

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median Unit Price\*

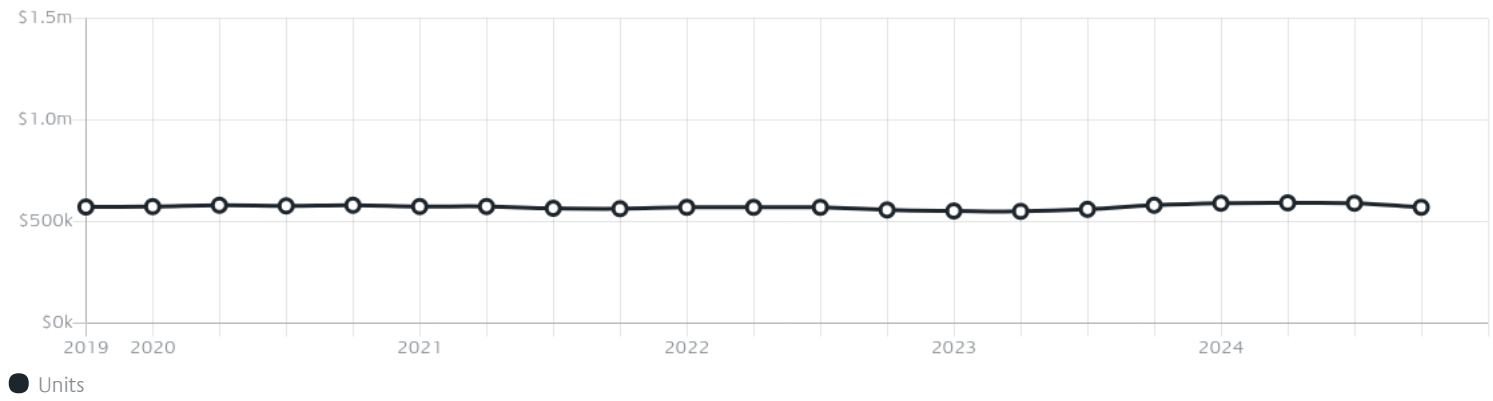
Median

**\$570k**

Quarterly Price Change

**-3.38% ↓**

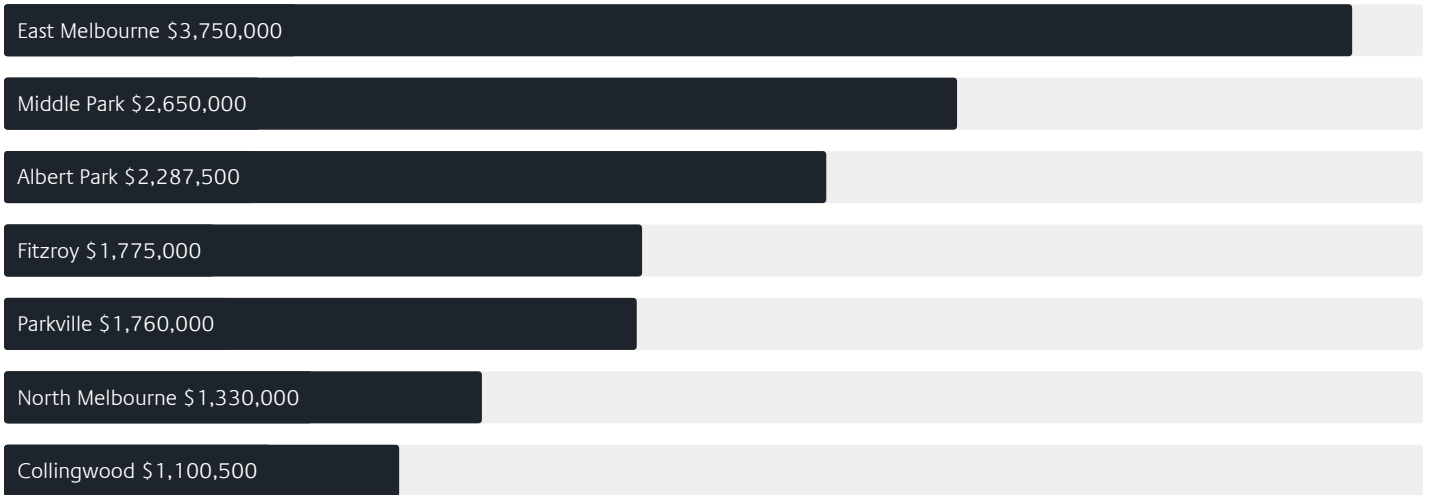
## Quarterly Price Change\*



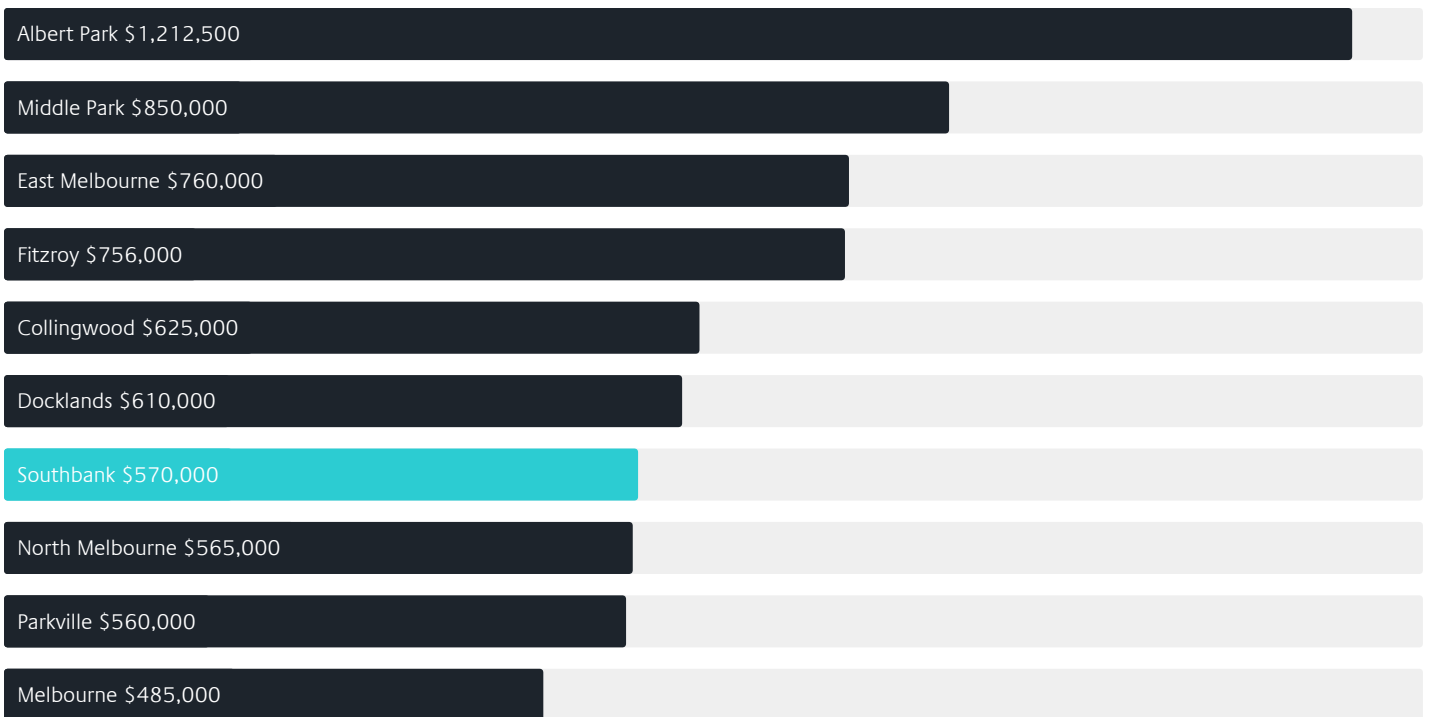
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 4%  
● Private 96%

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

87.5%

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

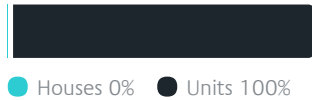
79 days

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

7.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 0% ● Units 100%

Ownership<sup>^</sup>



● Owned Outright 14% ● Mortgaged 19% ● Rented 67%

Population<sup>^</sup>

22,631

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

\$640

Population Growth<sup>^</sup>

20.96%

Rental Yield<sup>\*</sup>

2.68%

Median Age<sup>^</sup>













31 years

Median Household Size<sup>^</sup>









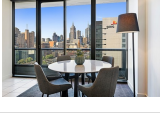
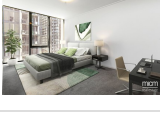
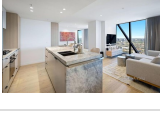

1.8 people

# Sold Properties~










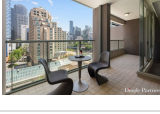
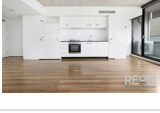

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4508/45 Clarke St Southbank	2	Apartment	\$675,000	31 Mar 2025
 209/79 Whiteman St Southbank	2	Apartment	\$616,000	28 Mar 2025
 1706/18 Hoff Blvd Southbank	2	Apartment	\$545,000	28 Mar 2025
 1602/33 Coventry St Southbank	1	Apartment	\$298,000	27 Mar 2025
 3103/118 Kavanagh St Southbank	1	Apartment	\$380,000	26 Mar 2025
 309/173 City Rd Southbank	2	Apartment	\$725,000	26 Mar 2025
 1712/105 Clarendon St Southbank	2	Apartment	\$408,000	20 Mar 2025
 213/99 Whiteman St Southbank	1	Apartment	\$460,000	19 Mar 2025
 3408/18 Hoff Blvd Southbank	2	Apartment	\$550,000	18 Mar 2025
 1208/180 City Rd Southbank	2	Apartment	\$570,000	17 Mar 2025
 3801/81 City Rd Southbank	3	Apartment	\$1,050,000	17 Mar 2025
 809/25 Coventry St Southbank	1	Apartment	\$310,000	14 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2207/241 City Rd Southbank	2	Apartment	\$509,000	12 Mar 2025
 3301E/42-48 Balston St Southbank	2	Apartment	\$430,000	09 Mar 2025
 69/88 Kavanagh St Southbank	1	Apartment	\$400,000	07 Mar 2025
 3007/151 City Rd Southbank	1	Apartment	\$360,000	07 Mar 2025
 1007/9 Power St Southbank	2	Apartment	\$730,000	05 Mar 2025
 121/100 Kavanagh St Southbank	3	Apartment	\$842,500	05 Mar 2025
 2/96 Wells St Southbank	2	Apartment	\$706,800	05 Mar 2025
 1611/1 Balston St Southbank	2	Apartment	\$608,033	05 Mar 2025
 1803/1 Freshwater Pl Southbank	2	Apartment	\$630,000	05 Mar 2025
 123/183 City Rd Southbank	2	Apartment	\$618,000	05 Mar 2025
 3105/201 Normanby Rd Southbank	3	Apartment	\$1,015,000	05 Mar 2025
 207/79 Whiteman St Southbank	3	Apartment	\$890,000	04 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 149/88 Southbank Blvd Southbank	2	Apartment	\$600,000	03 Mar 2025
 2210/9 Power St Southbank	2	Apartment	\$500,000	03 Mar 2025
 34 Kavanagh St Southbank	2	Apartment	\$437,000	01 Mar 2025
 2400/180 City Rd Southbank	1	Apartment	\$460,000	28 Feb 2025
 6601/35 Queens Bridge St Southbank	4	Flat/Unit/Apartment	\$13,550,000	28 Feb 2025
 209/22 Kavanagh St Southbank	1	Apartment	\$375,000	28 Feb 2025
 4401/45 Clarke St Southbank	2	Apartment	\$617,000	28 Feb 2025
 1407/50 Haig St Southbank	1	Apartment	\$375,000	27 Feb 2025
 225/88 Kavanagh St SOUTHBANK	3	Apartment	\$930,000	27 Feb 2025
 1501/26 Southgate Av Southbank	1	Apartment	\$510,000	27 Feb 2025
 307/152 Sturt St Southbank	2	Apartment	\$635,000	26 Feb 2025
 1710/83 Queensbridge St Southbank	2	Apartment	\$655,000	26 Feb 2025

# Jellis Craig

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03 8644 5500

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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