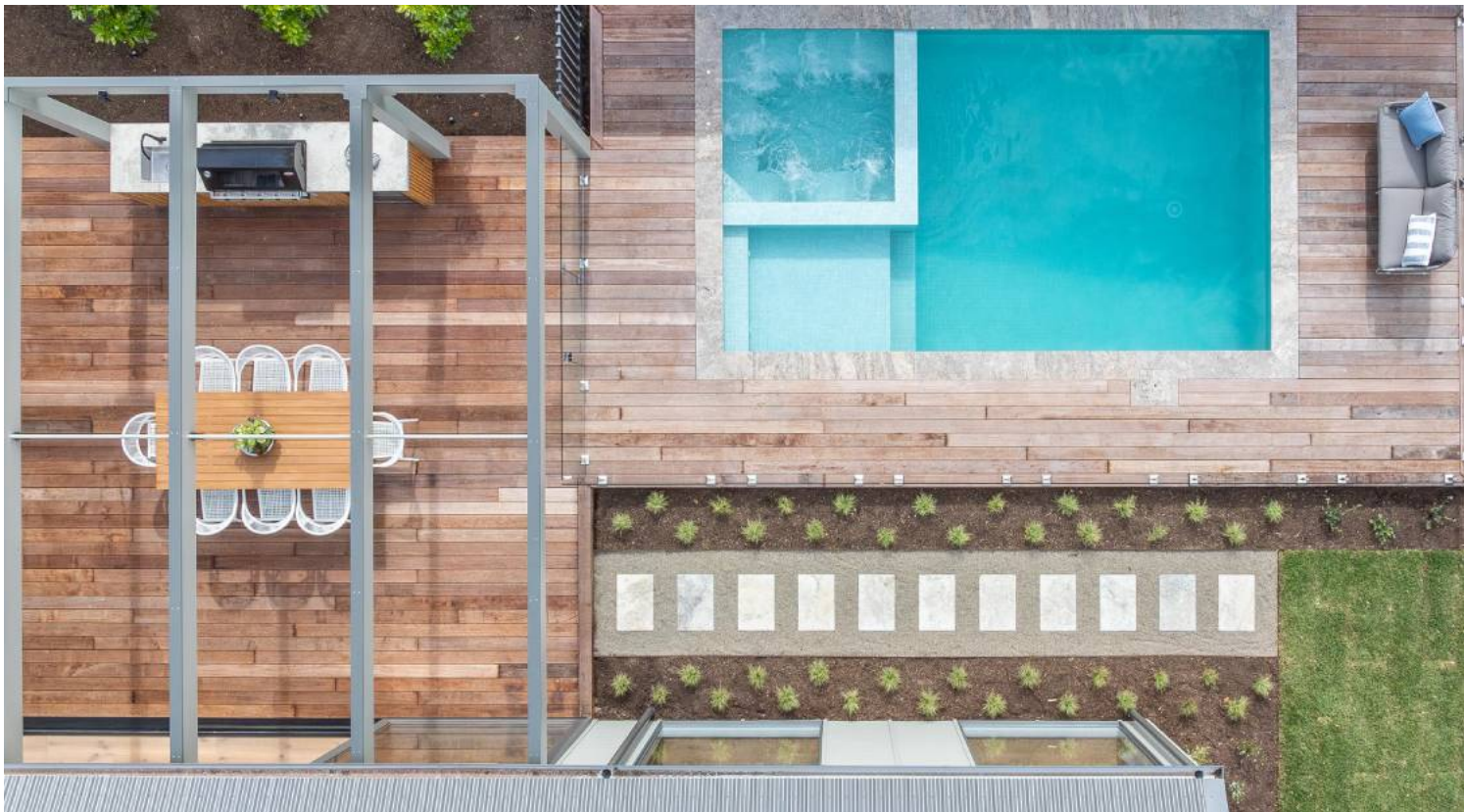
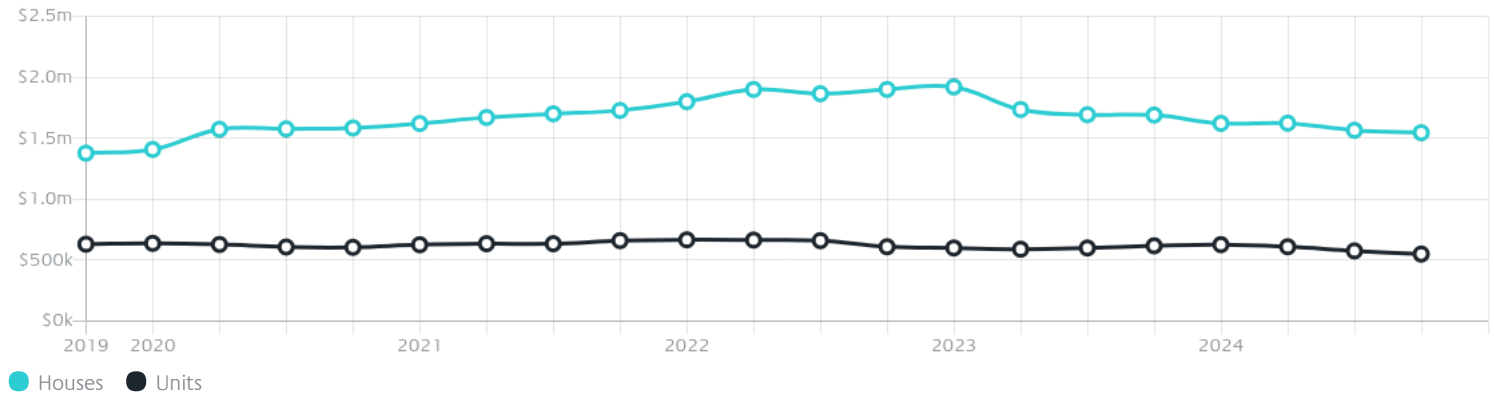
Median

\$550k

Quarterly Price Change

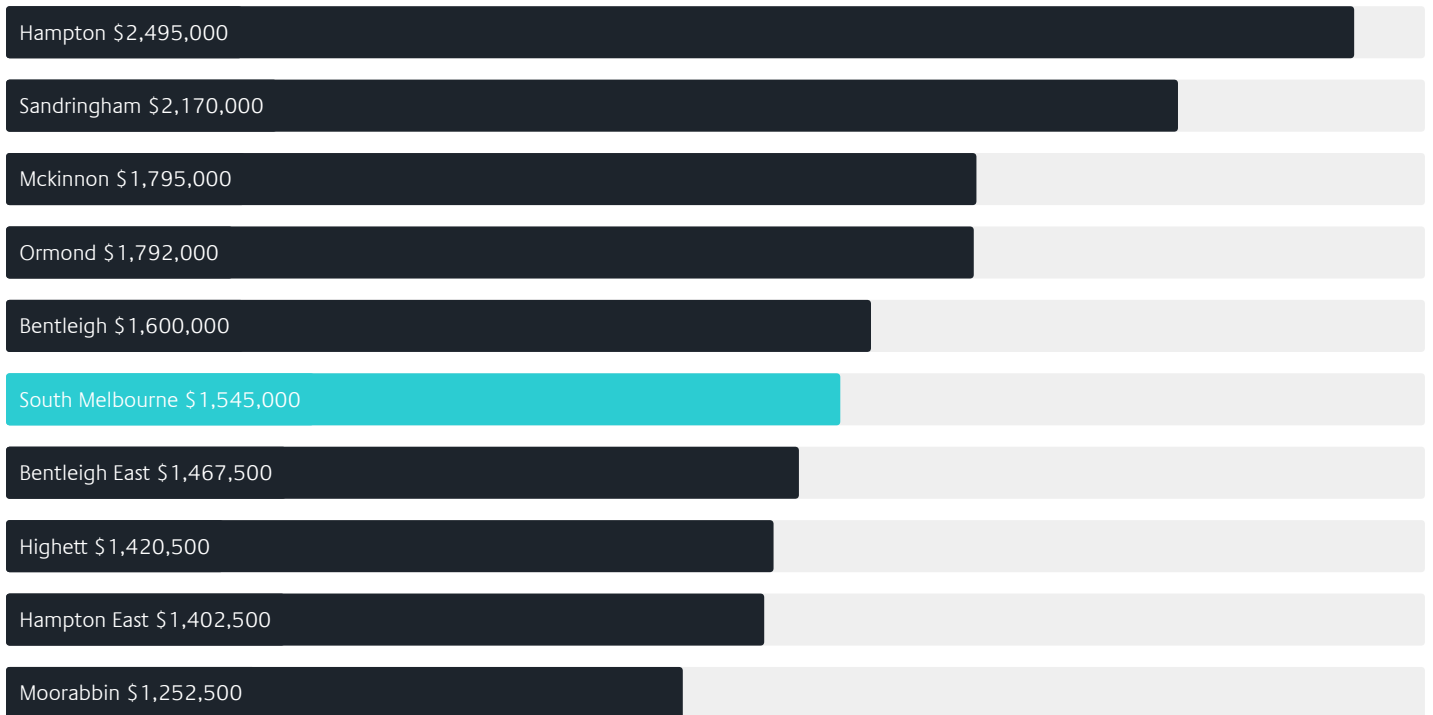
-4.55% ↓

Quarterly Price Change*

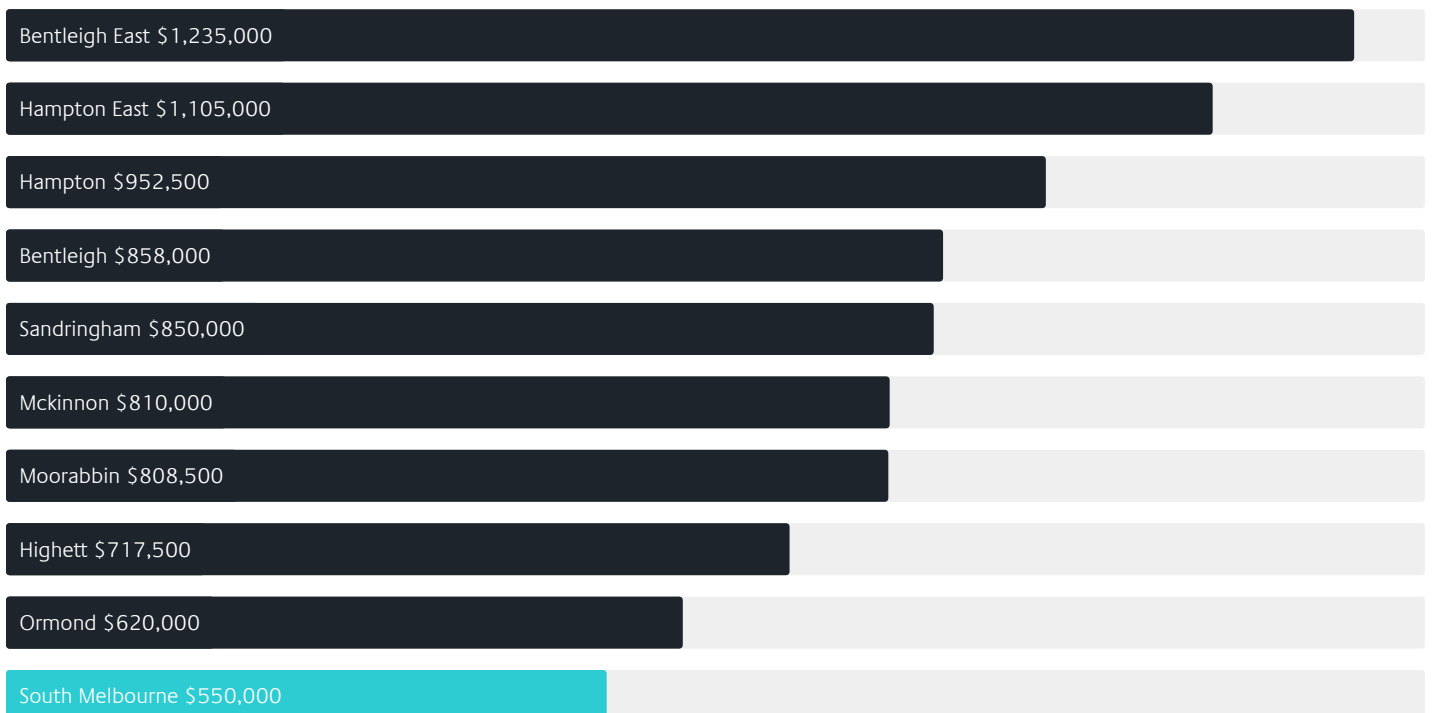


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 18%
● Private 82%

Auction Clearance Rate^{*}

64.29%

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










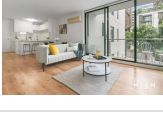


Sold Properties~

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











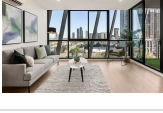

Address	Bedrooms	Type	Price	Sold
 7 Little Tribe St South Melbourne	3	House	\$2,125,000	22 Feb 2025
 36a Napier St South Melbourne	2	Apartment	\$745,000	15 Feb 2025
 805/79 Market St South Melbourne	2	Apartment	\$733,000	12 Feb 2025
 1309/50 Albert Rd South Melbourne	2	Apartment	\$595,000	12 Feb 2025
 807/28 Bank St SOUTH MELBOURNE	2	Apartment	\$590,000	11 Feb 2025
 409/39 Park St South Melbourne	2	Apartment	\$566,000	05 Feb 2025
 69/69 Dorcas St South Melbourne	2	Apartment	\$605,000	04 Feb 2025
 1906/38 Albert Rd South Melbourne	2	Apartment	\$745,000	02 Feb 2025
 811/28 Bank St South Melbourne	3	Subdivided Flat - Single OYO Flat	\$800,000	01 Feb 2025
 712/148 Wells St South Melbourne	1	Apartment	\$449,000	31 Jan 2025
 24d Napier St South Melbourne	2	Apartment	\$770,000	31 Jan 2025
 35 Iffla St South Melbourne	2	House	\$1,050,000	29 Jan 2025

SOUTH MELBOURNE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 609/97 Palmerston Cr South Melbourne	1	Apartment	\$280,000	28 Jan 2025
 287 Cecil St South Melbourne	4	House	\$2,900,000	26 Jan 2025
 1101/28 Bank St South Melbourne	2	Apartment	\$735,000	26 Jan 2025
 102 Cobden St South Melbourne	2	House	\$1,150,000	17 Jan 2025
 1801/39 Park St South Melbourne	2	Apartment	\$1,050,000	13 Jan 2025
 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
 31/63 Dorcas St SOUTH MELBOURNE	2	Apartment	\$585,000	05 Jan 2025
 14/70 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$575,000	04 Jan 2025
 1108/52 Park St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$500,000	01 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/238 Ferrars St South Melbourne	2	Subdivided Unit/Villa/Townhouse	\$1,120,000	31 Dec 2024
 213 Park St South Melbourne	4	House	\$2,410,000	26 Dec 2024
 60 Thomson St South Melbourne	3	House	\$1,100,000	23 Dec 2024
 4c/18 Albert Rd South Melbourne	3	Apartment	\$1,175,000	22 Dec 2024
 270 Moray St SOUTH MELBOURNE	3	House	\$1,785,000	22 Dec 2024
 502/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$385,000	21 Dec 2024
 121 Napier St South Melbourne	2	House	\$1,000,000	19 Dec 2024
 110/2 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$340,000	19 Dec 2024
 5/21 Park St South Melbourne	2	Unit	\$547,500	19 Dec 2024
 508/51 Thistlethwaite St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$593,000	18 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

Jellis Craig

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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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