

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.28m**

Quarterly Price Change

**9.90% ↑**

## Median Unit Price\*

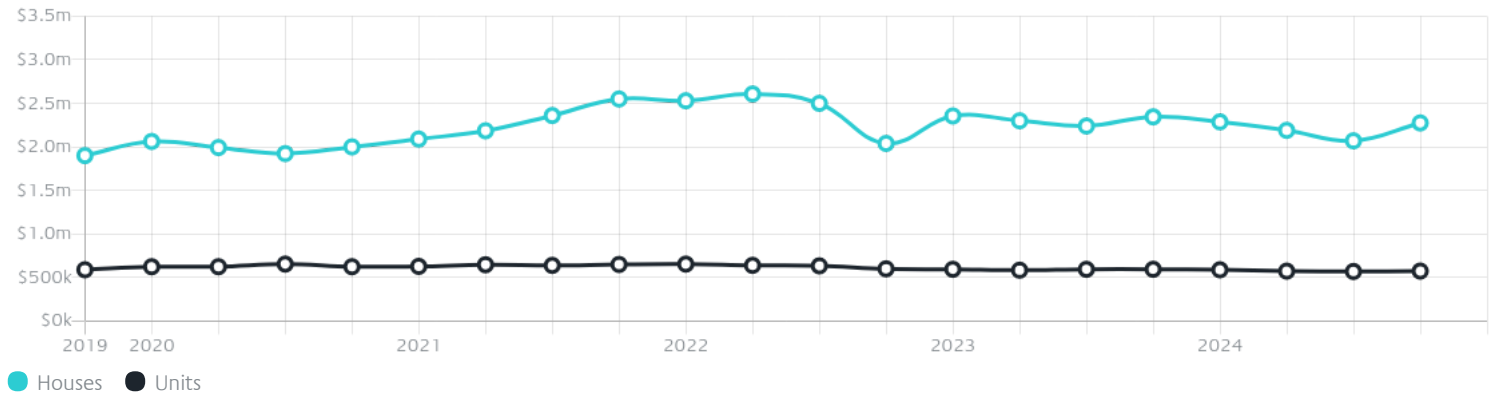
Median

**\$575k**

Quarterly Price Change

**0.78% ↑**

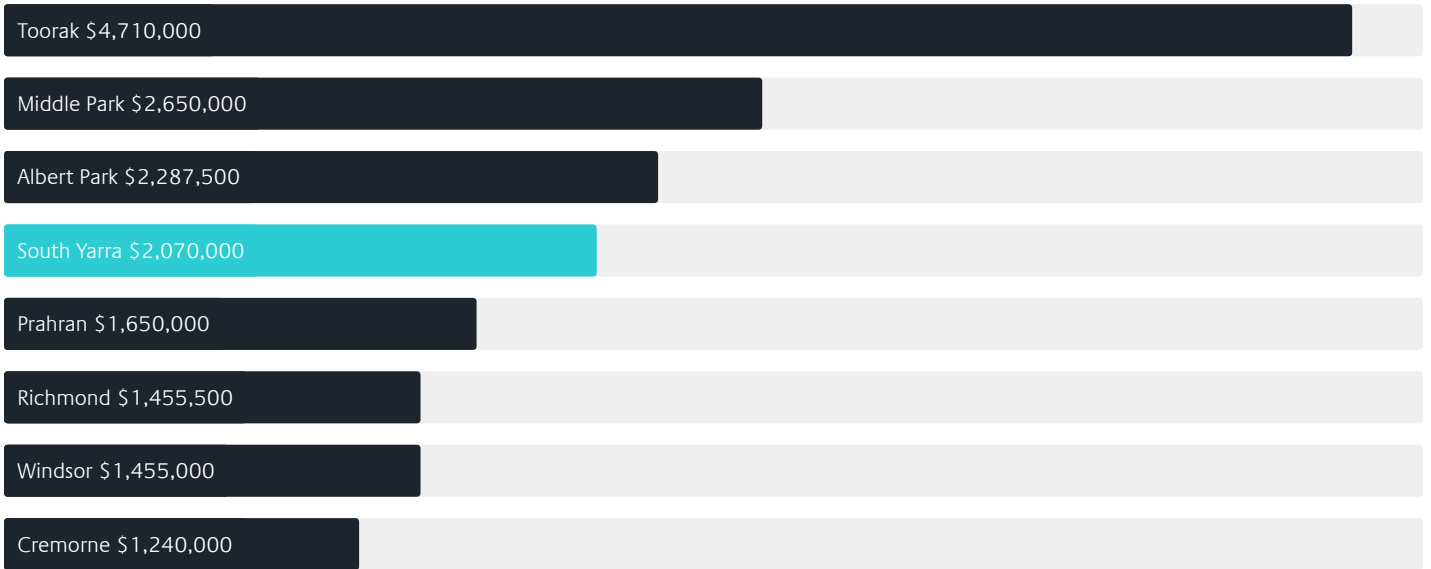
## Quarterly Price Change\*



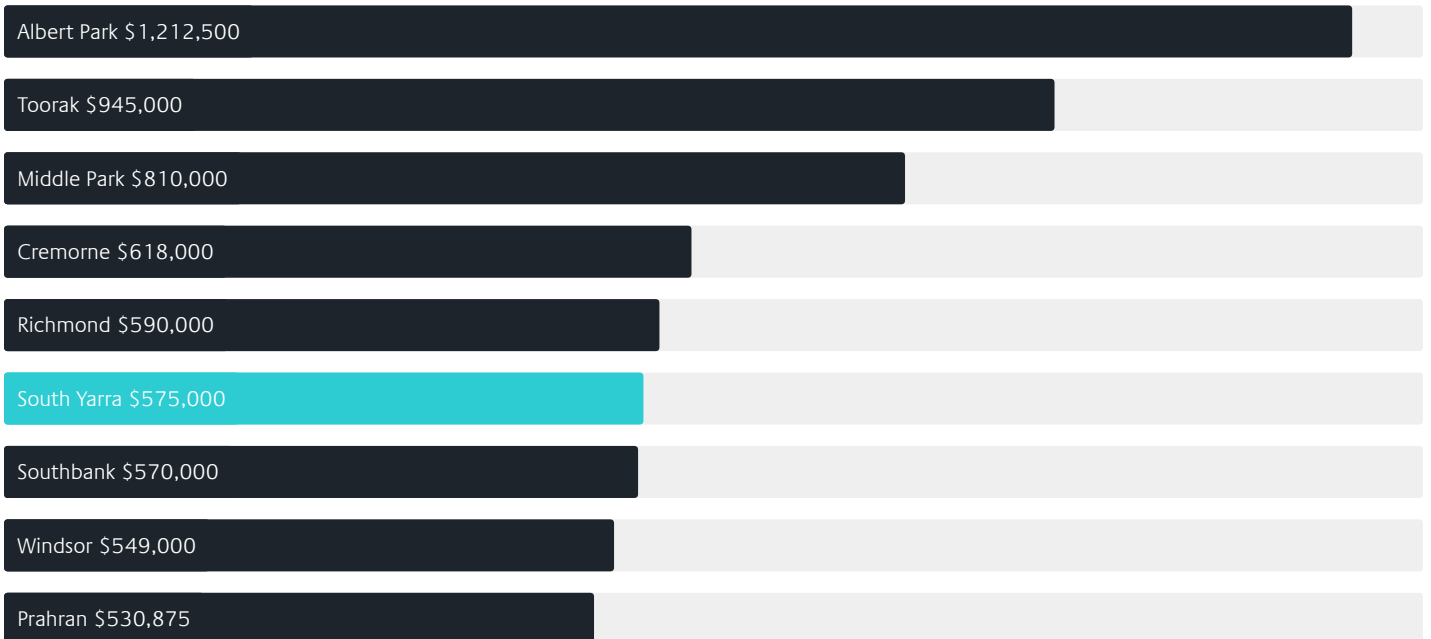
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 26%  
● Private 74%

Auction Clearance Rate<sup>\*</sup>

83.78%

Median Days on Market<sup>^</sup>

34 days

Average Hold Period<sup>\*</sup>

6.9 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 7% ● Units 93%

Ownership<sup>^</sup>



● Owned Outright 20% ● Mortgaged 20% ● Rented 61%

Population<sup>^</sup>

25,028

Median Asking Rent per week<sup>\*</sup>

\$900

Population Growth<sup>^</sup>

-0.47%

Rental Yield<sup>\*</sup>

2.22%

Median Age<sup>^</sup>











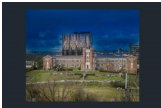

33 years

Median Household Size<sup>^</sup>











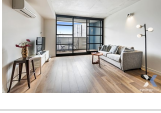

1.7 people

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

Address	Bedrooms	Type	Price	Sold
 1602/7 Yarra St South Yarra	2	Apartment	\$646,000	22 Feb 2025
 418/681 Chapel St South Yarra	1	Apartment	\$385,000	20 Feb 2025
 7/79 Alexandra Av South Yarra	2	Unit	\$601,000	20 Feb 2025
 213/77 River St South Yarra	1	Apartment	\$390,000	16 Feb 2025
 306/20 Garden St South Yarra	1	Apartment	\$330,000	14 Feb 2025
 103/77 River St South Yarra	1	Apartment	\$335,000	11 Feb 2025
 2508/3 Yarra St South Yarra	2	Apartment	\$585,000	06 Feb 2025
 4/4 Ralston St South Yarra	1	Apartment	\$440,000	06 Feb 2025
 514/7 Claremont St South Yarra	2	Apartment	\$520,000	05 Feb 2025
 2703/35 Malcolm St South Yarra	2	Apartment	\$920,000	04 Feb 2025
 309/52 Darling St South Yarra	1	Strata Unit/Flat	\$460,000	29 Jan 2025
 36a Hardy St South Yarra	3	Unit	\$1,355,000	26 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1905/229 Toorak Rd South Yarra	2	Apartment	\$595,000	25 Jan 2025
 208/8 Daly St South Yarra	2	Apartment	\$525,000	24 Jan 2025
 10/20 Cromwell Rd South Yarra	1	Strata Unit/Flat	\$395,999	24 Jan 2025
 6/10 Affleck St South Yarra	1	Apartment	\$339,500	21 Jan 2025
 207/8 Garden St South Yarra	1	Apartment	\$410,000	21 Jan 2025
 7/35 Phoenix St South Yarra	1	Strata Unit/Flat	\$445,000	21 Jan 2025
 406/9 Darling St South Yarra	1	Apartment	\$360,000	20 Jan 2025
 509/1 Almeida Cr South Yarra	1	Apartment	\$575,000	20 Jan 2025
 16/77 River St South Yarra	1	Strata Unit/Flat	\$370,000	20 Jan 2025
 510/9 Darling St South Yarra	2	Apartment	\$575,000	20 Jan 2025
 304/25 Wilson St South Yarra	1	Apartment	\$330,000	18 Jan 2025
 203/227 Toorak Rd South Yarra	2	Apartment	\$565,000	17 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2105/35 Malcolm St South Yarra	2	Apartment	\$572,500	15 Jan 2025
 303/681 Chapel St South Yarra	2	Apartment	\$640,000	15 Jan 2025
 304/79 River St South Yarra	2	Apartment	\$1,080,000	15 Jan 2025
 623/8 Daly St South Yarra	2	Strata Unit/Flat	\$600,000	13 Jan 2025
 1104/1 Clara St South Yarra	1	Apartment	\$450,000	10 Jan 2025
 8/23 Avoca St South Yarra	1	Apartment	\$260,000	01 Jan 2025
 1002/8 Daly St South Yarra	2	Strata Unit/Flat	\$540,000	30 Dec 2024
 1c/381 Toorak Rd South Yarra	2	Strata Unit/Flat	\$700,000	24 Dec 2024
 3/11-17 Leopold St South Yarra	2	Apartment	\$780,000	24 Dec 2024
 11/382 Toorak Rd South Yarra	3	Apartment	\$850,000	23 Dec 2024
 17F Stables La South Yarra	3	House	\$1,490,000	23 Dec 2024
 8/23 Alexandra Av South Yarra	1	Strata Unit/Flat	\$590,000	23 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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