



East Melbourne

Suburb Report



Your connection to property insights



JellisCraig

EAST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$3.13m

Quarterly price change

2.45% ↑

Median unit price¹

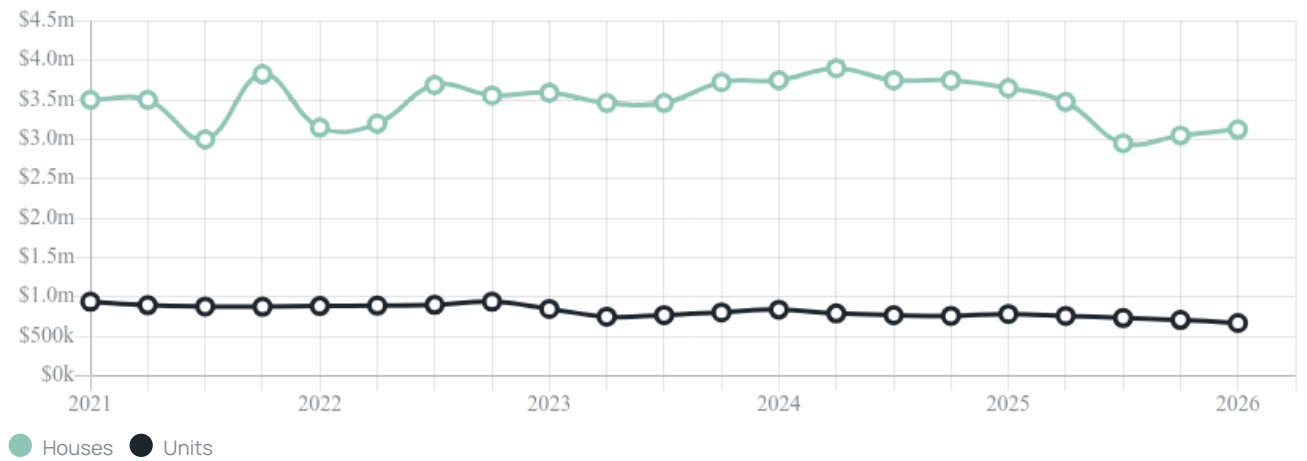
Median

\$670k

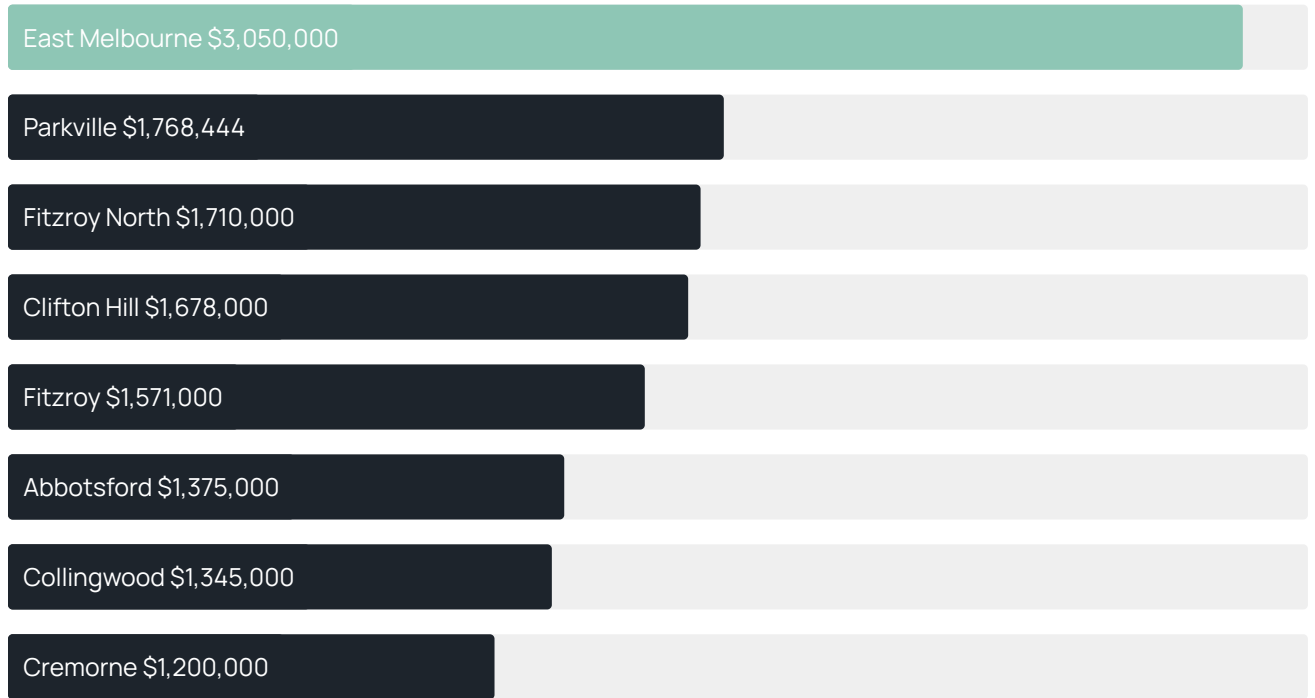
Quarterly price change

-5.48% ↓

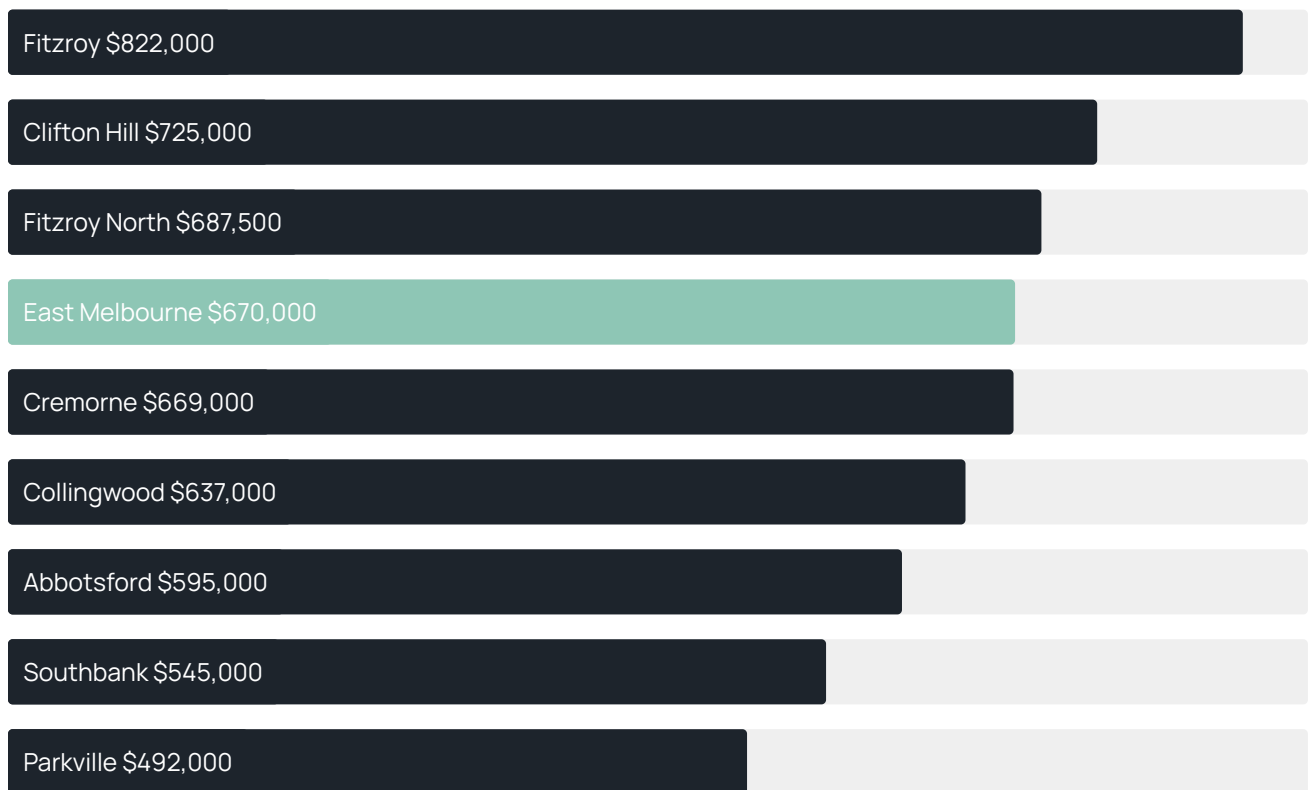
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 18%
- Private 82%

Auction clearance rate³

66.67%

Median days on market³

34 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

\$1,075 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
 211/33 Cliveden Cl East Melbourne	1	Apartment	\$485,000	15 Jun 2026
 401/201 Powlett St East Melbourne	1	Apartment	\$420,000	05 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
 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
 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
 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

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1106/296 Victoria Pde East Melbourne	1	Flat/Unit/Apartment	\$845,000	20 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
 703/296 Victoria Pde East Melbourne	1	Flat/Unit/Apartment	\$870,000	30 Mar 2026
 307/201 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$490,000	27 Mar 2026
 4/37 George St East Melbourne	2	Flat/Unit/Apartment	\$715,000	26 Mar 2026
 1007V/162 Albert St EAST MELBOURNE	2	Apartment	\$635,000	23 Mar 2026
 8/35 Powlett St East Melbourne	2	Apartment	\$912,000	21 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 50/400 Victoria Pde East Melbourne	4	Strata Unit/Flat	\$738,959	20 Mar 2026
 905/296 Victoria Pde East Melbourne	1	Flat/Unit/Apartment	\$840,000	18 Mar 2026
 15 Berry St East Melbourne	4	House	\$4,600,000	17 Mar 2026
 51 Gipps St East Melbourne	4	House	\$3,400,000	16 Mar 2026
 105/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$247,000	15 Mar 2026
 1/30 St Andrews Pl East Melbourne	3	Apartment	\$2,440,000	14 Mar 2026
 18/29 George St East Melbourne	1	Apartment	\$460,000	14 Mar 2026
 6/161 Wellington Pde East Melbourne	1	Strata Unit/Flat	\$430,000	13 Mar 2026
 1007/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$635,000	13 Mar 2026
 214/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$585,000	13 Mar 2026



Jellis Craig Richmond
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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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