



Docklands

# Suburb Report



Your connection to property insights



JellisCraig

DOCKLANDS SUBURB REPORT

Median unit price<sup>1</sup>

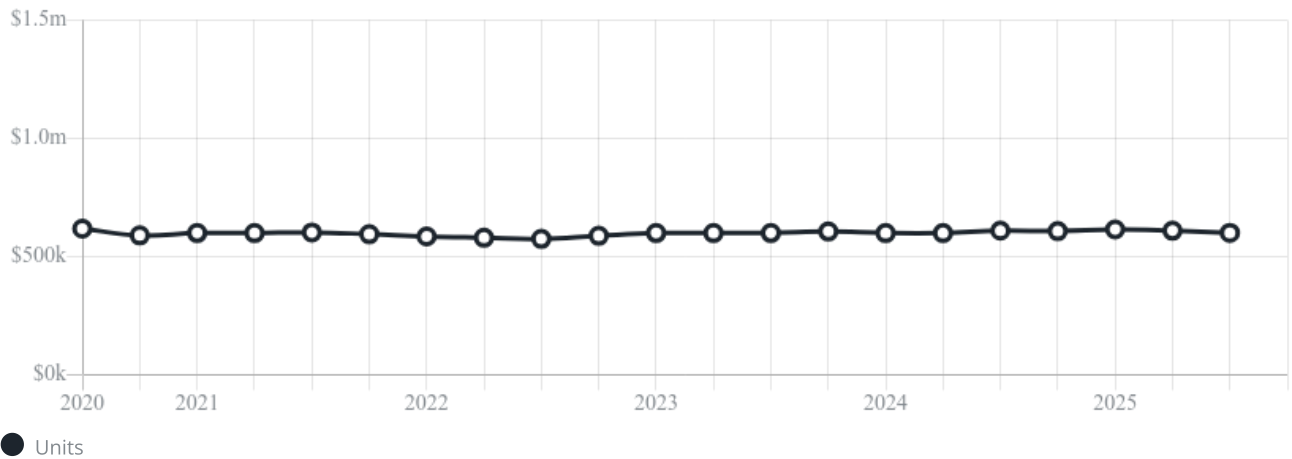
Median

\$601k

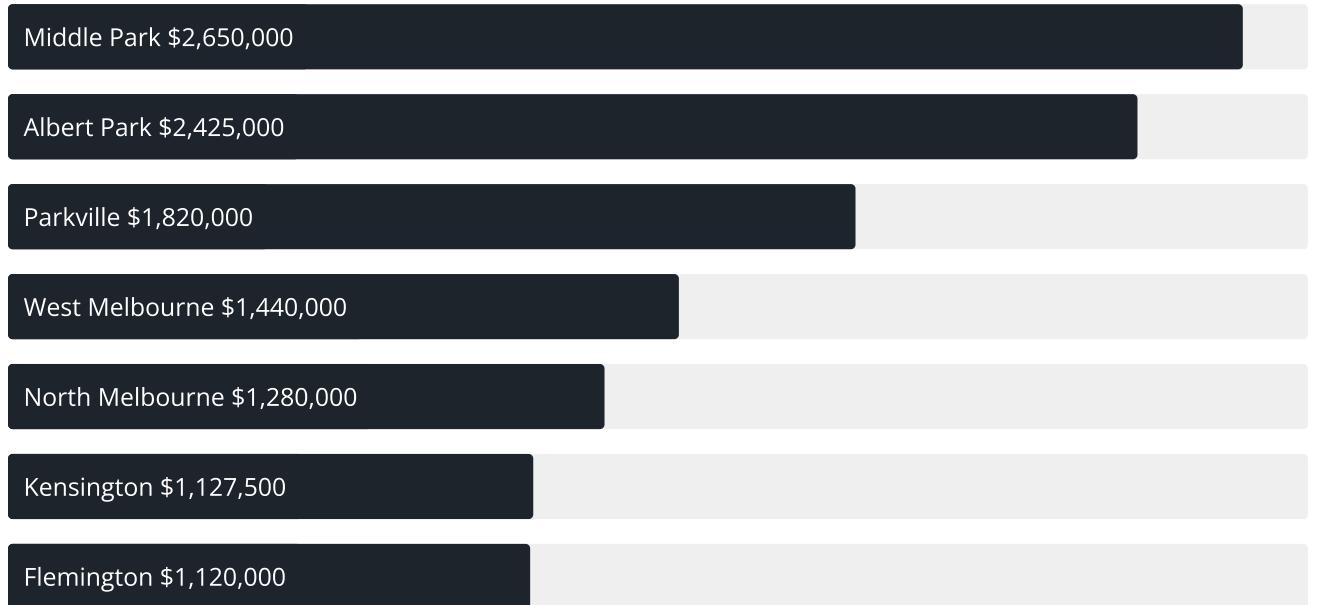
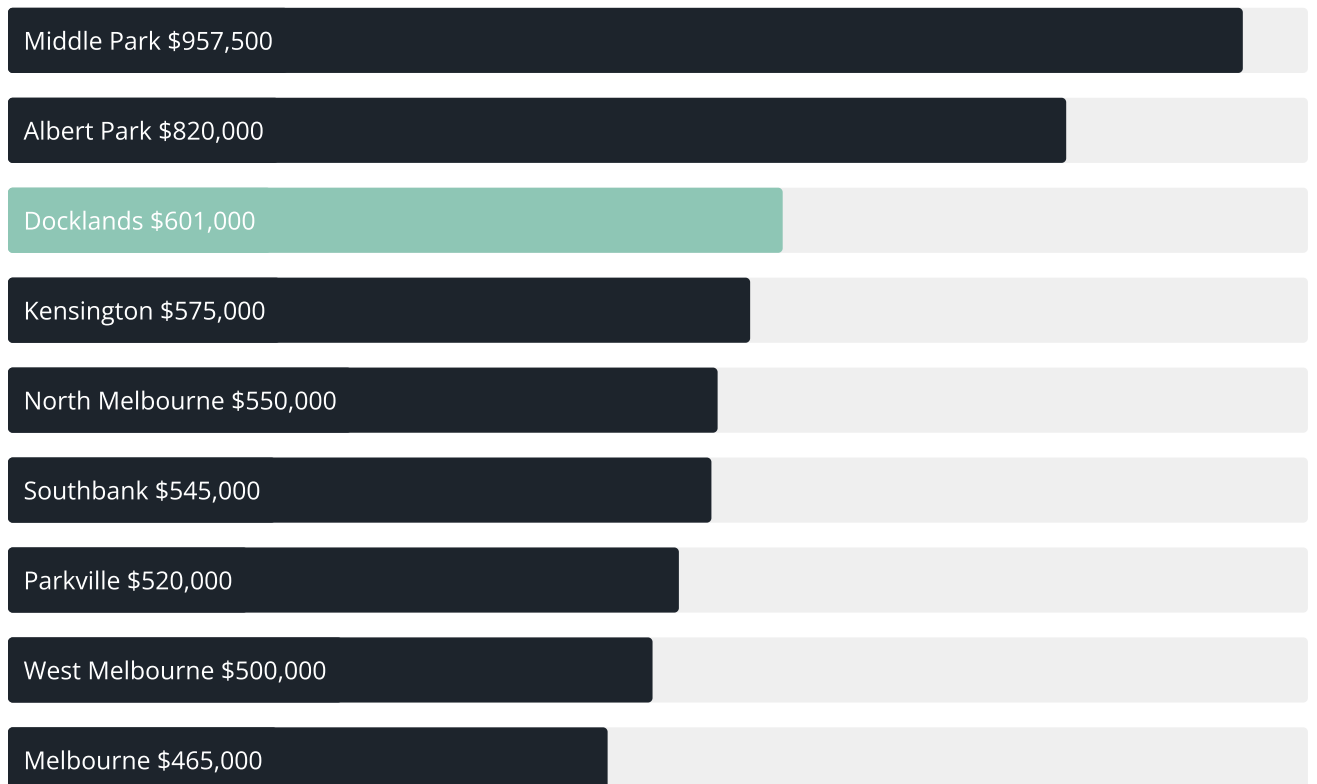
Quarterly price change

-1.45% ↓

Quarterly price change<sup>1</sup>



## DOCKLANDS SUBURB REPORT

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

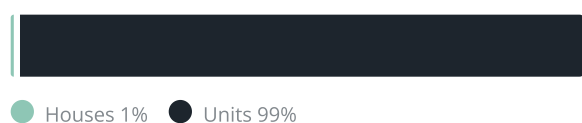
Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

---

Average hold period<sup>1</sup>  
7.0 years

---

Dwelling type<sup>5</sup>



Population<sup>5</sup>

15,495

---

Population growth<sup>5</sup>

41.33%

---

Median age<sup>5</sup>

32 years

---

Ownership<sup>5</sup>



Median asking rent<sup>1</sup>

\$750 per week

---

Rental yield<sup>1</sup>

2.68%

---

Median household size<sup>5</sup>











1.8 people

---






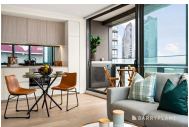




## DOCKLANDS SUBURB REPORT

## Recent Docklands sales



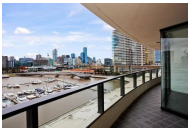







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisecraig.com.au/suburb-reports](https://jellisecraig.com.au/suburb-reports)

| Address  | Bedrooms | Type                | Price     | Sold        |
|--|----------|---------------------|-----------|-------------|
|  1507N/889 Collins St Docklands   | 2        | Apartment           | \$578,888 | 05 Jan 2026 |
|  1301/421 Docklands Dr Docklands  | 2        | Apartment           | \$620,000 | 23 Dec 2025 |
|  2108/100 Harbour Esp Docklands   | 2        | Apartment           | \$700,000 | 22 Dec 2025 |
|  324/757 Bourke St DOCKLANDS     | 2        | Apartment           | \$410,000 | 17 Dec 2025 |
|  1509/3 Aquitania Way Docklands | 3        | Apartment           | \$875,000 | 16 Dec 2025 |
|  1407/39 Caravel La Docklands   | 2        | Flat/Unit/Apartment | \$330,000 | 16 Dec 2025 |
|  3B/9 Waterside Pl Docklands    | 1        | Apartment           | \$440,000 | 15 Dec 2025 |
|  1407/241 Harbour Esp Docklands | 2        | Apartment           | \$730,000 | 15 Dec 2025 |
|  329/673 La Trobe St Docklands  | 1        | Apartment           | \$240,500 | 13 Dec 2025 |
|  1703/673 La Trobe St Docklands | 2        | Apartment           | \$400,000 | 13 Dec 2025 |

## DOCKLANDS SUBURB REPORT

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  2802/8 Pearl River Rd Docklands   | 2        | Apartment | \$700,000   | 11 Dec 2025 |
|  1706/231 Harbour Esp Docklands    | 2        | Apartment | \$635,000   | 10 Dec 2025 |
|  1704/8 Waterview Wlk Docklands    | 2        | Apartment | \$500,000   | 10 Dec 2025 |
|  716/677 La Trobe St Docklands     | 1        | Apartment | \$330,000   | 10 Dec 2025 |
|  904/8 Pearl River Rd Docklands   | 1        | Apartment | \$370,000   | 10 Dec 2025 |
|  809N/889 Collins St Docklands   | 1        | Apartment | \$380,000   | 09 Dec 2025 |
|  168 Lorimer St Docklands        | 2        | Unit      | \$650,000   | 08 Dec 2025 |
|  304/8 Mccrae St Docklands       | 1        | Apartment | \$515,000   | 05 Dec 2025 |
|  1801/15 Caravel La Docklands    | 3        | Apartment | \$1,040,000 | 05 Dec 2025 |
|  2207/8 Pearl River Rd Docklands | 1        | Apartment | \$405,000   | 04 Dec 2025 |

## DOCKLANDS SUBURB REPORT

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  1502/677 La Trobe St Docklands   | 2        | Apartment           | \$475,000   | 01 Dec 2025 |
|  1205/60 Siddeley St Docklands    | 2        | Apartment           | \$667,000   | 01 Dec 2025 |
|  701/70 Lorimer St Docklands      | 2        | Flat/Unit/Apartment | \$1,640,000 | 01 Dec 2025 |
|  210N/889 Collins St Docklands    | 1        | Apartment           | \$377,000   | 01 Dec 2025 |
|  507/15 Caravel La Docklands     | 2        | Apartment           | \$545,000   | 29 Nov 2025 |
|  1208/39 Caravel La Docklands   | 2        | Apartment           | \$640,000   | 28 Nov 2025 |
|  801/50 Lorimer St Docklands    | 3        | Apartment           | \$1,792,750 | 28 Nov 2025 |
|  2405E/888 Collins St Docklands | 2        | Apartment           | \$656,000   | 27 Nov 2025 |
|  502S/883 Collins St Docklands  | 1        | Apartment           | \$398,888   | 27 Nov 2025 |
|  1004/8 Marmion Pl Docklands    | 2        | Apartment           | \$565,000   | 25 Nov 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 08/01/2026

- 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.