



Camberwell

# Suburb Report



Your connection to property insights



JellisCraig

CAMBERWELL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.45m

Quarterly price change

-2.00% ↓

Median unit price<sup>1</sup>

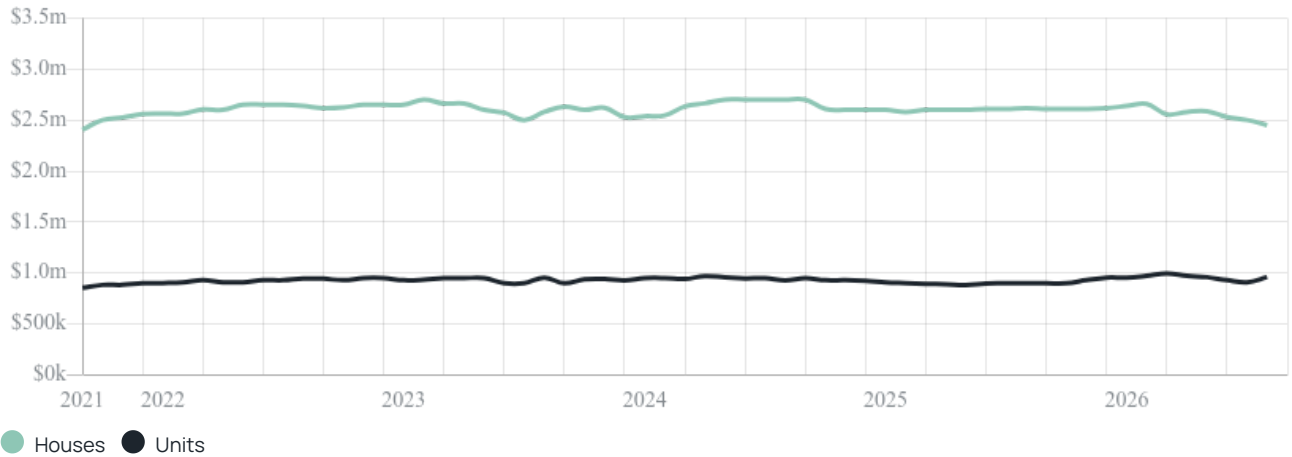
Median

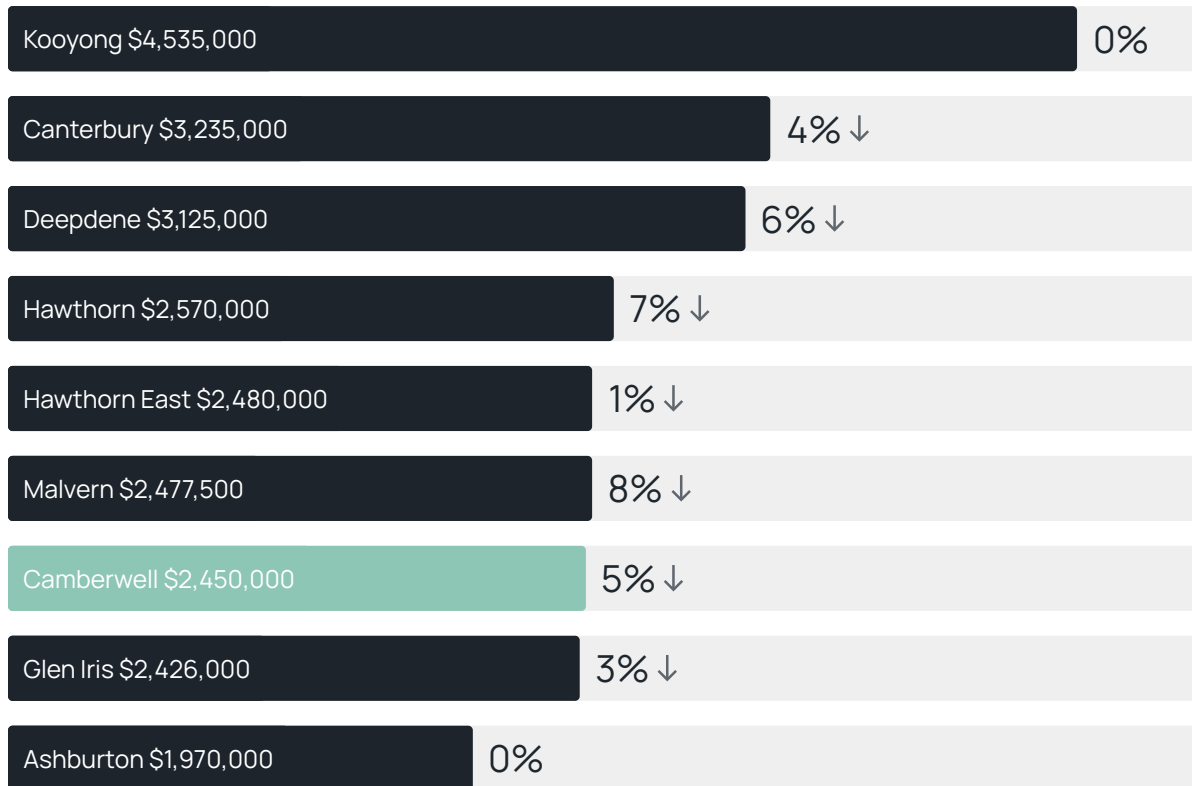
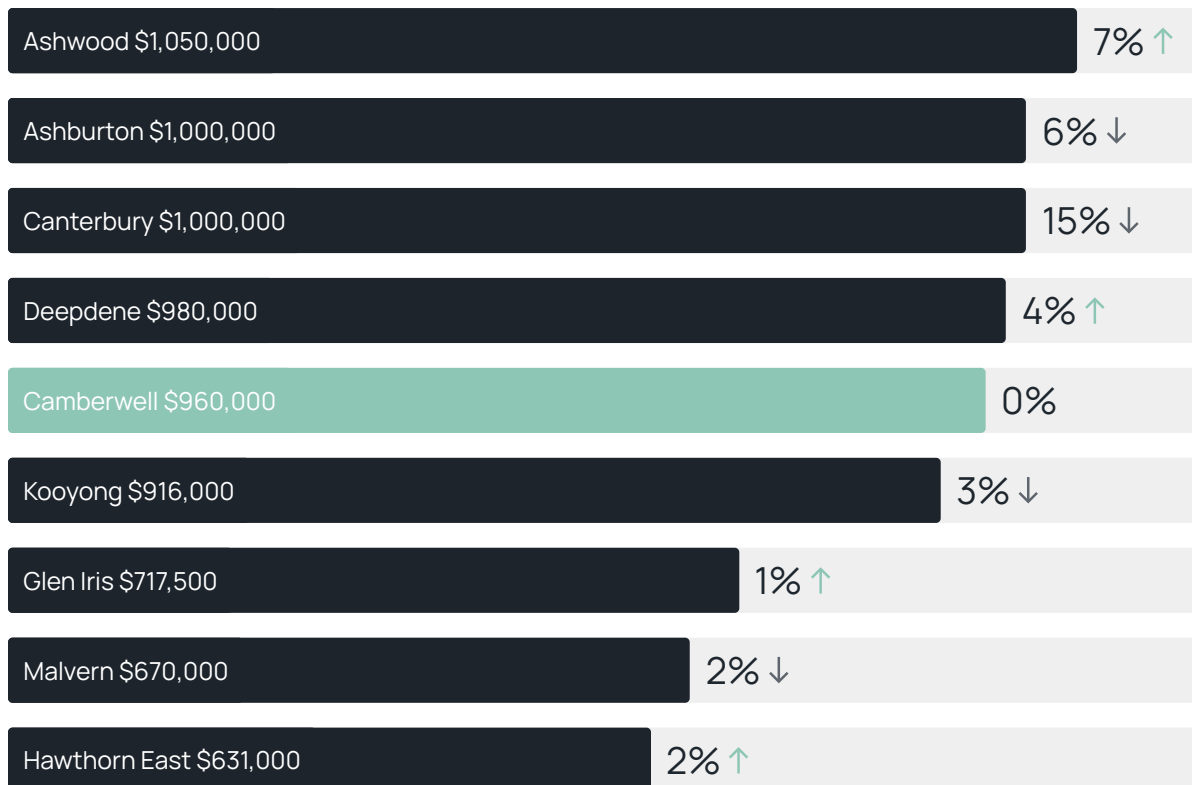
\$960k

Quarterly price change

5.49% ↑

Camberwell quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>Auction clearance rate<sup>3</sup>

58.21%

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

House

Unit

28 days

29 days

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

48 groups

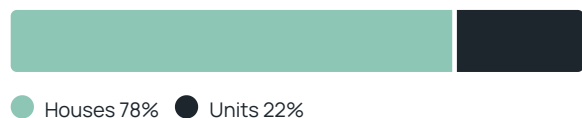
Average hold period<sup>1</sup>

House

Unit

17.3 years

13.3 years

Dwelling type<sup>5</sup>Population<sup>5</sup>

21,965

Ownership<sup>5</sup>Median asking rent per week<sup>1</sup>

Unit

\$1,100

\$650

Population growth<sup>5</sup>

-0.53%

Rental yield<sup>1</sup>

House

Unit

2.78%

4.17%

Median age<sup>5</sup>

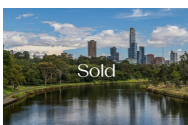
43 years

Median household size<sup>5</sup>

2.6 people

Recent Camberwell sales<sup>2</sup>

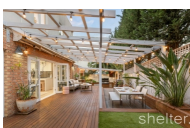
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  51 Cornell Street<br>Camberwell        | 3        | House     | Undisclosed | 22 Sep 2026 |
|  119 Rowell Avenue<br>Camberwell        | 3        | House     | Undisclosed | 21 Sep 2026 |
|  14 Butler Street<br>Camberwell         | 3        | Townhouse | Undisclosed | 21 Sep 2026 |
|  4/11 Oberwyl Road<br>Camberwell       | 2        | Villa     | Undisclosed | 19 Sep 2026 |
|  2/9 Rowell<br>Avenue<br>Camberwell   | 2        | Unit      | Undisclosed | 19 Sep 2026 |
|  1 Dower Street<br>Camberwell         | 6        | House     | Undisclosed | 19 Sep 2026 |
|  21 Webster Street<br>Camberwell      | 4        | House     | Undisclosed | 19 Sep 2026 |
|  75 Athelstan Road<br>Camberwell      | 3        | House     | Undisclosed | 18 Sep 2026 |
|  2/10 Seymour<br>Grove<br>Camberwell  | 2        | Unit      | Undisclosed | 18 Sep 2026 |
|  402/6 Butler<br>Street<br>Camberwell | 2        | Apartment | Undisclosed | 17 Sep 2026 |

## CAMBERWELL SUBURB REPORT

| Address                                                                                                                    | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  12 Halley Avenue<br>Camberwell           | 4        | House     | Undisclosed | 17 Sep 2026 |
|  218/347<br>Camberwell Road<br>Camberwell | 2        | Apartment | Undisclosed | 16 Sep 2026 |
|  44 Range Street<br>Camberwell            | 3        | House     | Undisclosed | 15 Sep 2026 |
|  11 Canterbury<br>Road<br>Camberwell      | 4        | House     | Undisclosed | 15 Sep 2026 |
|  3/1 Kasouka Road<br>Camberwell          | 3        | Apartment | Undisclosed | 13 Sep 2026 |
|  3/17 Hollsmoor<br>Road<br>Camberwell   | 3        | Townhouse | Undisclosed | 13 Sep 2026 |
|  3/16 Nevis Street<br>Camberwell        | 2        | Villa     | \$1,051,000 | 12 Sep 2026 |
|  9 St Andries<br>Street<br>Camberwell   | 4        | House     | \$2,105,000 | 12 Sep 2026 |
|  5/954 Toorak<br>Road<br>Camberwell     | 2        | Unit      | \$800,000   | 11 Sep 2026 |
|  11/52 Seymour<br>Grove<br>Camberwell   | 1        | Apartment | \$425,000   | 11 Sep 2026 |

## CAMBERWELL SUBURB REPORT

| Address                                                                                                                       | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  37 Merton Street<br>Camberwell              | 4        | House     | Undisclosed | 10 Sep 2026 |
|  11A Murdoch<br>Street<br>Camberwell         | 2        | House     | Undisclosed | 10 Sep 2026 |
|  37 Culliton Road<br>Camberwell              | 4        | House     | Undisclosed | 10 Sep 2026 |
|  121a Through<br>Road<br>Camberwell          | 3        | House     | Undisclosed | 10 Sep 2026 |
|  43 Doonkuna<br>Avenue<br>Camberwell        | 4        | House     | Undisclosed | 07 Sep 2026 |
|  1/41 Glencairn<br>Avenue<br>Camberwell    | 3        | Townhouse | \$1,560,000 | 05 Sep 2026 |
|  58 Fordham<br>Avenue<br>Camberwell        | 3        | House     | Undisclosed | 05 Sep 2026 |
|  6/171 Wattle<br>Valley Road<br>Camberwell | 3        | Townhouse | Undisclosed | 05 Sep 2026 |
|  3/21 Jervis Street<br>Camberwell          | 4        | House     | Undisclosed | 05 Sep 2026 |
|  3/924 Toorak<br>Road<br>Camberwell        | 4        | Townhouse | Undisclosed | 04 Sep 2026 |



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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.

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Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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