



# East Melbourne

# Suburb Report



Your connection to property insights



JellisCraig

EAST MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$3.05m

Quarterly price change

3.38% ↑

Median unit price<sup>1</sup>

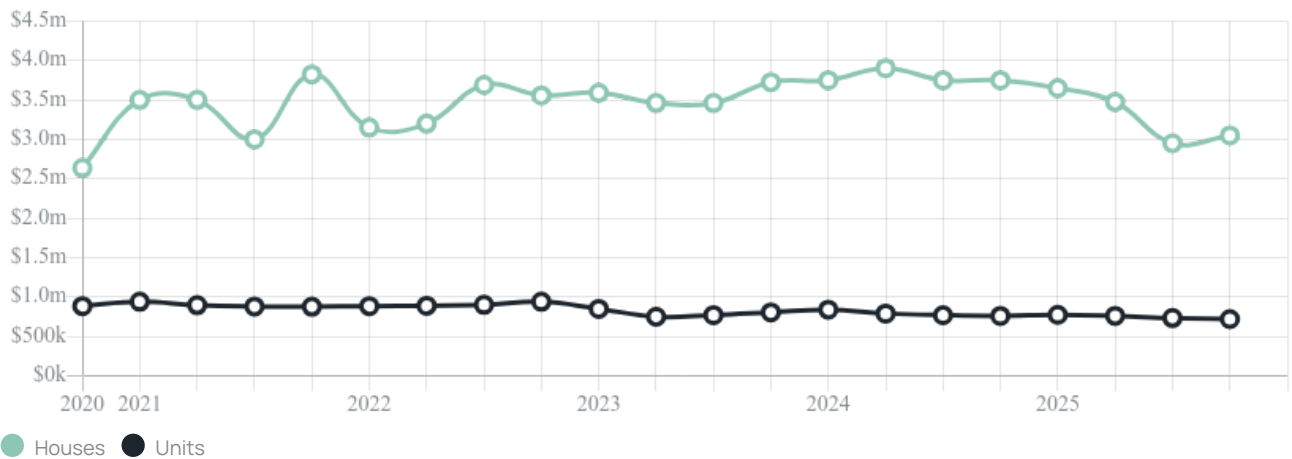
Median

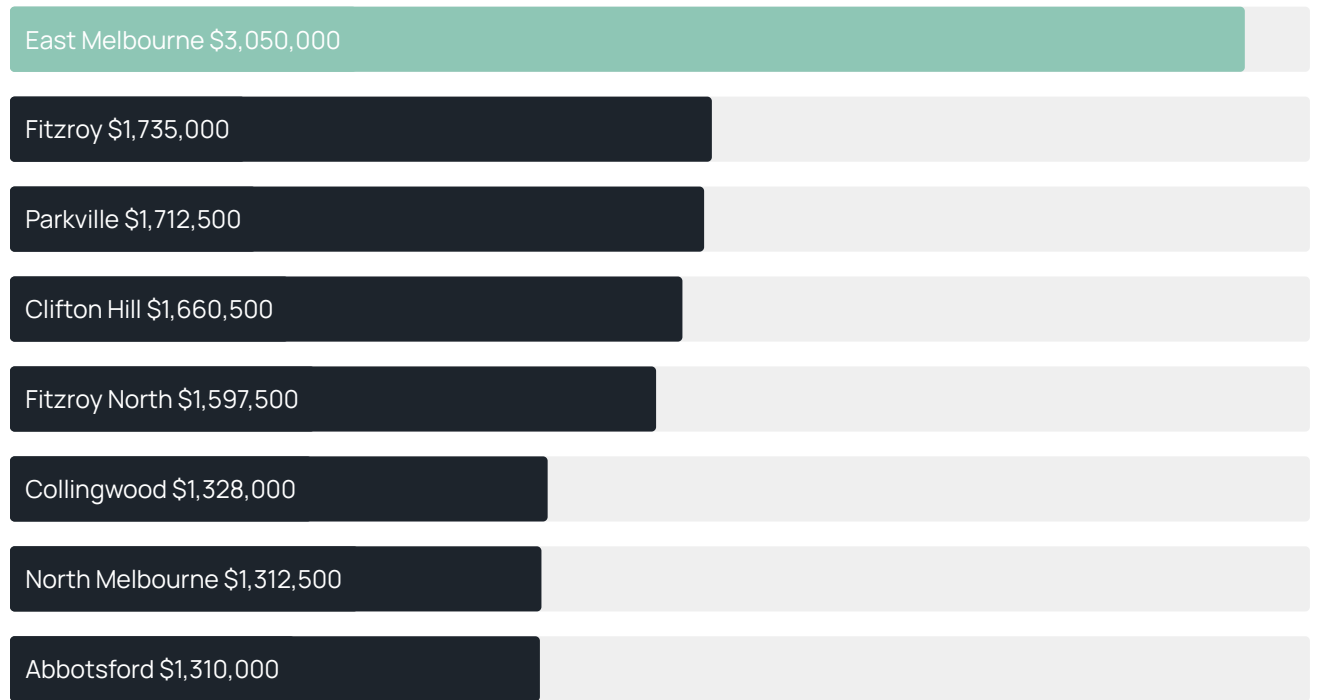
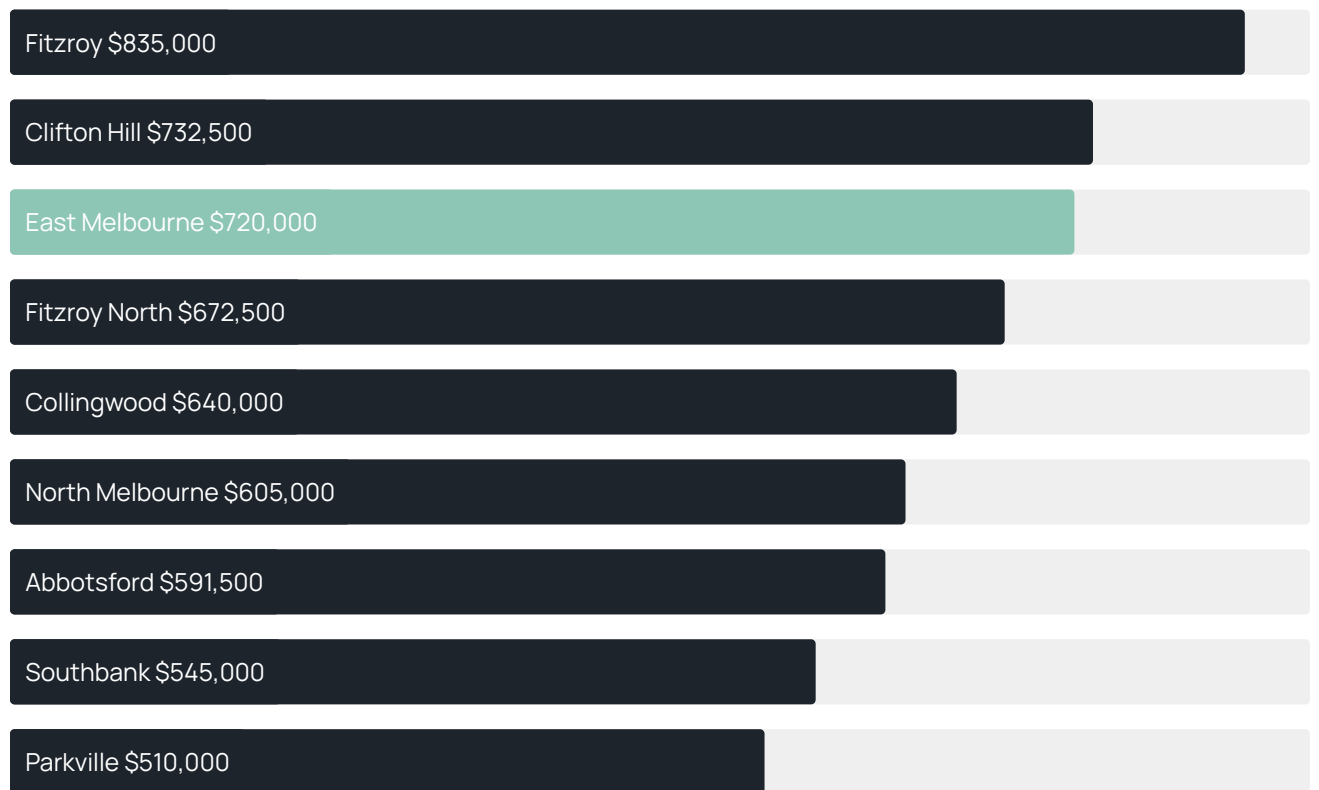
\$720k

Quarterly price change

-1.87% ↓

Quarterly price change<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 24%  
● Private 76%

Auction clearance rate<sup>3</sup>

72.73%

Median days on market<sup>3</sup>

41 days

Average hold period<sup>1</sup>

9.8 years

Dwelling type<sup>5</sup>

● Houses 3% ● Units 97%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

4,896

Median asking rent<sup>1</sup>

\$1,150 per week

Population growth<sup>5</sup>

-1.37%

Rental yield<sup>1</sup>

1.88%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1107/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$585,000	23 Dec 2025
 808/296 Victoria Pde East Melbourne	1	Apartment	\$860,000	16 Dec 2025
 208/48 Wellington Pde East Melbourne	1	Apartment	\$170,000	12 Dec 2025
 172 Powlett St East Melbourne	3	Townhouse (Conjoined)	\$1,025,000	11 Dec 2025
 110/166 Wellington Pde East Melbourne	1	Apartment	\$465,000	08 Dec 2025
 3/115 Hotham St East Melbourne	3	Townhouse	\$1,851,000	06 Dec 2025
 42B/8 Wellington Cr East Melbourne	2	Apartment	\$900,000	05 Dec 2025
 1014/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$680,000	03 Dec 2025
 109/191 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$825,000	29 Nov 2025
 139 Simpson St East Melbourne	3	House	\$3,050,000	28 Nov 2025

## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1102/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$702,800	25 Nov 2025
 10/18-30 Grey St East Melbourne	1	Apartment	\$687,500	22 Nov 2025
 501/9 Eades St East Melbourne	1	Apartment	\$635,000	20 Nov 2025
 2/23 Albert St East Melbourne	1	Apartment	\$525,000	17 Nov 2025
 5/29 Hotham St East Melbourne	1	Apartment	\$380,000	17 Nov 2025
 174 Powlett St East Melbourne	3	House	\$2,300,000	16 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
 508/166 Wellington Pde EAST MELBOURNE	2	Apartment	\$530,000	12 Nov 2025
 166 Powlett St East Melbourne	2	House	\$1,703,500	08 Nov 2025

## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 356 Victoria Pde East Melbourne	3	House	\$1,690,000	08 Nov 2025
 305/166 Wellington Pde East Melbourne	2	Apartment	\$695,000	07 Nov 2025
 32/201 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$975,000	01 Nov 2025
 15/22 Agnes St East Melbourne	2	Apartment	\$1,075,000	31 Oct 2025
 701/9 Eades St East Melbourne	2	Apartment	\$915,000	29 Oct 2025
 55 Gipps St East Melbourne	3	House	\$4,160,000	29 Oct 2025
 12/23 Hotham St East Melbourne	1	Apartment	\$472,000	29 Oct 2025
 108 Powlett St East Melbourne	4	House	\$6,000,000	27 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





**Jellis Craig Richmond**  
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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.

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Data is current as of PDF generation date 01/02/2026

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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