



Docklands

Suburb Report

Your connection to property insights



JellisCraig

DOCKLANDS SUBURB REPORT

Median unit price¹

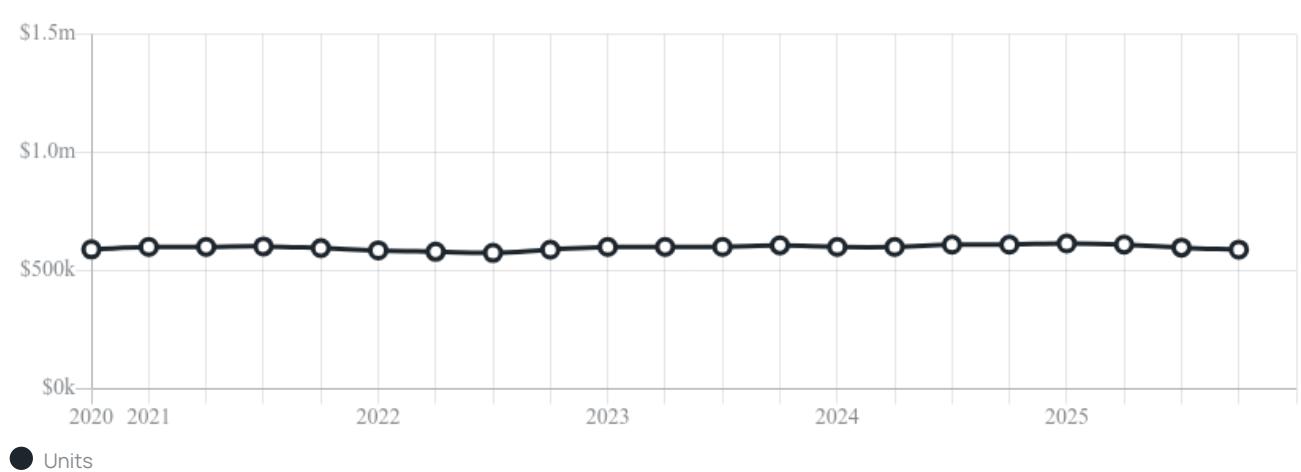
Median

\$589k

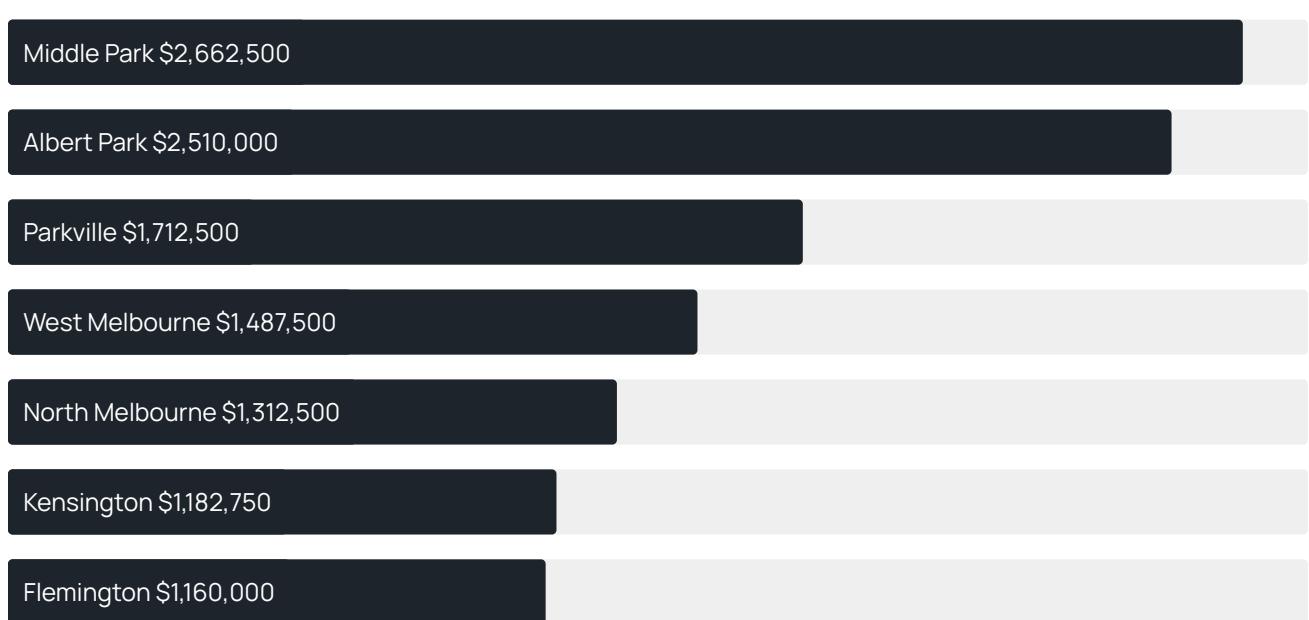
Quarterly price change

-1.42% ↓

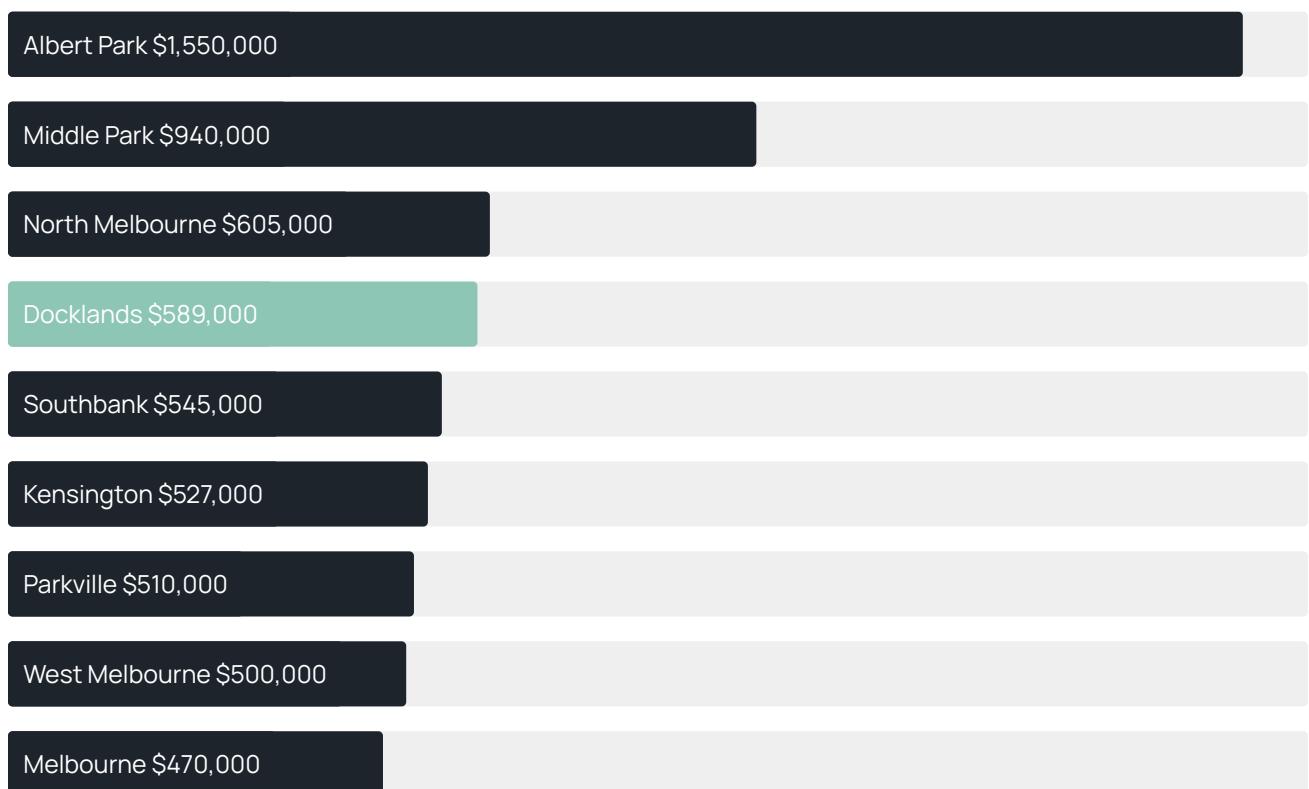
Quarterly price change¹



Median house price¹



Median unit price¹



Jellis Craig average inspection attendance per listing⁴ groups

Average hold period¹

7.0 years

Dwelling type⁵



● Houses 1% ● Units 99%

Ownership⁵



● Owned outright 13% ● Mortgaged 20% ● Rented 67%

Population⁵

15,495

Median asking rent¹

\$750 per week

Population growth⁵

41.33%

Rental yield¹

2.68%

Median age⁵

32 years

Median household size⁵

1.8 people

DOCKLANDS SUBURB REPORT

Recent Docklands sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1005/15 Doepel Way Docklands	1	Apartment	\$410,000	27 Jan 2026
 1108/39 Caravel La Docklands	2	Apartment	\$640,000	25 Jan 2026
 2302/9 Waterside Pl Docklands	3	Apartment	\$1,369,000	23 Jan 2026
 908/55 Merchant St Docklands	2	Apartment	\$611,500	22 Jan 2026
 104/2 Newquay Prm Docklands	2	Apartment	\$635,000	21 Jan 2026
 1401/18 Waterview Wlk Docklands	2	Apartment	\$715,000	21 Jan 2026
 2 Stokehold Mews Docklands	3	Townhouse	\$1,400,000	20 Jan 2026
 510/915 Collins St Docklands	2	Apartment	\$818,000	20 Jan 2026
 2704/100 Harbour Esp Docklands	2	Apartment	\$920,000	19 Jan 2026
 903/915 Collins St Docklands	3	Apartment	\$938,000	19 Jan 2026

Sold Properties

DOCKLANDS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	603/1 Point Park Cr Docklands	2	Apartment	\$1,015,000
	1502/50 Lorimer St Docklands	3	Apartment	\$1,250,000
	2603/231 Harbour Esp Docklands	1	Apartment	\$440,000
	1706/50 Lorimer St Docklands	2	Apartment	\$675,000
	2404N/889 Collins St Docklands	1	Apartment	\$417,500
	1103/103 South Wharf Dr Docklands	2	Apartment	\$808,000
	2209N/889 Collins St Docklands	1	Apartment	\$410,000
	2505N/889 Collins St Docklands	1	Apartment	\$497,500
	1507N/889 Collins St Docklands	2	Apartment	\$578,888
	4204/8 Pearl River Rd Docklands	2	Apartment	\$670,000

Sold Properties

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Address	Bedrooms	Type	Price	Sold
	1	Apartment	\$450,000	31 Dec 2025
706/8 Marmion Pl Docklands	2	Apartment	\$590,000	29 Dec 2025
	2	Apartment	\$775,000	24 Dec 2025
601/1 Encounter Way Docklands	2	Apartment	\$500,000	24 Dec 2025
1301/421 Docklands Dr Docklands	2	Apartment	\$620,000	23 Dec 2025
	2	Apartment	\$647,000	23 Dec 2025
	1	Apartment	\$435,000	23 Dec 2025
1803/231 Harbour Esp Docklands	2	Apartment	\$700,000	22 Dec 2025
	1	Apartment	\$400,000	22 Dec 2025
	3	Apartment	\$1,025,000	22 Dec 2025



Jellis Craig Richmond
57-59 Bridge Road, Richmond
03 9428 3333

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 01/02/2026

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

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