



Docklands

Suburb Report



Your connection to property insights



JellisCraig

DOCKLANDS SUBURB REPORT

Median unit price¹

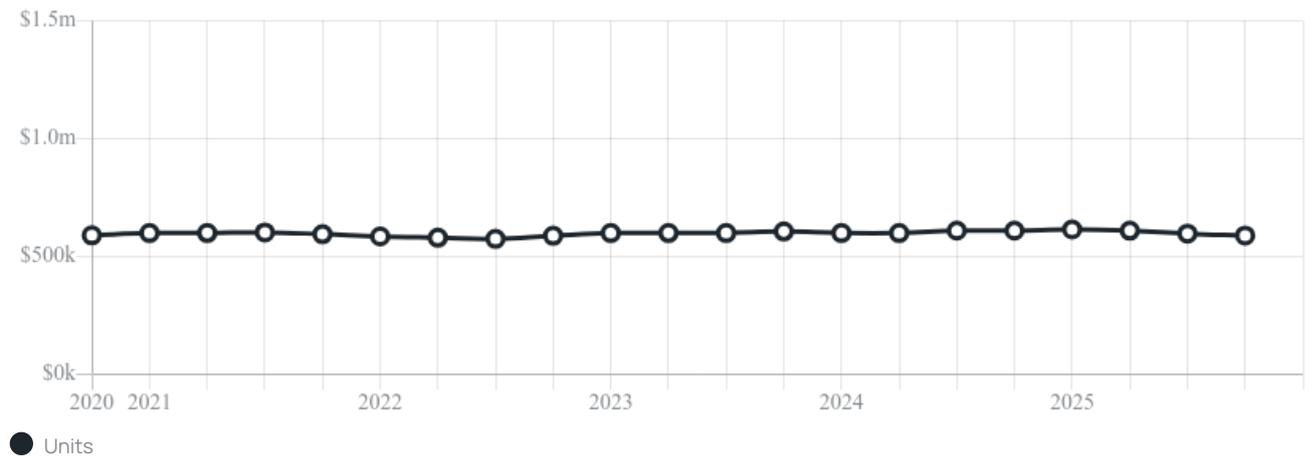
Median

\$589k

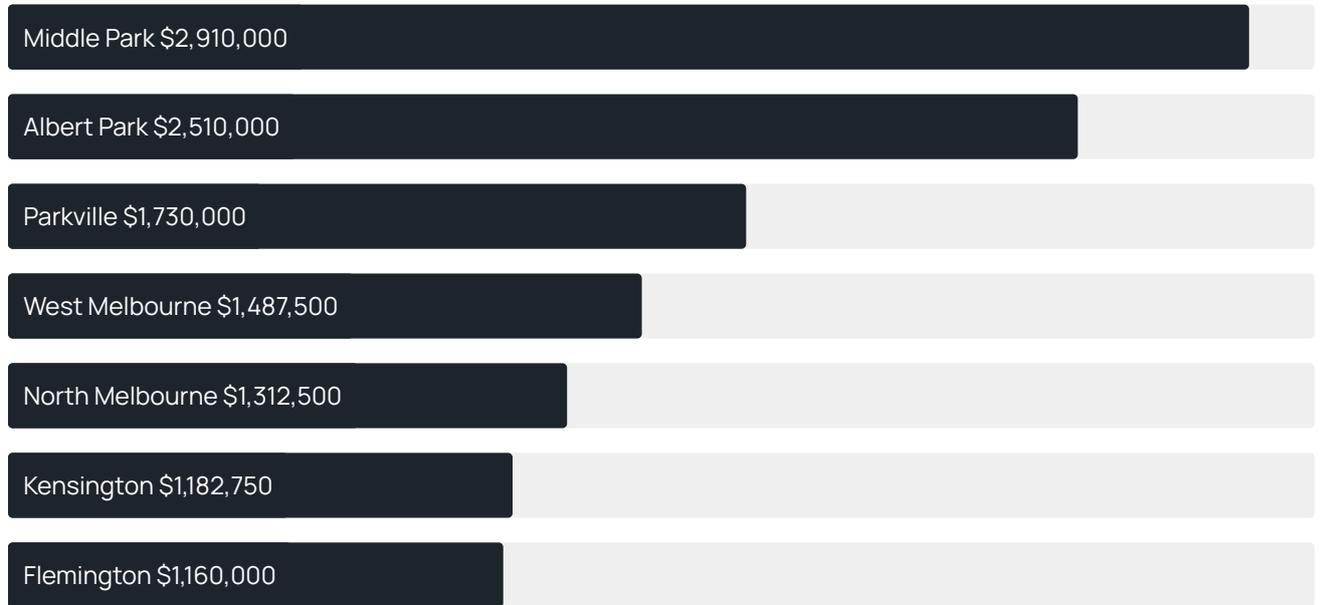
Quarterly price change

-1.42% ↓

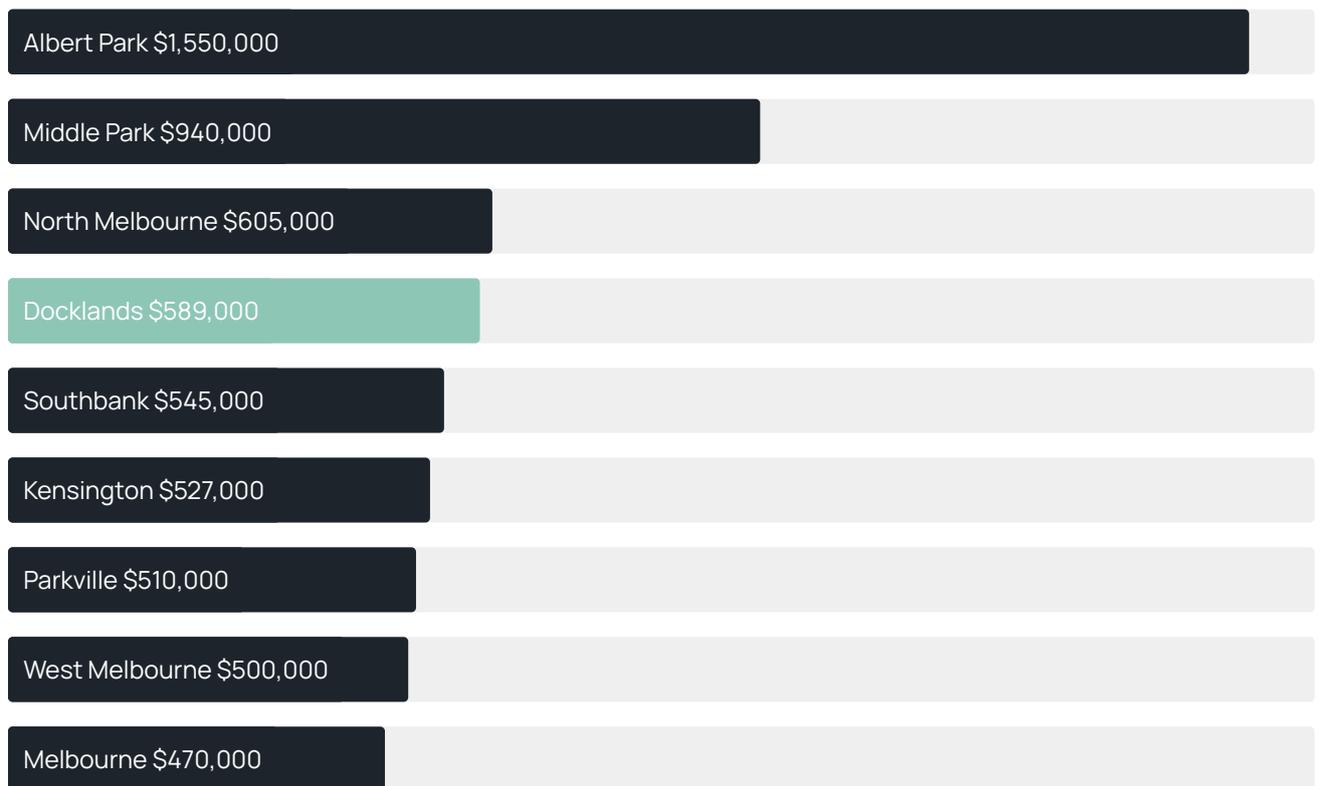
Quarterly price change¹



Median house price¹



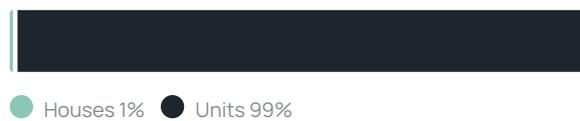
Median unit price¹



Jellis Craig average inspection attendance per listing⁴
groups

Average hold period¹
7.0 years

Dwelling type⁵



Ownership⁵



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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 509/915 Collins St Docklands	2	Apartment	\$770,000	21 Feb 2026
 17 Augusta Av Docklands	5	Townhouse	\$2,860,000	21 Feb 2026
 801/60 Siddeley St Docklands	2	Apartment	\$1,200,000	20 Feb 2026
 1114/55 Merchant St Docklands	2	Apartment	\$565,000	19 Feb 2026
 5C/9 Waterside Pl Docklands	1	Apartment	\$450,000	19 Feb 2026
 1304/9 Waterside Pl Docklands	2	Apartment	\$1,000,000	17 Feb 2026
 3203/8 Pearl River Rd Docklands	2	Apartment	\$700,000	17 Feb 2026
 231/117 Studio La Docklands	2	Townhouse	\$700,000	17 Feb 2026
 2102/1 Point Park Cr DOCKLANDS	2	Apartment	\$845,000	16 Feb 2026
 708/15 Caravel La Docklands	2	Apartment	\$631,000	11 Feb 2026

DOCKLANDS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13/801 Bourke St Docklands	2	Apartment	\$623,000	11 Feb 2026
 710/838 Bourke St Docklands	1	Apartment	\$340,000	09 Feb 2026
 1510/8 Marmion Pl Docklands	1	Apartment	\$370,000	09 Feb 2026
 2009/421 Docklands Dr Docklands	1	Apartment	\$375,000	07 Feb 2026
 1801/20 Rakaia Way Docklands	3	Apartment	\$1,195,000	06 Feb 2026
 1908/15 Caravel La Docklands	2	Apartment	\$640,000	05 Feb 2026
 518/628 Flinders St Docklands	2	Apartment	\$490,000	03 Feb 2026
 1909/15 Caravel La Docklands	2	Apartment	\$485,000	03 Feb 2026
 203/8 Waterview Wlk Docklands	1	Apartment	\$408,500	30 Jan 2026
 807/20 Rakaia Way Docklands	2	Apartment	\$580,000	30 Jan 2026

DOCKLANDS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 104/387 Docklands Dr Docklands	2	Apartment	\$503,000	30 Jan 2026
 3306/100 Harbour Esp Docklands	2	Apartment	\$820,120	29 Jan 2026
 302/2 Glenti Pl Docklands	2	Apartment	\$828,282	27 Jan 2026
 1310/15 Caravel La Docklands	2	Apartment	\$460,000	26 Jan 2026
 1108/39 Caravel La Docklands	2	Apartment	\$640,000	25 Jan 2026
 601/3 Aquitania Way Docklands	2	Apartment	\$645,000	23 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
 1401/18 Waterview Wlk Docklands	2	Apartment	\$715,000	22 Jan 2026
 215/9 The Arcade Docklands	2	Townhouse	\$700,000	22 Jan 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 01/03/2026

- 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.