



East Melbourne

Suburb Report



Your connection to property insights



JellisCraig

EAST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$2.95m

Quarterly price change

-5.52% ↓

Median unit price¹

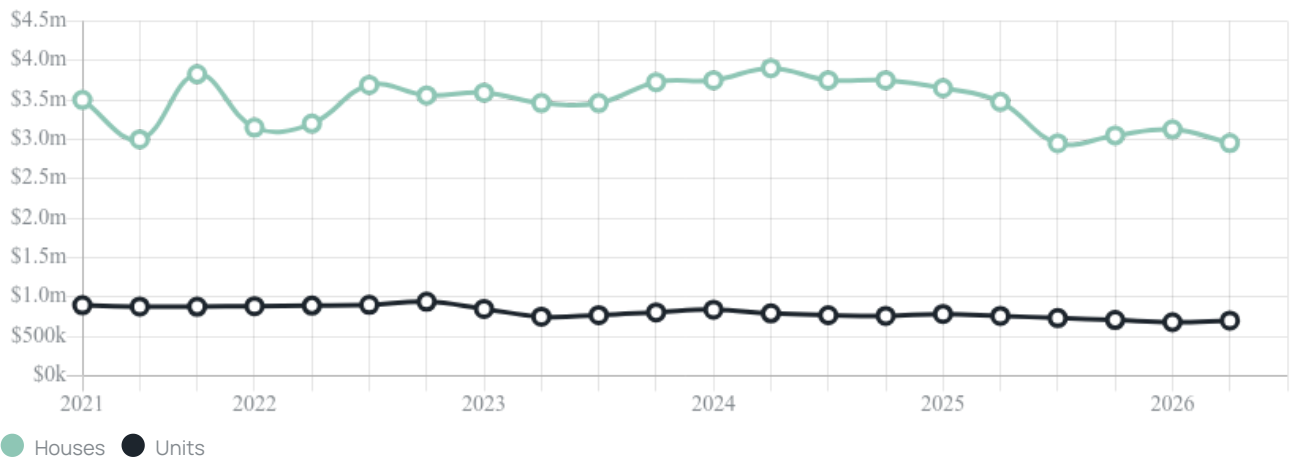
Median

\$701k

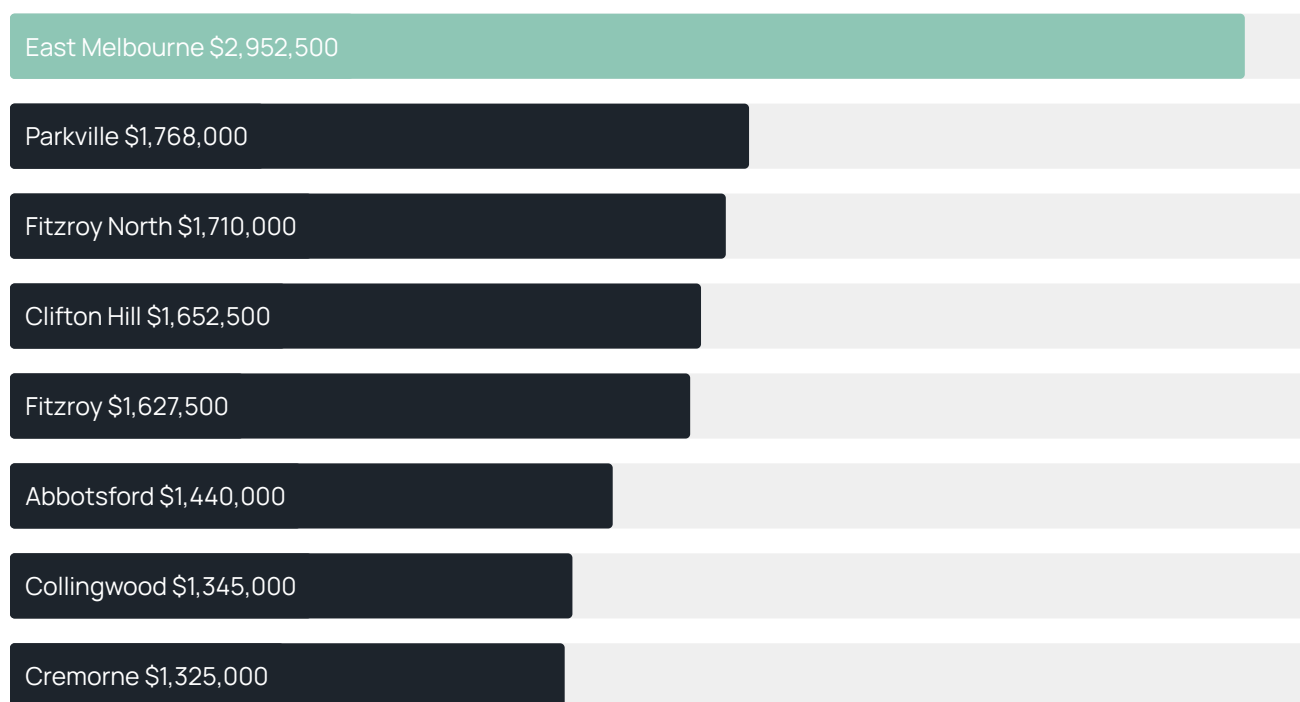
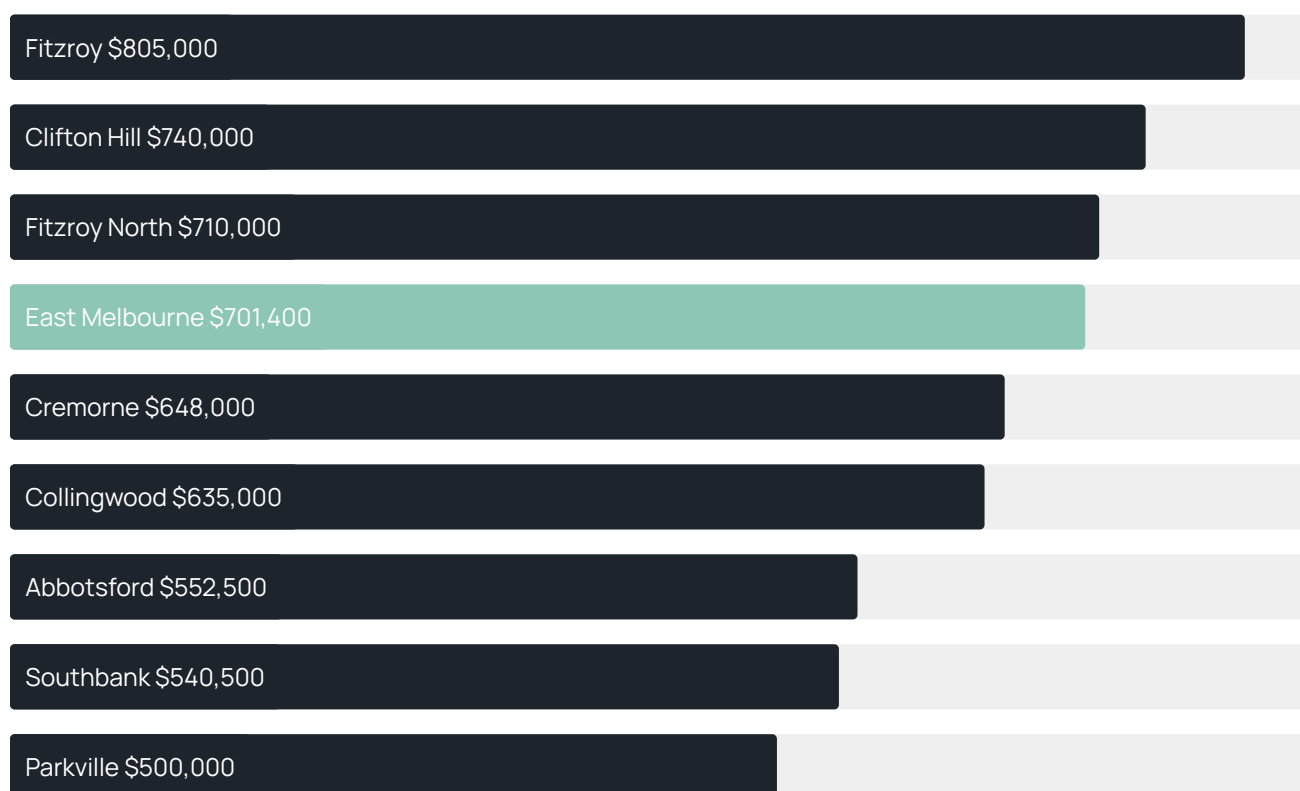
Quarterly price change

3.14% ↑

Quarterly price change¹



EAST MELBOURNE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

60%

Median days on market³

31 days

Average hold period¹

9.8 years

Dwelling type⁵

● Houses 3% ● Units 97%

Ownership⁵

● Owned outright 30% ● Mortgaged 20% ● Rented 50%

Population⁵

4,896

Median asking rent¹

\$1,150 per week

Population growth⁵

-1.37%

Rental yield¹

1.88%

Median age⁵

42 years

Median household size⁵

1.8 people

EAST MELBOURNE SUBURB REPORT

Recent East Melbourne 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
 146 Simpson St East Melbourne	3	House	\$2,000,000	25 Jul 2026
 2/126 Albert St East Melbourne	2	Apartment	\$550,000	24 Jun 2026
 713/133 Jolimont Rd East Melbourne	1	Serviced Apartments/Holiday Units	\$505,000	22 Jun 2026
 107/33 Cliveden Cl EAST MELBOURNE	1	Flat/Unit/Apartment	\$400,000	17 Jun 2026
 16/84 Grey St East Melbourne	1	Apartment	\$575,000	16 Jun 2026
 211/33 Cliveden Cl East Melbourne	1	Apartment	\$485,000	15 Jun 2026
 210/33 Cliveden Cl East Melbourne	1	Apartment	\$457,000	12 Jun 2026
 P4/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$395,000	11 Jun 2026
 401/201 Powlett St East Melbourne	1	Apartment	\$420,000	05 Jun 2026
 13/8 Wellington Cr East Melbourne	2	Strata Unit/Flat	\$1,200,000	04 Jun 2026

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/129 Grey St East Melbourne	1	Apartment	\$650,000	02 Jun 2026
 106/33 Cliveden Cl East Melbourne	2	Apartment	\$855,000	23 May 2026
 2/35 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$895,000	21 May 2026
 805/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$535,000	20 May 2026
 18/2 Wellington Cr East Melbourne	2	Apartment	\$1,150,000	15 May 2026
 302/191 Powlett St East Melbourne	2	Strata Unit/Flat	\$700,000	14 May 2026
 5/129 Grey St East Melbourne	2	Strata Unit/Flat	\$570,000	13 May 2026
 301/376 Albert St East Melbourne	3	Strata Unit/Flat	\$4,250,000	12 May 2026
 404/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$510,000	04 May 2026
 32 Webb La East Melbourne	3	Townhouse	\$1,885,000	29 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 1/129 Grey St East Melbourne	1	Strata Unit/Flat	\$540,000	27 Apr 2026
 12/246 Albert St East Melbourne	1	Apartment	\$585,000	23 Apr 2026
 1106/296 Victoria Pde East Melbourne	1	Flat/Unit/Apartment	\$845,000	20 Apr 2026
 G1/191 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$732,000	17 Apr 2026
 27/22 Agnes St East Melbourne	2	Apartment	\$805,000	15 Apr 2026
 39/211 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$1,575,000	09 Apr 2026
 7/8 Wellington Cr East Melbourne	2	Unit	\$1,250,000	08 Apr 2026
 40/190 Albert St East Melbourne	2	Apartment	\$1,010,000	08 Apr 2026
 71/211 Wellington Pde East Melbourne	2	Strata Unit/Flat	\$1,350,000	05 Apr 2026
 14 Powlett St East Melbourne	3	House	\$6,800,000	01 Apr 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 01/08/2026

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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