

# JellisCraig

EAST MELBOURNE

# Suburb Report

Know your neighbourhood.



EAST MELBOURNE SUBURB REPORT

Median House Price\*

Median

\$3.05m

Quarterly Price Change

-12.23% ↓

Median Unit Price\*

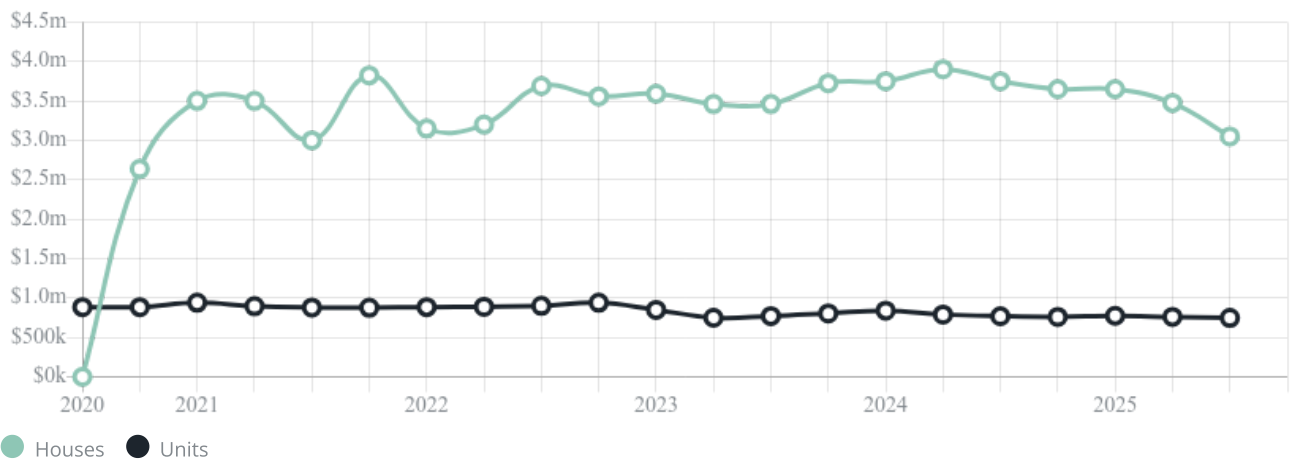
Median

\$749k

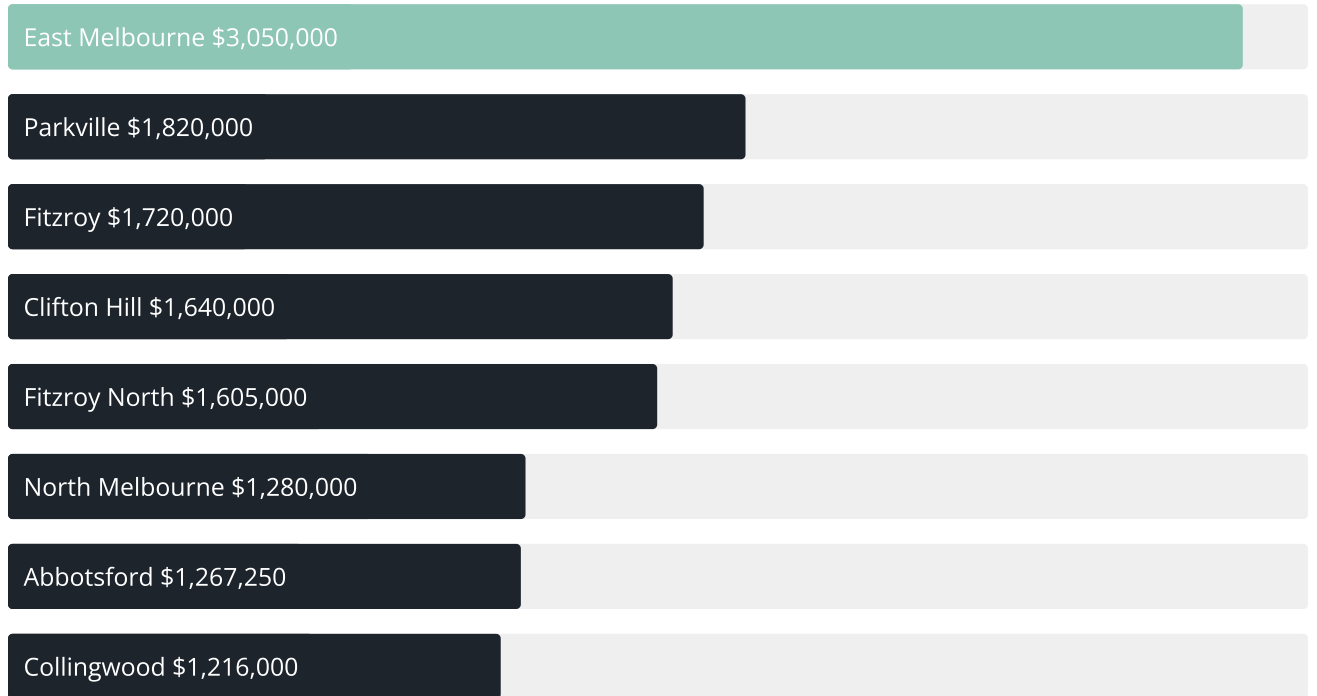
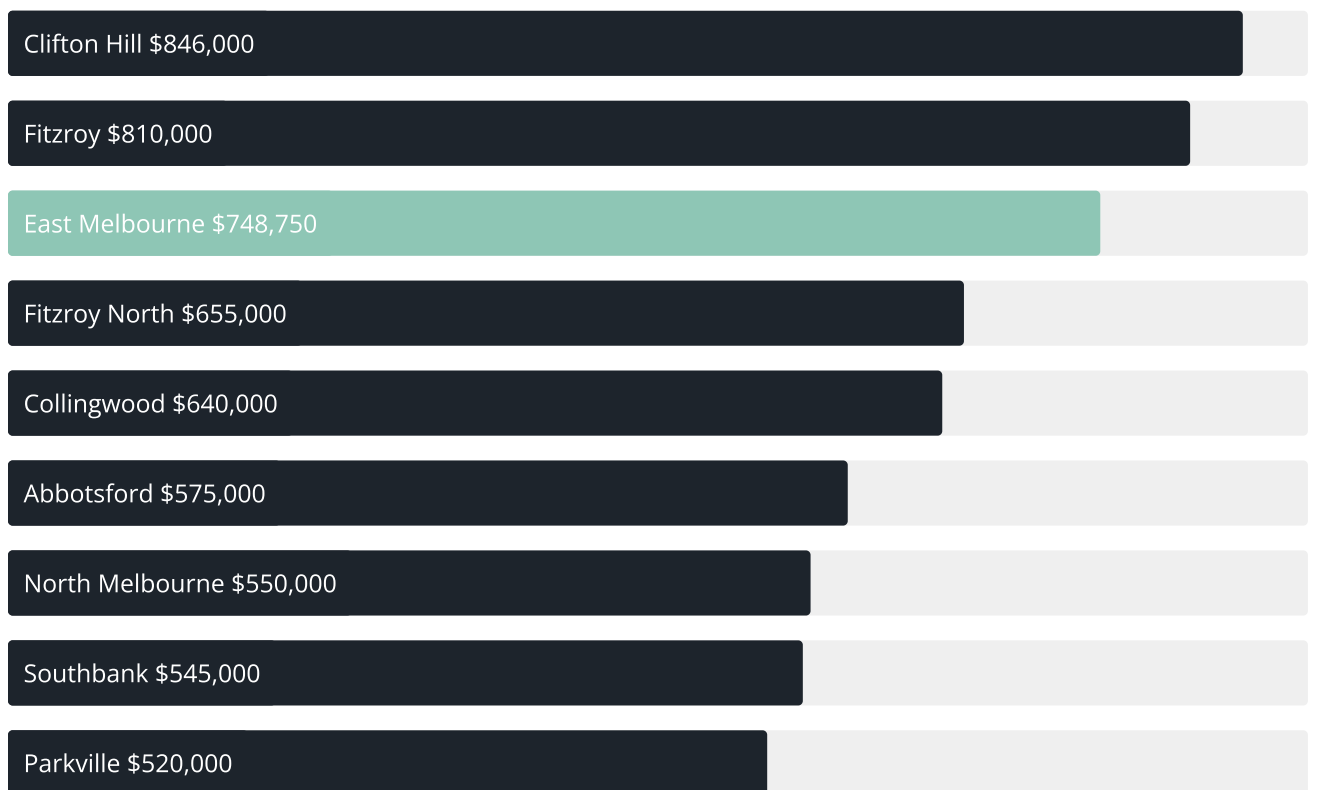
Quarterly Price Change

-1.48% ↓

Quarterly Price Change\*



## EAST MELBOURNE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## EAST MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 33%  
● Private 67%

## Auction Clearance Rate\*

42.86%

## Median Days on Market^

35 days

## Average Hold Period\*

9.8 years

## Dwelling Type^



● Houses 3% ● Units 97%

## Ownership^



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

## Population^

4,896

## Median Asking Rent per week\*

\$1,100

## Population Growth^

-1.37%

## Rental Yield\*

1.88%

## Median Age^











42 years

## Median Household Size^











1.8 people

## EAST MELBOURNE SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 10/18-30 Grey St East Melbourne	1	Apartment	\$687,500	22 Nov 2025
 2/23 Albert St East Melbourne	1	Apartment	\$525,000	17 Nov 2025
 5/53 Powlett St East Melbourne	1	Apartment	\$445,000	15 Nov 2025
 103C/170 Albert St East Melbourne	2	Apartment	\$765,000	12 Nov 2025
 356 Victoria Pde East Melbourne	3	House	\$1,690,000	08 Nov 2025
 701/9 Eades St East Melbourne	2	Apartment	\$915,000	29 Oct 2025
 12/23 Hotham St East Melbourne	1	Apartment	\$472,000	29 Oct 2025
 801/279 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$2,600,000	23 Oct 2025
 49/1 Wellington Cr East Melbourne	3	Apartment	\$1,440,000	22 Oct 2025
 104K/211 Powlett St EAST MELBOURNE	1	Apartment	\$515,000	14 Oct 2025

## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/25 Hotham St East Melbourne	1	Flat/Unit/Apartment	\$320,000	11 Oct 2025
 A3/200 Albert St East Melbourne	2	Apartment	\$730,000	08 Oct 2025
 217/133 Jolimont Rd East Melbourne	1	Apartment	\$355,000	06 Oct 2025
 104/211 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$515,000	04 Oct 2025
 102/158 Albert St East Melbourne	2	Flat/Unit/Apartment	\$740,000	30 Sep 2025
 205/33 Cliveden Cl East Melbourne	1	Apartment	\$475,000	25 Sep 2025
 15 Albert St East Melbourne	3	House	\$1,840,000	24 Sep 2025
 910/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$585,000	23 Sep 2025
 715/162 Albert St East Melbourne	2	Apartment	\$592,500	22 Sep 2025
 24/8 Wellington Cr East Melbourne	3	Apartment	\$1,200,000	18 Sep 2025

## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 42 Jolimont Tce East Melbourne	3	House	\$4,420,000	16 Sep 2025
 210/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$450,000	16 Sep 2025
 4 Webb La EAST MELBOURNE	3	House	\$2,950,000	15 Sep 2025
 201W/158 Albert St East Melbourne	2	Apartment	\$975,000	11 Sep 2025
 1161 Hoddle St East Melbourne	2	House	\$900,000	11 Sep 2025
 8/29 Albert St East Melbourne	1	Apartment	\$525,000	11 Sep 2025
 213/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$190,000	09 Sep 2025
 35/1 Wellington Cr East Melbourne	2	Apartment	\$950,000	08 Sep 2025
 9/29 Hotham St East Melbourne	1	Apartment	\$374,000	04 Sep 2025
 208/280 Albert St East Melbourne	1	Flat/Unit/Apartment	\$900,000	03 Sep 2025



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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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