

# 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\*

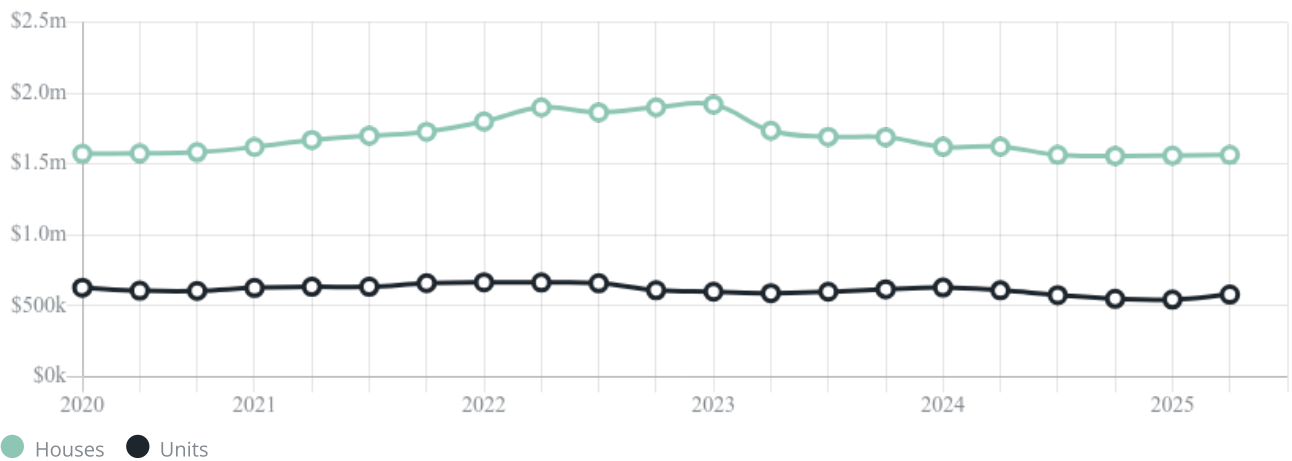
Median

\$580k

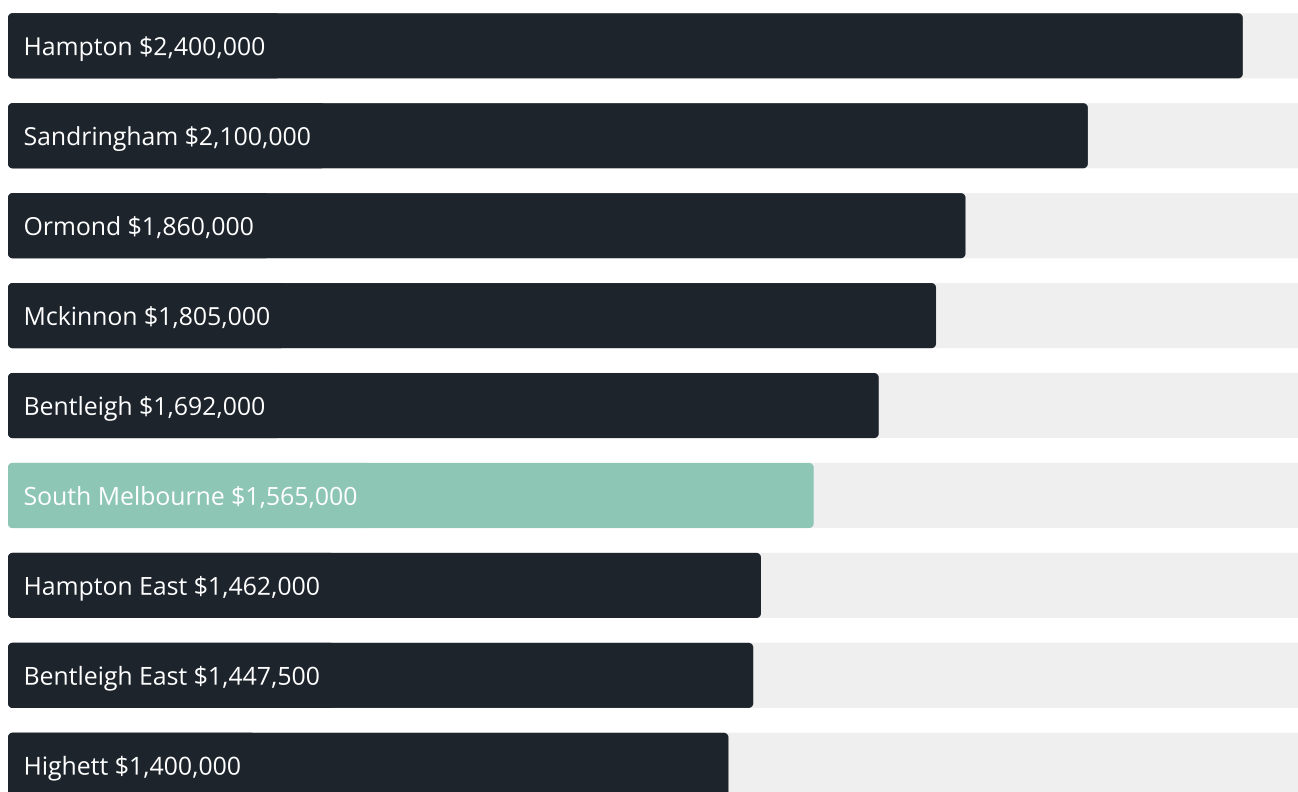
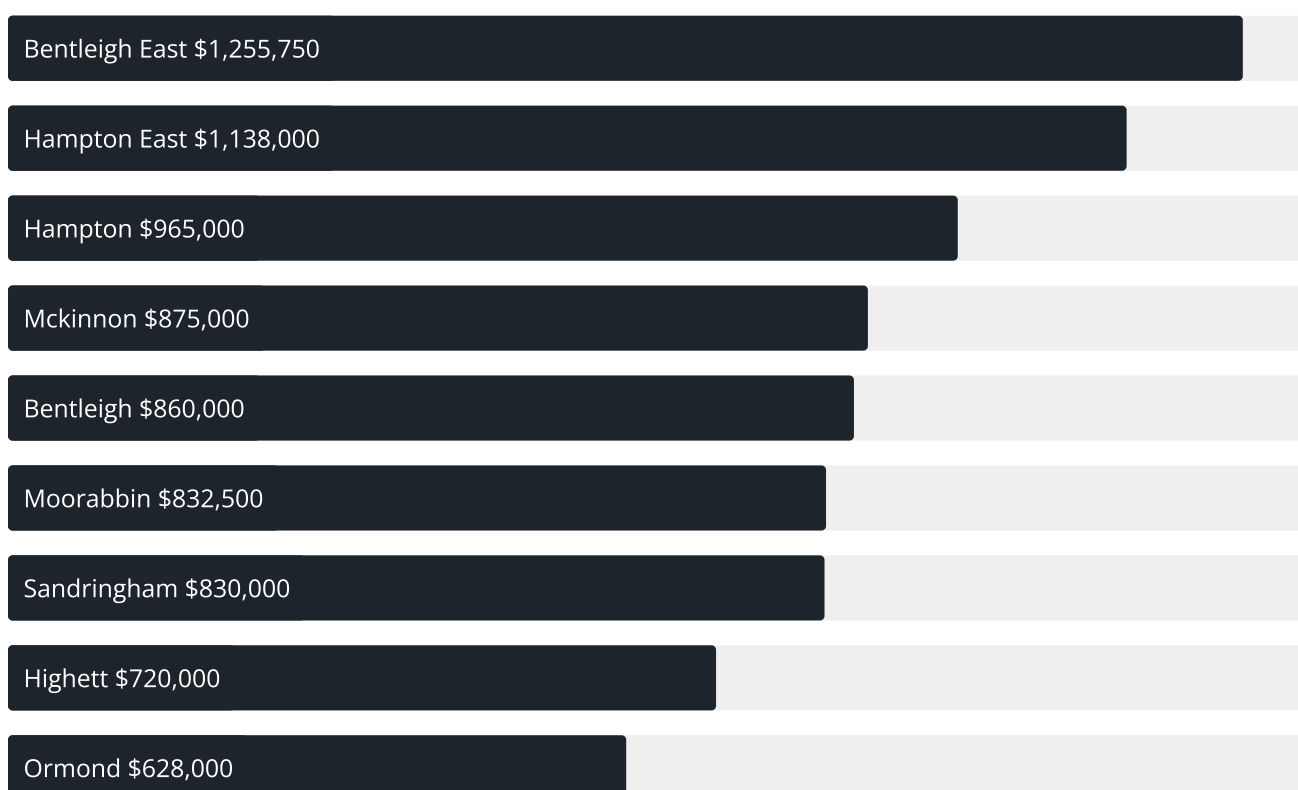
Quarterly Price Change

6.42% ↑

Quarterly Price Change\*



## SOUTH MELBOURNE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## SOUTH MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 22%  
● Private 78%

## Auction Clearance Rate\*

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**88.24%**

## Median Days on Market^

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**29 days**

## Average Hold Period\*

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**7.8 years**

## Dwelling Type^



● Houses 5% ● Units 95%

## Ownership^



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

## Population^

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**11,548**

## Median Asking Rent per week\*

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**\$845**

## Population Growth^

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**5.75%**

## Rental Yield\*

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**2.67%**

## Median Age^

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**39 years**











## Median Household Size^

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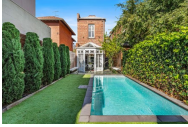








**1.9 people**

## 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 41 Tribe St South Melbourne	2	House	\$1,499,000	30 Aug 2025
 238 Moray St South Melbourne	3	House	\$1,770,000	27 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
 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
 20a Napier St SOUTH MELBOURNE	2	Apartment	\$650,000	29 Jul 2025

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 904/22 Kings Pl South Melbourne	2	Apartment	\$1,315,000	25 Jul 2025
 362 Park St South Melbourne	5	House	\$2,850,000	23 Jul 2025
 905/38 Albert Rd South Melbourne	2	Apartment	\$600,000	21 Jul 2025
 329/85 Market St South Melbourne	2	Apartment	\$580,000	18 Jul 2025
 303/51 Thistlethwaite St South Melbourne	2	Apartment	\$675,000	18 Jul 2025
 5/278 Kings Way South Melbourne	3	Townhouse	\$935,000	17 Jul 2025
 201/75 Palmerston Cr South Melbourne	2	Apartment	\$665,000	15 Jul 2025
 305/201 Ferrars St South Melbourne	1	Unit	\$630,000	14 Jul 2025
 402/244 Dorcas St South Melbourne	1	Apartment	\$580,500	14 Jul 2025
 61/69 Dorcas St South Melbourne	2	Apartment	\$750,000	12 Jul 2025

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 508/39 Park St South Melbourne	2	Apartment	\$425,000	11 Jul 2025
 201/274 Coventry St South Melbourne	1	Apartment	\$570,000	10 Jul 2025
 1405/89 Gladstone St South Melbourne	2	Apartment	\$520,000	09 Jul 2025
 65 Cobden St South Melbourne	2	House	\$1,153,000	09 Jul 2025
 1902/259 Normanby Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$879,000	08 Jul 2025
 503/274 Coventry St South Melbourne	2	Apartment	\$1,475,000	08 Jul 2025
 16 Queen St SOUTH MELBOURNE	2	House	\$1,275,000	08 Jul 2025
 121/69 Dorcas St South Melbourne	2	Apartment	\$875,000	04 Jul 2025
 2805/50 Albert Rd South Melbourne	3	Unit	\$1,470,000	02 Jul 2025
 1103/28 Bank St South Melbourne	2	Apartment	\$575,000	30 Jun 2025





[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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