

JellisCraig

SOUTH MELBOURNE

Suburb Report

Know your neighbourhood.



SOUTH MELBOURNE SUBURB REPORT

Median House Price*

Median

\$1.57m

Quarterly Price Change

0.32% ↑

Median Unit Price*

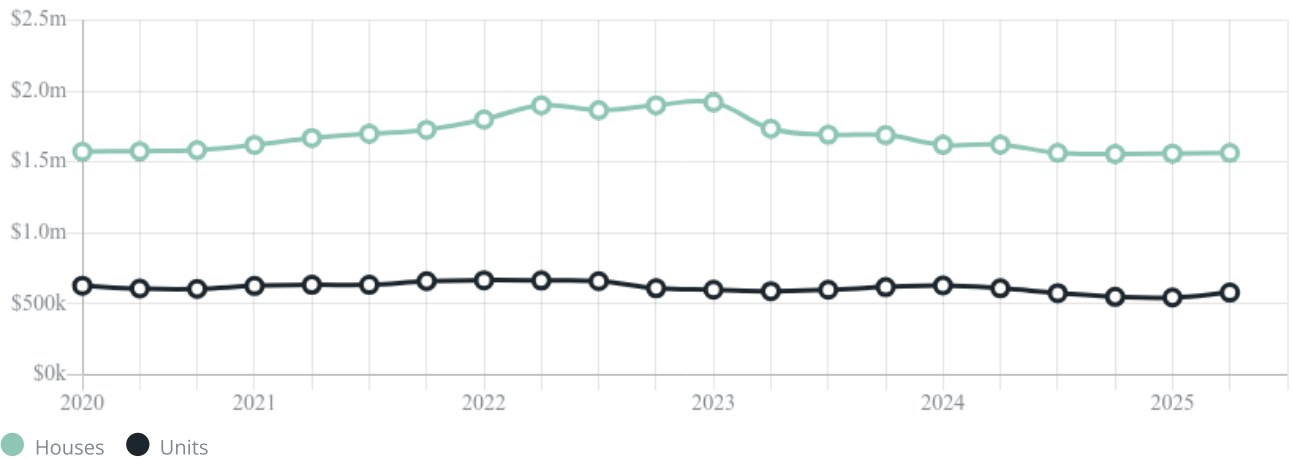
Median

\$580k

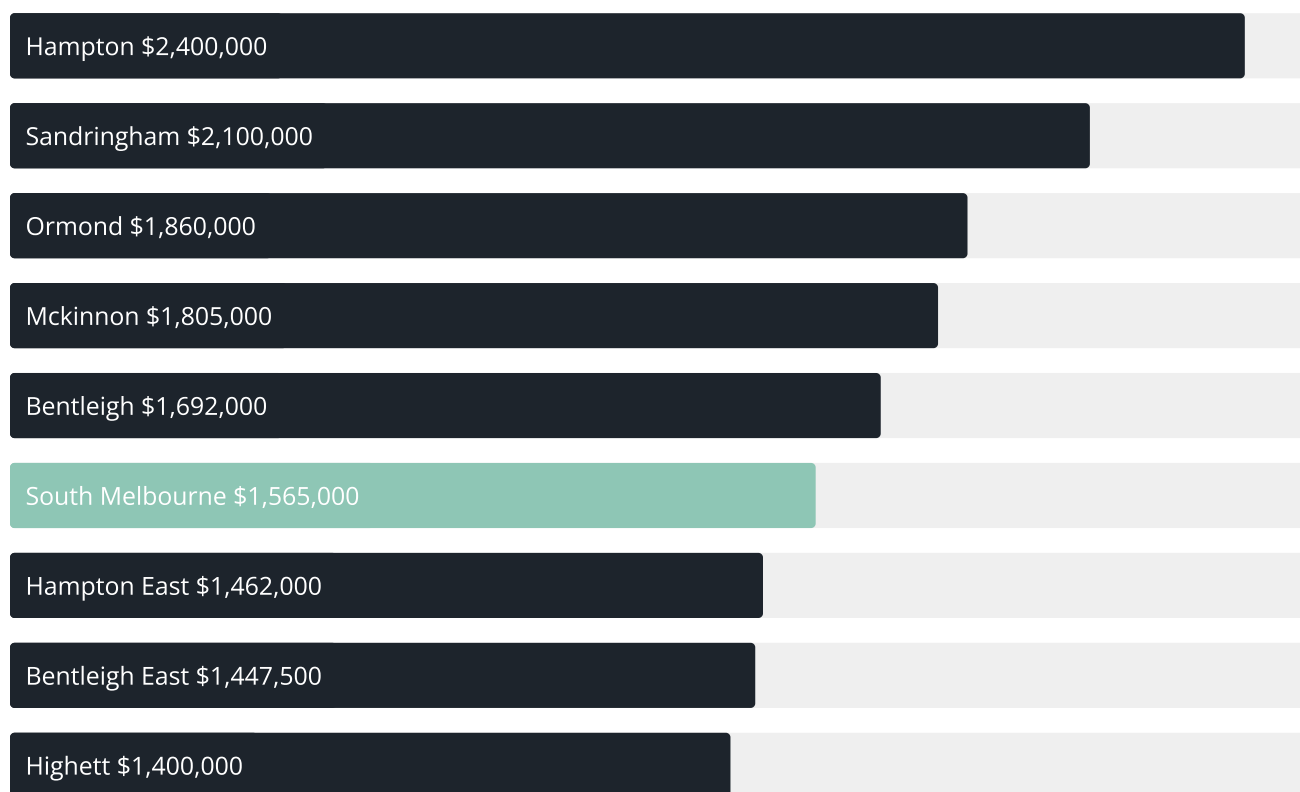
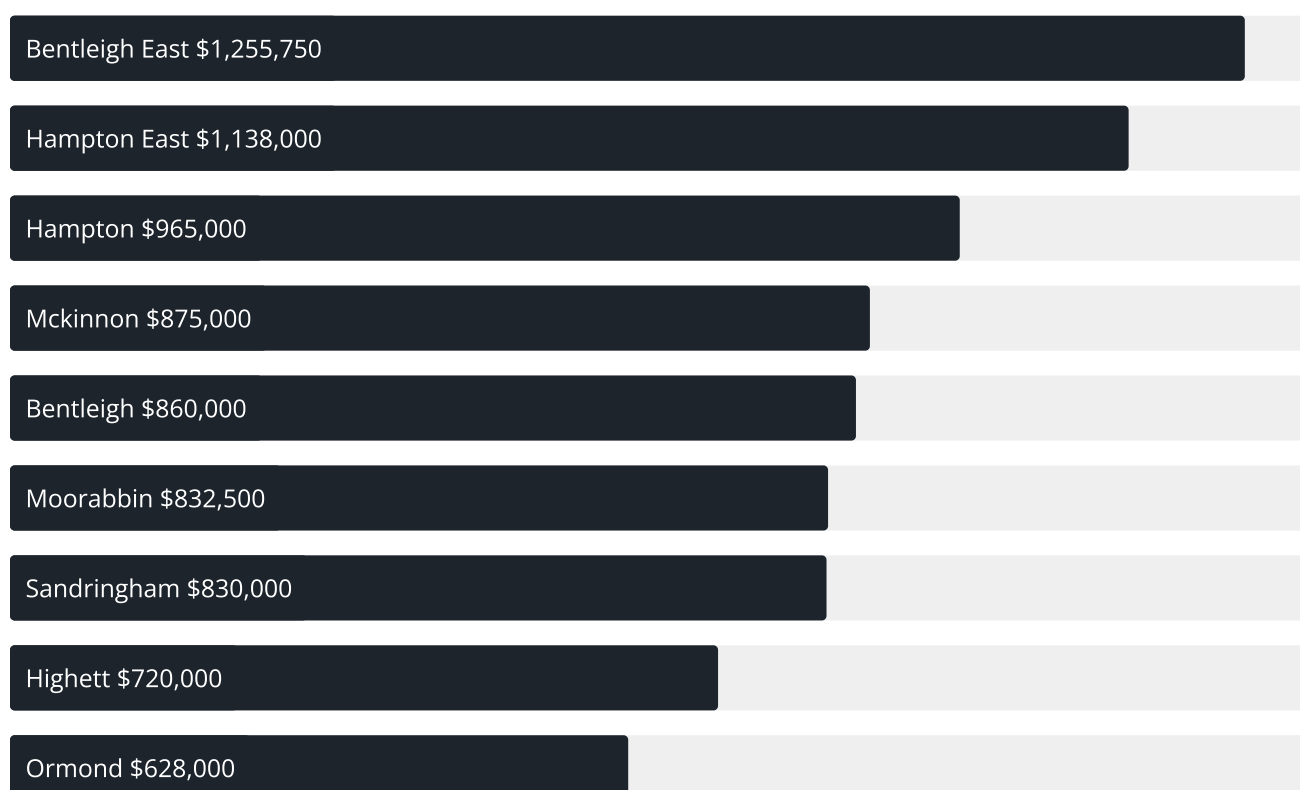
Quarterly Price Change

6.42% ↑

Quarterly Price Change*



SOUTH MELBOURNE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SOUTH MELBOURNE SUBURB REPORT

Sale Method*



● Auction 28%
● Private 72%

Auction Clearance Rate*

87.5%

Median Days on Market^

29 days

Average Hold Period*

7.8 years

Dwelling Type^



● Houses 5% ● Units 95%

Ownership^



● Owned Outright 21% ● Mortgaged 26% ● Rented 52%

Population^

11,548

Median Asking Rent per week*

\$845

Population Growth^

5.75%

Rental Yield*

2.67%

Median Age^

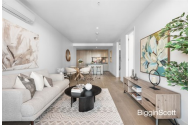







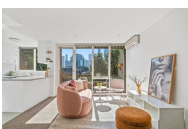

39 years

Median Household Size^











1.9 people

SOUTH MELBOURNE SUBURB REPORT











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
 1310/50 Albert Rd South Melbourne	2	Apartment	\$780,000	20 Sep 2025
 178 Napier St South Melbourne	2	House	\$940,000	20 Sep 2025
 110 Pickles St South Melbourne	2	House	\$1,261,000	20 Sep 2025
 2701/89 Gladstone St South Melbourne	2	Apartment	\$435,000	19 Sep 2025
 252 Ferrars St South Melbourne	2	House	\$1,050,000	19 Sep 2025
 2307/259 Normanby Rd South Melbourne	2	Apartment	\$915,000	17 Sep 2025
 15/192 Cecil St South Melbourne	1	Apartment	\$400,000	16 Sep 2025
 67/1 Sandilands St South Melbourne	2	Apartment	\$980,000	13 Sep 2025
 113 Park St South Melbourne	2	Apartment	\$700,000	06 Sep 2025
 1514/50 Albert Rd South Melbourne	2	Apartment	\$500,000	30 Aug 2025

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Tribe St South Melbourne	2	House	\$1,499,000	30 Aug 2025
 408/2-14 Albert Rd South Melbourne	1	Apartment	\$528,000	29 Aug 2025
 238 Moray St South Melbourne	3	House	\$1,770,000	27 Aug 2025
 612/85 Market St South Melbourne	2	Apartment	\$525,000	23 Aug 2025
 304/99 Palmerston Cr South Melbourne	1	Apartment	\$335,500	22 Aug 2025
 1705/89 Gladstone St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$495,000	19 Aug 2025
 304/244 Dorcas St South Melbourne	1	Apartment	\$435,000	18 Aug 2025
 313/54 Boundary St South Melbourne	1	Apartment	\$520,000	16 Aug 2025
 434 Park St South Melbourne	2	House	\$1,520,000	16 Aug 2025
 302/67-71 Stead St South Melbourne	1	Apartment	\$400,000	14 Aug 2025

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 202/89 Gladstone St South Melbourne	1	Apartment	\$322,500	12 Aug 2025
 603/97 Palmerston Cr South Melbourne	2	Apartment	\$525,000	11 Aug 2025
 406/79 Market St South Melbourne	2	Apartment	\$600,000	11 Aug 2025
 2307/50 Albert Rd South Melbourne	1	Apartment	\$436,000	08 Aug 2025
 2301/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$833,000	07 Aug 2025
 1003/50 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$625,000	02 Aug 2025
 907/52 Park St South Melbourne	1	Apartment	\$300,000	01 Aug 2025
 302/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$400,000	31 Jul 2025
 20a Napier St SOUTH MELBOURNE	2	Apartment	\$650,000	29 Jul 2025
 904/22 Kings Pl South Melbourne	2	Apartment	\$1,315,000	25 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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