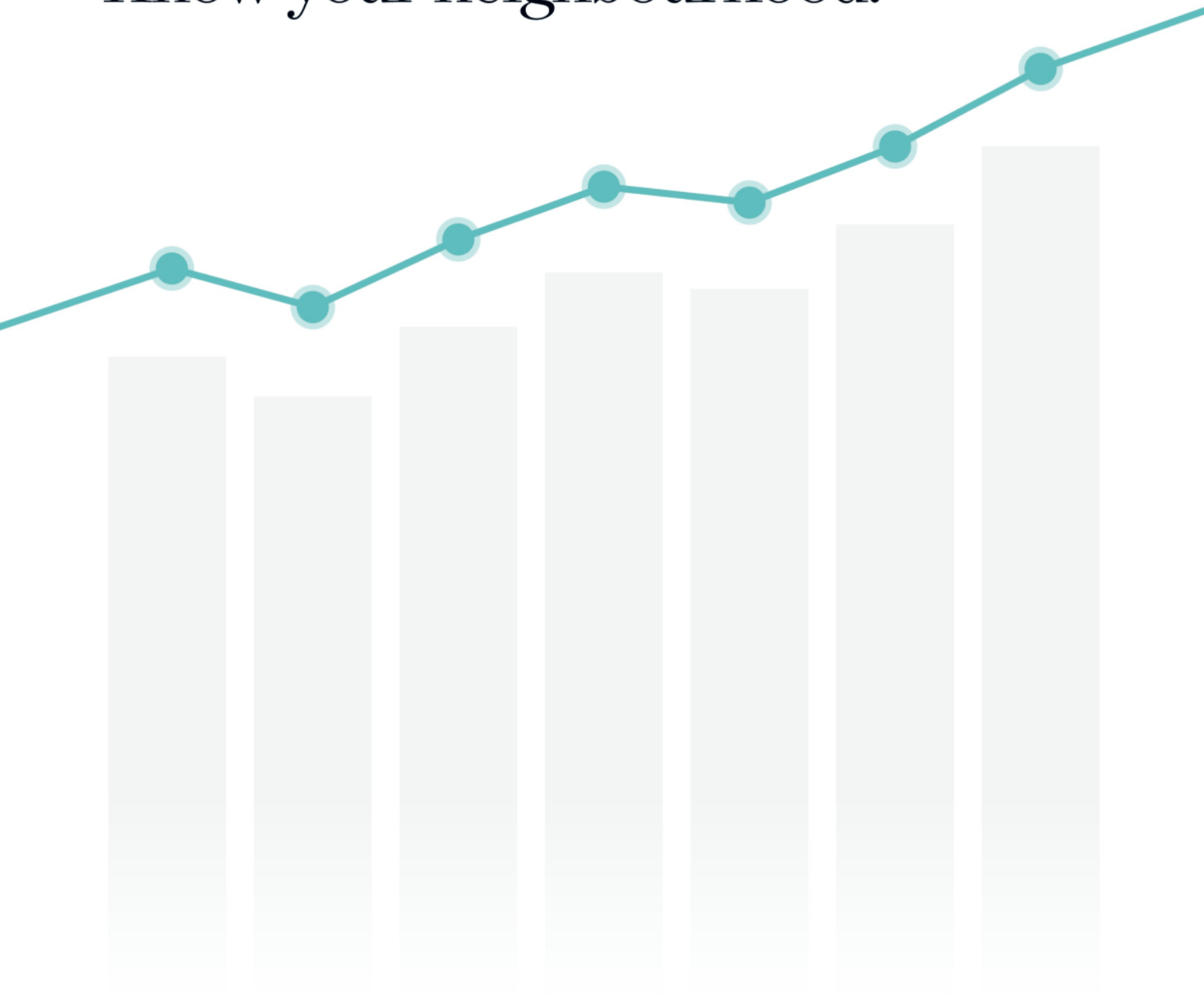


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.12m**

Quarterly Price Change

**-14.68% ↓**

## Median Unit Price\*

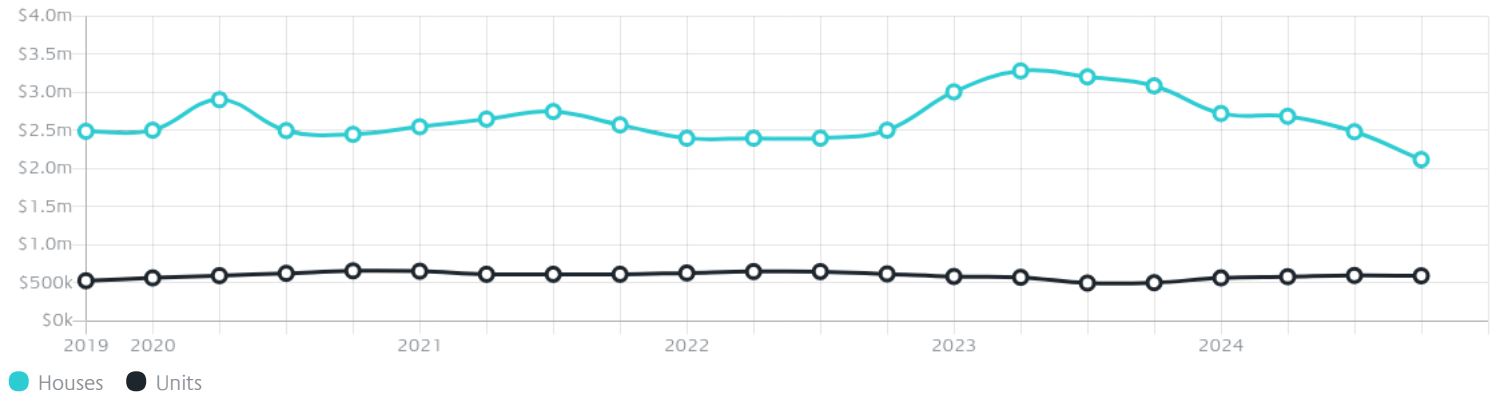
Median

**\$595k**

Quarterly Price Change

**-0.83% ↓**

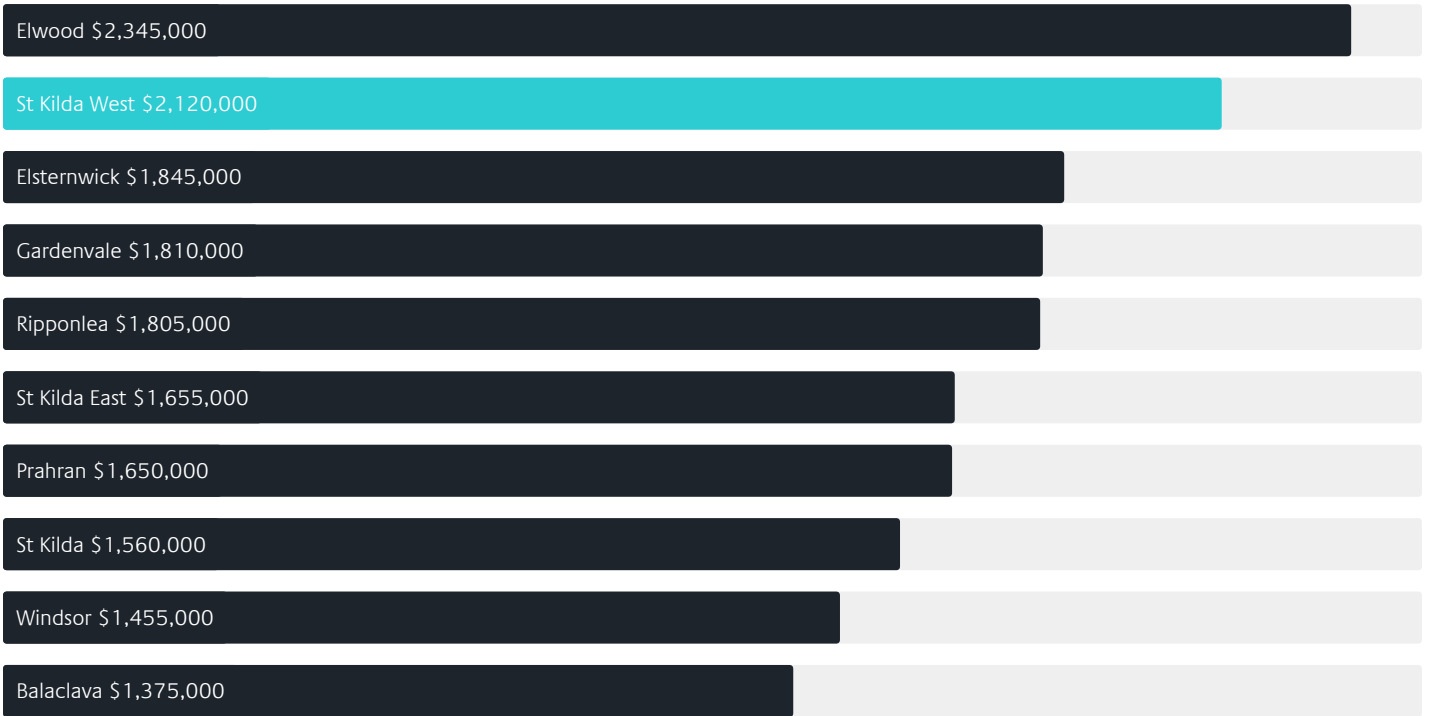
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 18%  
● Private 82%

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

75%

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

28 days

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

7.3 years

# Insights

Dwelling Type<sup>^</sup>



● Houses 8% ● Units 92%

Ownership<sup>^</sup>



● Owned Outright 25% ● Mortgaged 26% ● Rented 48%

Population<sup>^</sup>

2,951

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

\$1,300

Population Growth<sup>^</sup>

-6.67%

Rental Yield<sup>\*</sup>

2.89%

Median Age<sup>^</sup>











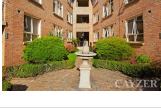

40 years

Median Household Size<sup>^</sup>











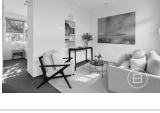

1.9 people

# Sold Properties~









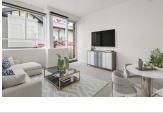

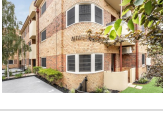

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 6/225 Canterbury Rd St Kilda West	1	Unit	\$347,000	24 Jan 2025
 3/4 Park St St Kilda West	1	Apartment	\$199,000	07 Jan 2025
 18/3 Cowderoy St St Kilda West	1	Apartment	\$550,000	02 Jan 2025
 8/340 Beaconsfield Pde St Kilda West	1	Strata Flat - Single OYO Flat	\$340,000	23 Dec 2024
 5/24 Park St St Kilda West	2	Apartment	\$1,054,000	07 Dec 2024
 10/225 Canterbury Rd St Kilda West	2	Apartment	\$620,000	06 Dec 2024
 276 Canterbury Rd St Kilda West	4	House	\$1,600,000	04 Dec 2024
 7/25 York St St Kilda West	2	Apartment	\$631,000	03 Dec 2024
 50 York St St Kilda West	4	House - Terrace	\$4,480,000	29 Nov 2024
 19/86 Park St St Kilda West	2	Apartment	\$435,000	29 Nov 2024
 2/65-67 Park St St Kilda West	2	Apartment	\$645,000	28 Nov 2024
 25/107 Park St St Kilda West	1	Subdivided Flat - Single OYO Flat	\$465,000	26 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 108/363 Beaconsfield Pde ST KILDA WEST	1	Apartment	\$420,000	22 Nov 2024
 11/347 Beaconsfield Pde St Kilda West	2	Apartment	\$1,760,000	20 Nov 2024
 4/12 York St St Kilda West	2	Unit	\$625,000	12 Nov 2024
 2/65 Park St St Kilda West	2	Strata Unit/Flat	\$645,000	12 Nov 2024
 4/4 Park St St Kilda West	1	Studio Apartment	\$195,000	11 Nov 2024
 1/340 Beaconsfield Pde St Kilda West	1	Apartment	\$315,000	31 Oct 2024
 51/333 Beaconsfield Pde St Kilda West	2	Apartment	\$925,000	28 Oct 2024
 50/343 Beaconsfield Pde St Kilda West	2	Unit	\$850,000	24 Oct 2024
 1/136 Park St St Kilda West	2	Strata Flat - Single OYO Flat	\$666,000	18 Oct 2024
 2/41 Park St St Kilda West	1	Unit	\$390,000	14 Oct 2024
 204/363 Beaconsfield Pde ST KILDA WEST	1	Apartment	\$250,000	09 Oct 2024
 32/82 Park St St Kilda West	1	Apartment	\$450,000	07 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 296 Canterbury Rd St Kilda West	3	House	\$1,425,000	21 Sep 2024
 13/340 Beaconsfield Pde St Kilda West	1	Unit	\$350,000	20 Sep 2024
 340 Canterbury Rd St Kilda West	3	House	\$2,120,000	20 Sep 2024
 21/333 Beaconsfield Pde St Kilda West	2	Unit	\$905,088	16 Sep 2024
 23/233 Canterbury Rd St Kilda West	1	Apartment	\$340,000	13 Sep 2024
 13/347 Beaconsfield Pde St Kilda West	2	Apartment	\$1,024,000	12 Sep 2024
 16/102 Park St ST KILDA WEST	1	Unit	\$413,000	10 Sep 2024
 42 York St St Kilda West	3	House	\$3,300,000	07 Sep 2024
 7/108 Park St St Kilda West	1	Unit	\$465,000	04 Sep 2024
 6/321 Beaconsfield Pde St Kilda West	1	Apartment	\$526,000	31 Aug 2024
 4/83 Park St St Kilda West	2	Unit	\$600,000	29 Aug 2024
 33/197 Canterbury Rd St Kilda West	1	Apartment	\$572,500	27 Aug 2024

# Jellis Craig

Port Phillip Office  
332 Montague Street, Albert Park  
03 8644 5500

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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