

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.57m

Quarterly Price Change

0.48% ↑

Median Unit Price*

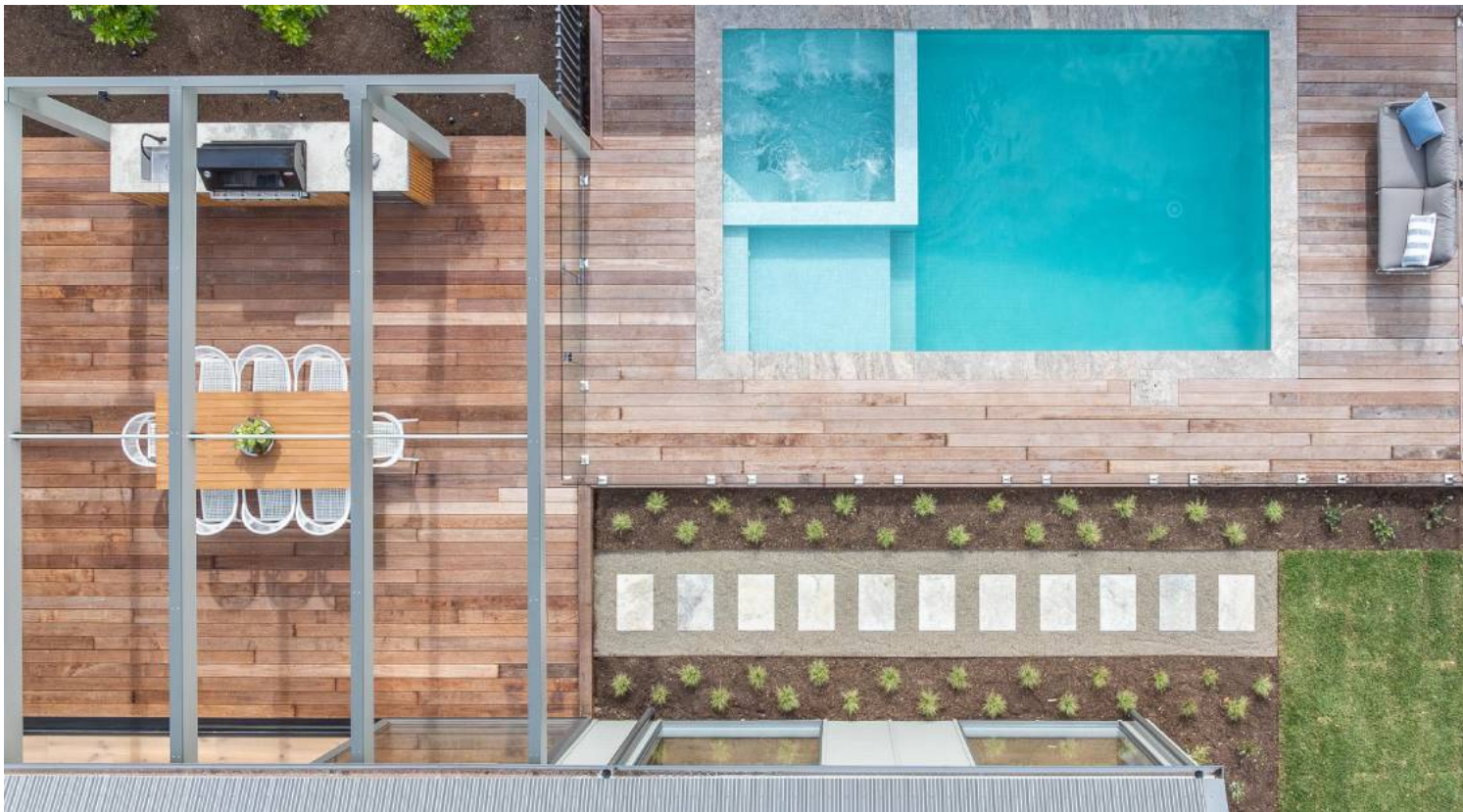
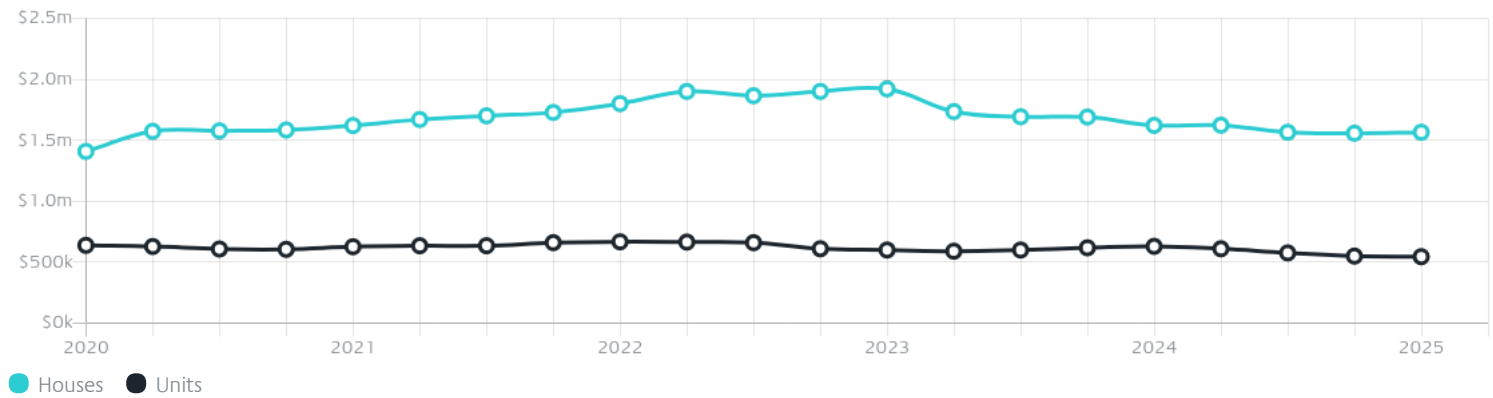
Median

\$545k

Quarterly Price Change

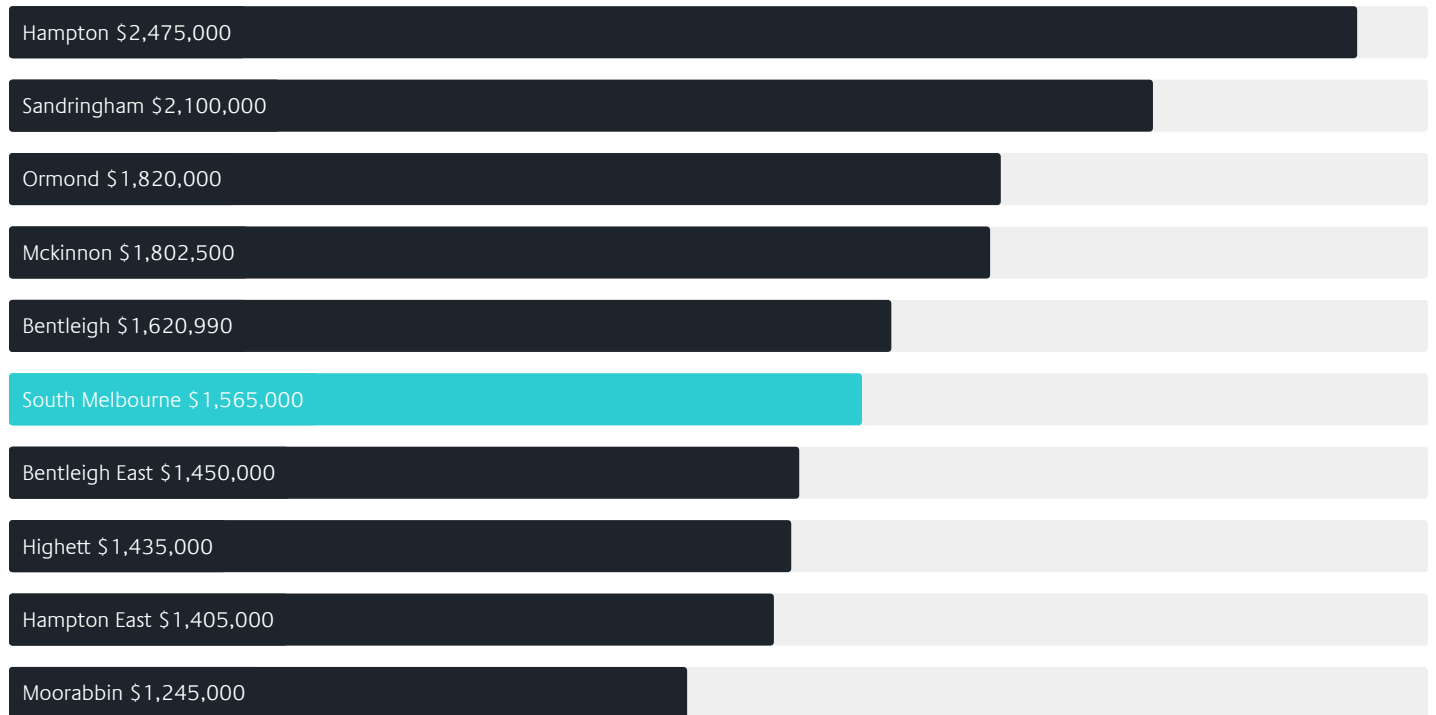
-0.90% ↓

Quarterly Price Change*

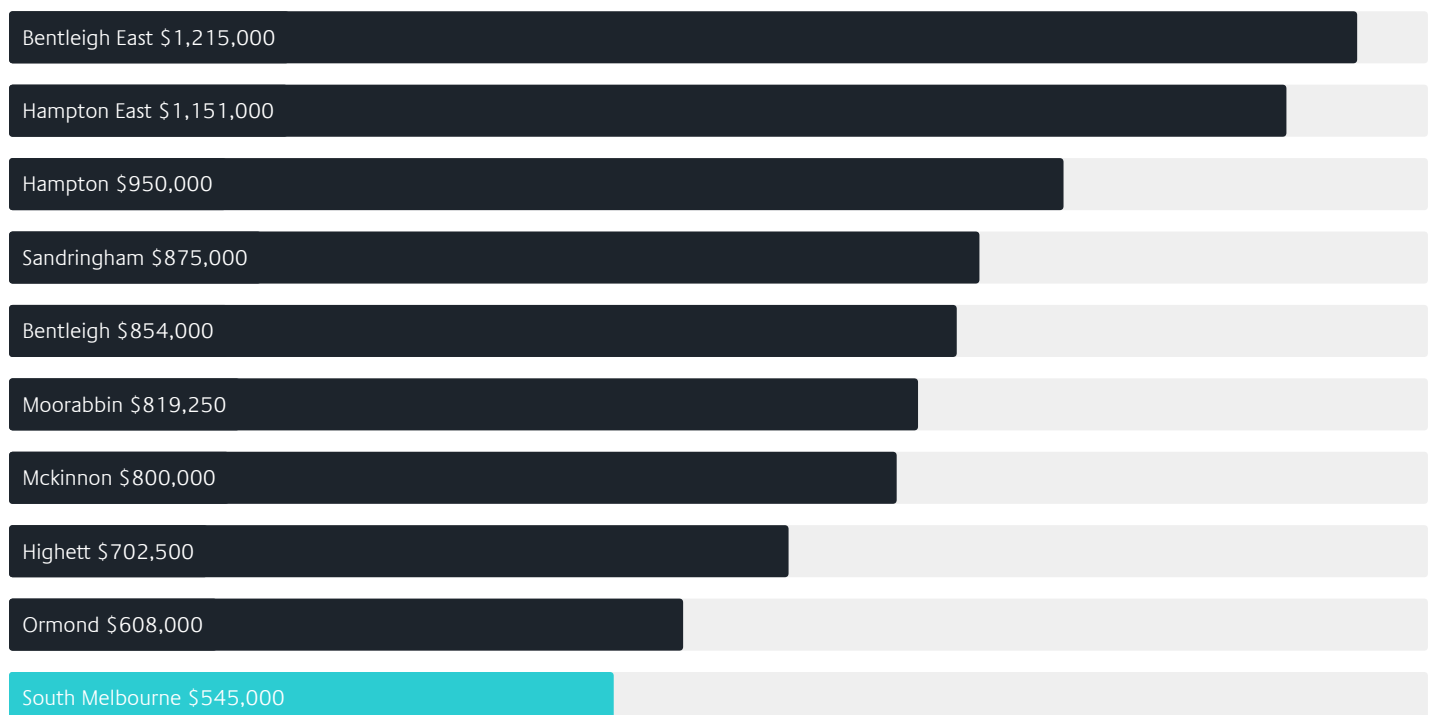


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 35%
● Private 65%

Auction Clearance Rate*

60.71%

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^








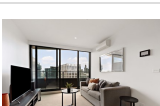
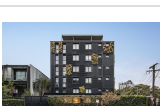
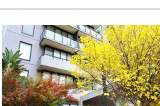


39 years

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
 26/1 Sandilands St South Melbourne	2	Apartment	\$710,000	12 Apr 2025
 711/28 Bank St South Melbourne	3	Apartment	\$790,000	12 Apr 2025
 708/148 Wells St South Melbourne	1	Apartment	\$437,500	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
 413/51-59 Thistlethwaite St South Melbourne	2	Apartment	\$635,000	09 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
 G01/142 Park St South Melbourne	3	Apartment	\$2,200,000	31 Mar 2025
 202/148 Wells St South Melbourne	1	Apartment	\$440,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1702/50 Albert Rd South Melbourne	1	Apartment	\$400,000	26 Mar 2025
 98/39 Dorcas St South Melbourne	3	Apartment	\$870,000	24 Mar 2025
 205/196 Albert Rd South Melbourne	2	Apartment	\$870,000	21 Mar 2025
 404/2-14 Albert Rd South Melbourne	1	Apartment	\$515,000	19 Mar 2025
 706/51 Thistlethwaite St South Melbourne	2	Apartment	\$915,000	14 Mar 2025
 2107/38 Albert Rd South Melbourne	1	Apartment	\$450,000	11 Mar 2025
 1805/39 Park St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$575,000	09 Mar 2025
 312/85 Market St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$525,000	07 Mar 2025
 115/39 Dorcas St South Melbourne	1	Apartment	\$437,500	05 Mar 2025
 412/38 Bank St South Melbourne	3	Apartment	\$925,000	04 Mar 2025
 83a Park St South Melbourne	3	House	\$975,000	02 Mar 2025
 62 Raglan St South Melbourne	2	House	\$1,201,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1114/52 Park St South Melbourne	1	Apartment	\$300,000	28 Feb 2025
 164 Cecil St South Melbourne	4	House	\$2,150,000	25 Feb 2025
 7 Little Tribe St South Melbourne	3	House	\$2,125,000	22 Feb 2025
 150 Napier St South Melbourne	3	House	\$2,480,000	22 Feb 2025
 424 Park St South Melbourne	2	House	\$1,565,000	22 Feb 2025
 207/274 Coventry St South Melbourne	1	Apartment	\$567,000	18 Feb 2025
 1212/38 Bank St South Melbourne	2	Apartment	\$860,000	17 Feb 2025
 36a Napier St South Melbourne	2	Apartment	\$745,000	15 Feb 2025
 128 Pickles St South Melbourne	3	House	\$1,560,000	15 Feb 2025
 9/2 Mountain St South Melbourne	2	Strata Unit/Flat	\$400,000	14 Feb 2025
 6b Napier St South Melbourne	1	Apartment	\$336,000	12 Feb 2025
 1309/50 Albert Rd South Melbourne	2	Apartment	\$595,000	12 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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