



Docklands

Suburb Report



Your connection to property insights



JellisCraig

DOCKLANDS SUBURB REPORT

Median unit price¹

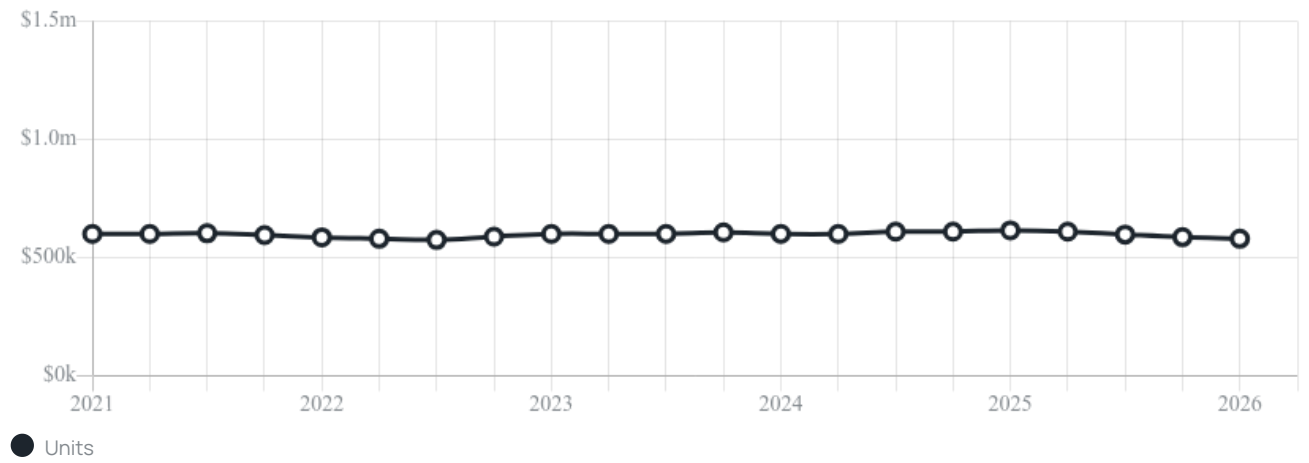
Median

\$580k

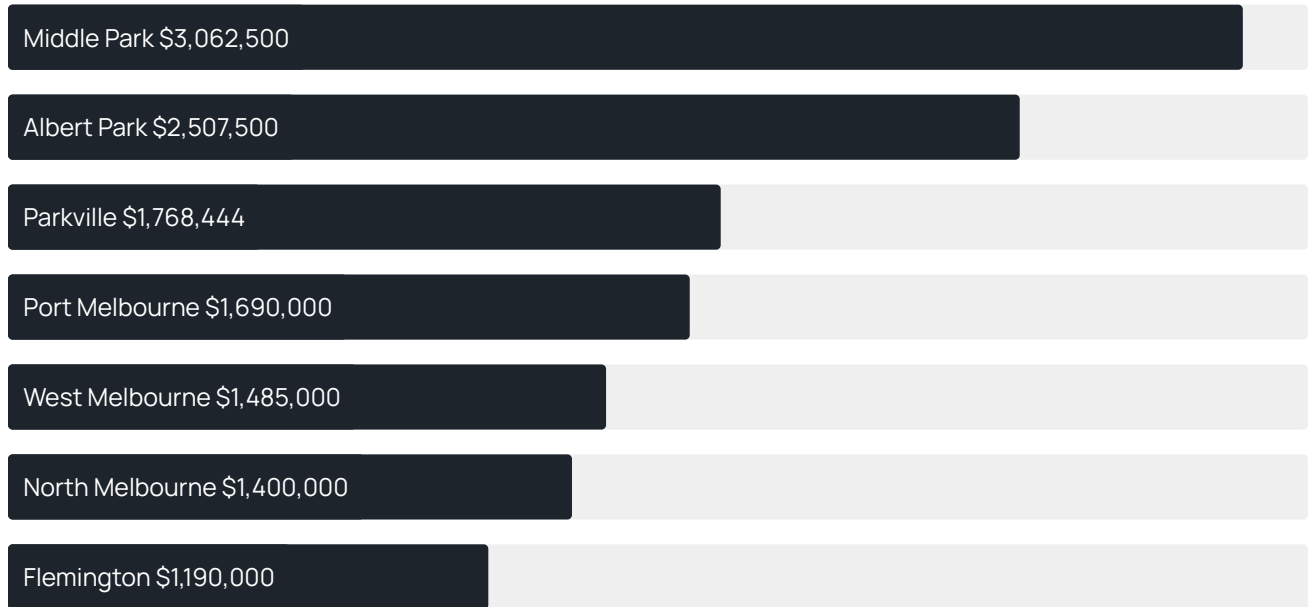
Quarterly price change

-1.10% ↓

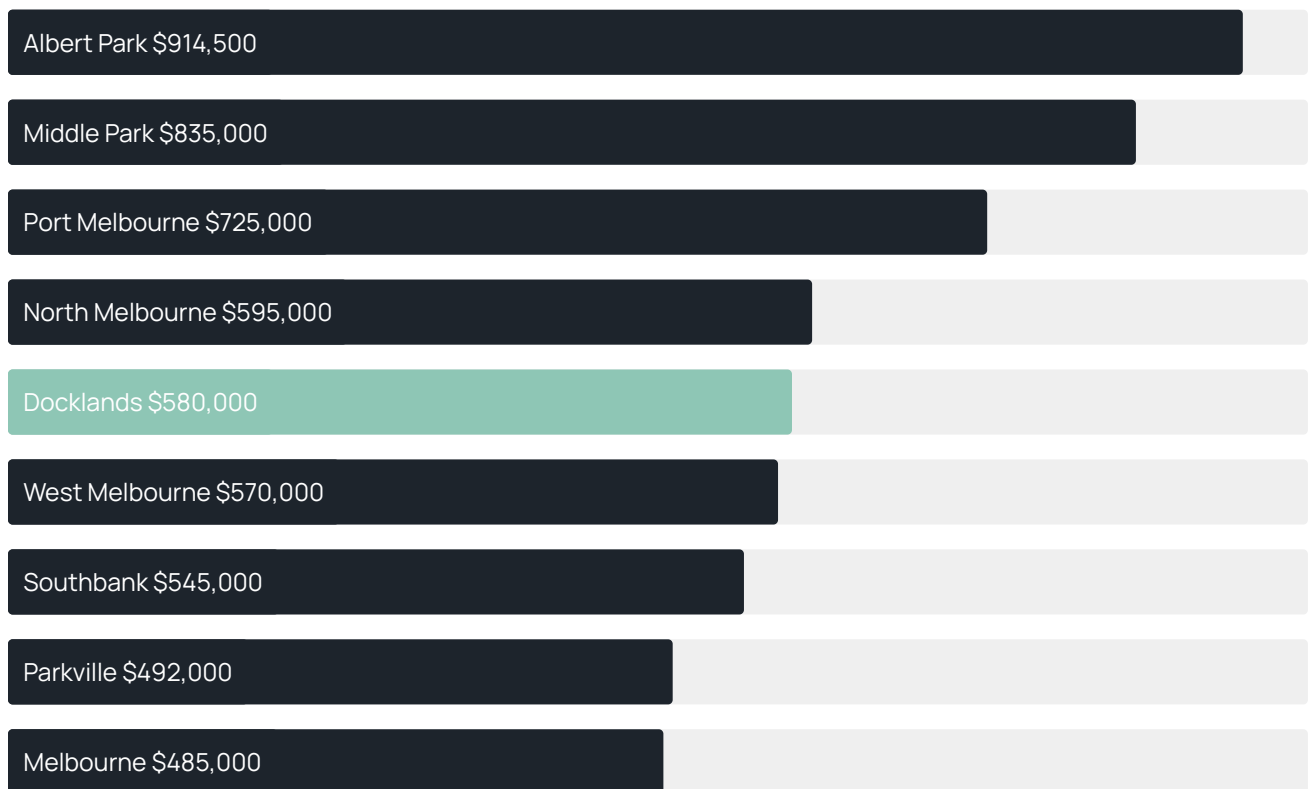
Quarterly price change¹



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

\$790 per week

Population growth⁵

41.33%

Rental yield¹

2.68%

Median age⁵

32 years









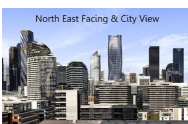
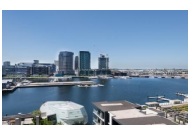
Median household size⁵

1.8 people











DOCKLANDS SUBURB REPORT

Recent Docklands sales







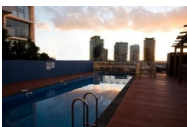



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 113/2 NewQuay Prm DOCKLANDS	2	Apartment	\$570,000	23 Jun 2026
 1014/421 Docklands Dr Docklands	2	Apartment	\$655,000	23 Jun 2026
 1215/8 Pearl River Rd Docklands	2	Apartment	\$610,000	23 Jun 2026
 411/757 Bourke St Docklands	1	Apartment	\$290,000	15 Jun 2026
 403/120 Studio La Docklands	2	Apartment	\$575,000	15 Jun 2026
 2003N/889 Collins St Docklands	2	Apartment	\$615,000	14 Jun 2026
 2105/8 Marmion Pl DOCKLANDS	2	Apartment	\$495,000	11 Jun 2026
 1306/673 La Trobe St Docklands	2	Apartment	\$430,000	11 Jun 2026
 North East Facing & City View 1404E/888 Collins St Docklands	2	Apartment	\$600,000	05 Jun 2026
 906/20 Rakaia Way Docklands	2	Apartment	\$690,000	04 Jun 2026

DOCKLANDS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 425/57 Spencer St Docklands	1	Apartment	\$410,000	28 May 2026
 509/628 Flinders St Docklands	1	Flat/Unit/Apartment	\$475,000	28 May 2026
 401/60 Siddeley St Docklands	3	Apartment	\$1,325,000	28 May 2026
 1209/3 Aquitania Way Docklands	3	Apartment	\$895,000	26 May 2026
 1503/8 Mccrae St DOCKLANDS	2	Apartment	\$627,500	23 May 2026
 921/55 Merchant St Docklands	1	Apartment	\$330,000	22 May 2026
 1202S/889 Collins St Docklands	1	Flat/Unit/Apartment	\$397,000	20 May 2026
 1110/421 Docklands Dr Docklands	1	Apartment	\$370,000	20 May 2026
 806N/889 Collins St Docklands	2	Apartment	\$565,000	18 May 2026
 806/8 Marmion Pl Docklands	2	Flat/Unit/Apartment	\$500,000	18 May 2026

DOCKLANDS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 805/8 Marmion Pl Docklands	2	Apartment	\$500,000	18 May 2026
 1506/8 Mccrae St Docklands	2	Apartment	\$655,000	17 May 2026
 3614/628 Flinders St Docklands	2	Apartment	\$525,000	14 May 2026
 3 Doepel Way Docklands	2	Apartment	\$530,000	13 May 2026
 403/915 Collins St Docklands	1	Apartment	\$430,000	13 May 2026
 809/8 Mccrae St Docklands	1	Apartment	\$370,000	12 May 2026
 106/8 Mccrae St Docklands	1	Apartment	\$480,000	12 May 2026
 412/757 Bourke St Docklands	1	Apartment	\$345,000	11 May 2026
 710S/889 Collins St Docklands	2	Flat/Unit/Apartment	\$580,000	09 May 2026
 1502/241 Harbour Esp Docklands	2	Apartment	\$468,000	08 May 2026



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 01/07/2026

- 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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