



Camberwell

# Suburb Report



Your connection to property insights



**JellisCraig**

CAMBERWELL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.45m

Quarterly price change

-3.82% ↓

Median unit price<sup>1</sup>

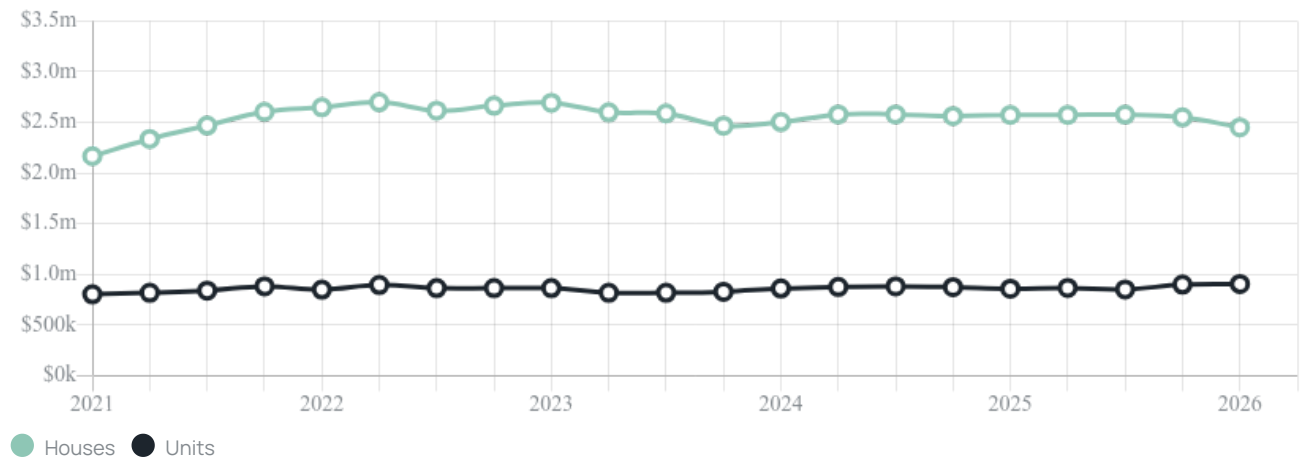
Median

\$907k

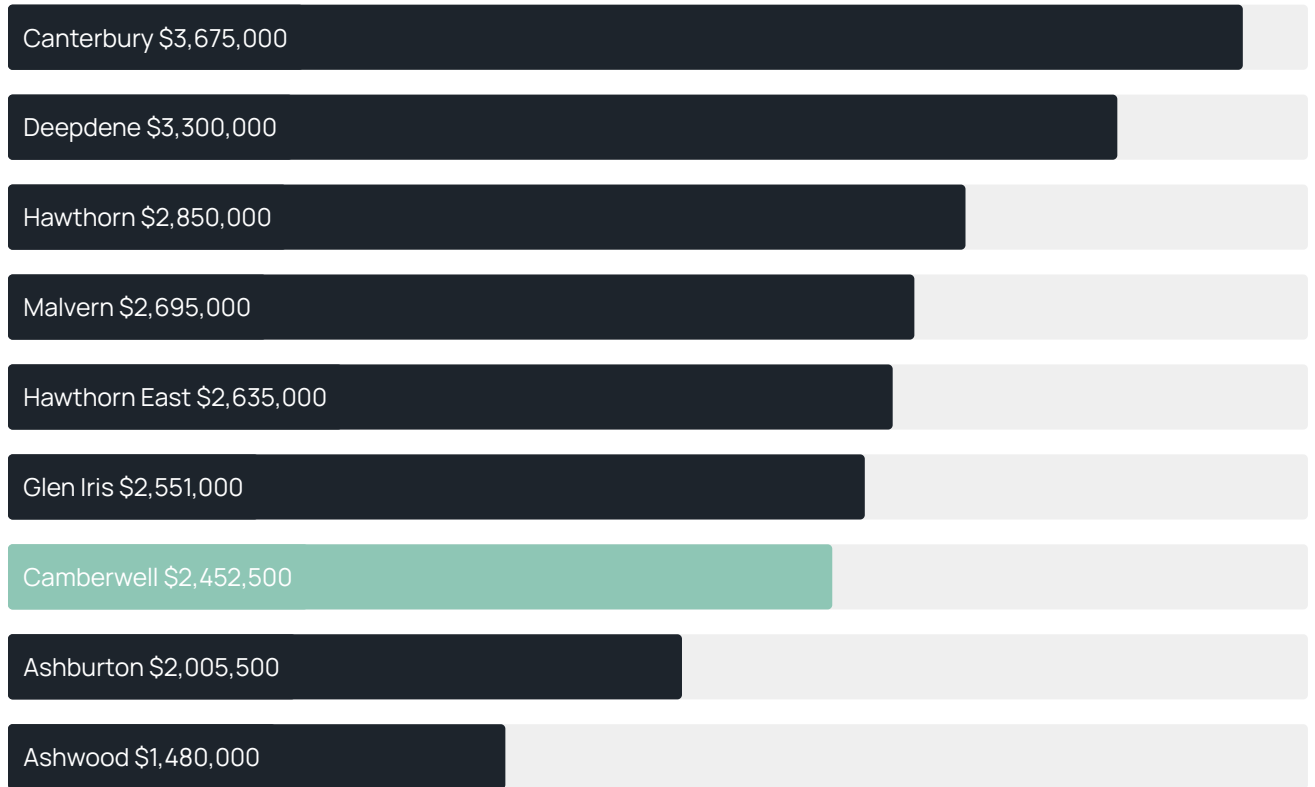
Quarterly price change

0.77% ↑

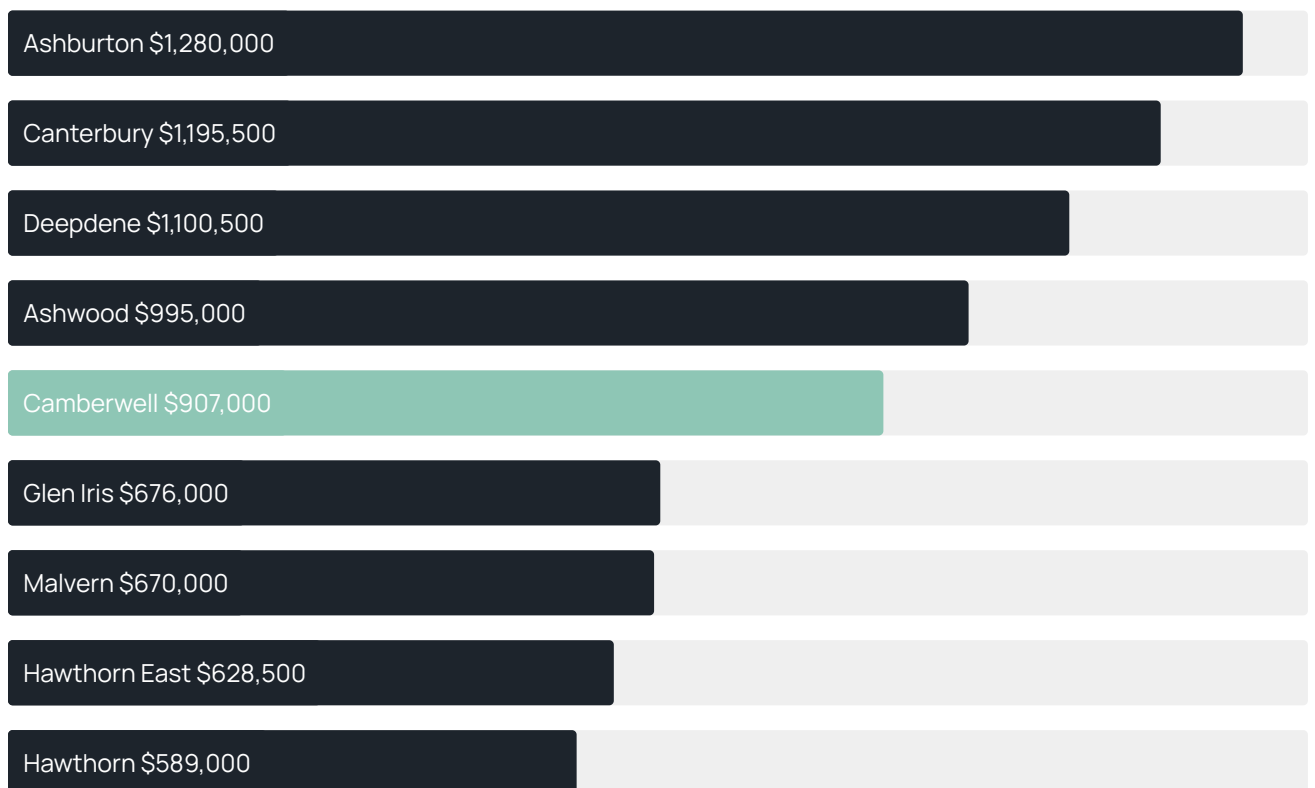
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 66%  
● Private 34%

Auction clearance rate<sup>3</sup>

62.96%

Median days on market<sup>3</sup>

27 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

27 groups

Average hold period<sup>1</sup>

6.5 years

Dwelling type<sup>5</sup>



● Houses 60% ● Units 40%

Ownership<sup>5</sup>



● Owned outright 46% ● Mortgaged 32% ● Rented 23%

Population<sup>5</sup>

21,965

Median asking rent<sup>1</sup>

\$1,150 per week

Population growth<sup>5</sup>

-0.53%

Rental yield<sup>1</sup>

1.92%

Median age<sup>5</sup>

43 years











Median household size<sup>5</sup>

2.6 people











CAMBERWELL SUBURB REPORT

## Recent Camberwell sales











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/suburb-reports](http://jellisraig.com.au/suburb-reports)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  3/5 Stornoway Rd<br>Camberwell         | 3        | Unit      | \$1,050,000 | 21 Apr 2026 |
|  1/13 Hazel St<br>Camberwell            | 3        | House     | \$1,639,888 | 18 Apr 2026 |
|  3/20 Oxford St<br>Camberwell           | 4        | Townhouse | \$1,597,000 | 11 Apr 2026 |
|  699 Riversdale Rd<br>Camberwell       | 4        | House     | \$2,470,000 | 29 Mar 2026 |
|  5 Lansell Cr<br>Camberwell           | 3        | House     | \$2,470,000 | 28 Mar 2026 |
|  633 Riversdale Rd<br>Camberwell      | 5        | House     | \$3,155,000 | 28 Mar 2026 |
|  11 Rowell Av<br>Camberwell           | 5        | House     | \$3,478,000 | 28 Mar 2026 |
|  104 Glyndon Rd<br>Camberwell         | 4        | House     | \$2,300,000 | 27 Mar 2026 |
|  1/455 Camberwell<br>Rd<br>Camberwell | 3        | House     | \$1,512,500 | 26 Mar 2026 |
|  16 Warburton Rd<br>Camberwell        | 3        | House     | \$1,950,000 | 26 Mar 2026 |

## CAMBERWELL SUBURB REPORT

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  37 Bowen St<br>Camberwell      | 4        | House     | \$2,775,000 | 25 Mar 2026 |
|  38 Christowel St<br>Camberwell | 3        | House     | \$2,250,000 | 21 Mar 2026 |
|  205/436 Burke Rd<br>Camberwell | 1        | Apartment | \$368,000   | 21 Mar 2026 |
|  2/28 Seymour Gr<br>Camberwell  | 3        | Unit      | \$1,180,000 | 21 Mar 2026 |
|  19 Smith Rd<br>CAMBERWELL     | 5        | House     | \$3,420,000 | 21 Mar 2026 |
|  9 Pine Av<br>Camberwell      | 5        | House     | \$3,600,000 | 18 Mar 2026 |
|  151 Through Rd<br>Camberwell | 3        | House     | \$1,700,000 | 14 Mar 2026 |
|  8 Georgina Pde<br>Camberwell | 4        | House     | \$2,110,000 | 14 Mar 2026 |
|  7 Fordham Av<br>Camberwell   | 3        | House     | \$2,780,000 | 13 Mar 2026 |
|  45 Fairmont Av<br>Camberwell | 5        | House     | \$4,800,000 | 13 Mar 2026 |

## CAMBERWELL SUBURB REPORT

| Address   | Bedrooms | Type             | Price       | Sold        |
|---|----------|------------------|-------------|-------------|
|  2/10 Athelstan Rd<br>Camberwell         | 3        | Villa            | \$1,700,000 | 13 Mar 2026 |
|  2/205 Wattle<br>Valley Rd<br>Camberwell | 2        | Unit             | \$1,040,000 | 12 Mar 2026 |
|  G10/828 Burke Rd<br>Camberwell          | 1        | Strata Unit/Flat | \$430,000   | 12 Mar 2026 |
|  1244 Toorak Rd<br>Camberwell            | 2        | House            | \$1,175,001 | 10 Mar 2026 |
|  36a Webster St<br>Camberwell           | 4        | House            | \$1,950,000 | 08 Mar 2026 |
|  2/106 Warrigal Rd<br>Camberwell       | 4        | Townhouse        | \$1,275,000 | 06 Mar 2026 |
|  1074 Toorak Rd<br>Camberwell          | 4        | House            | \$1,800,000 | 02 Mar 2026 |
|  1/19 Bringa Av<br>CAMBERWELL          | 3        | Townhouse        | \$1,990,000 | 28 Feb 2026 |
|  3/13 Callanish Rd<br>Camberwell       | 2        | Unit             | \$1,266,000 | 28 Feb 2026 |
|  202/6 Butler St<br>Camberwell         | 2        | Apartment        | \$630,370   | 28 Feb 2026 |



**Jellis Craig Hawthorn**  
Level 4, 248 Burwood Road, Hawthorn  
03 9810 5000

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/05/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.