



East Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

EAST MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$3.13m

Quarterly price change

2.45% ↑

Median unit price<sup>1</sup>

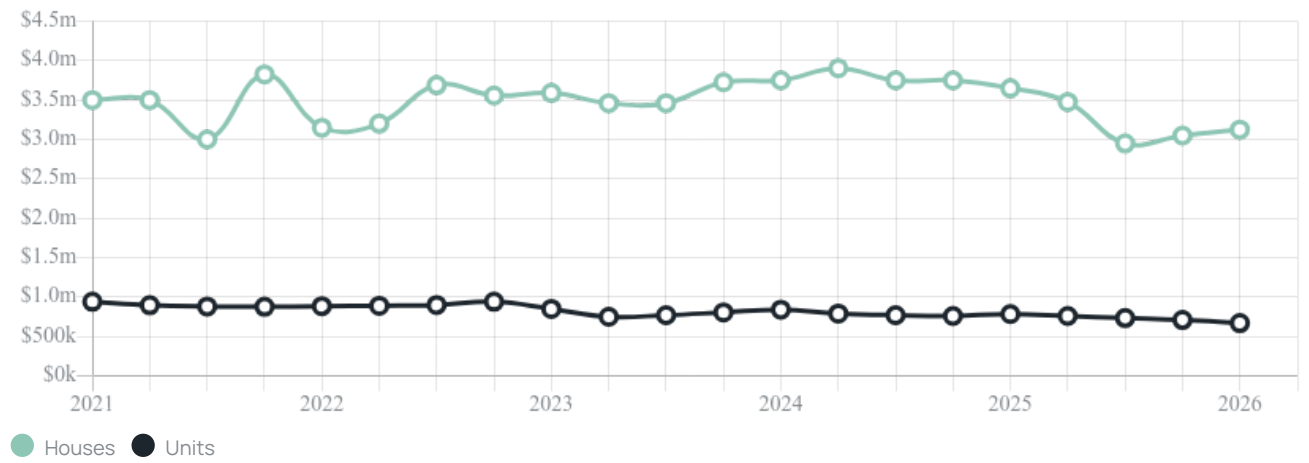
Median

\$670k

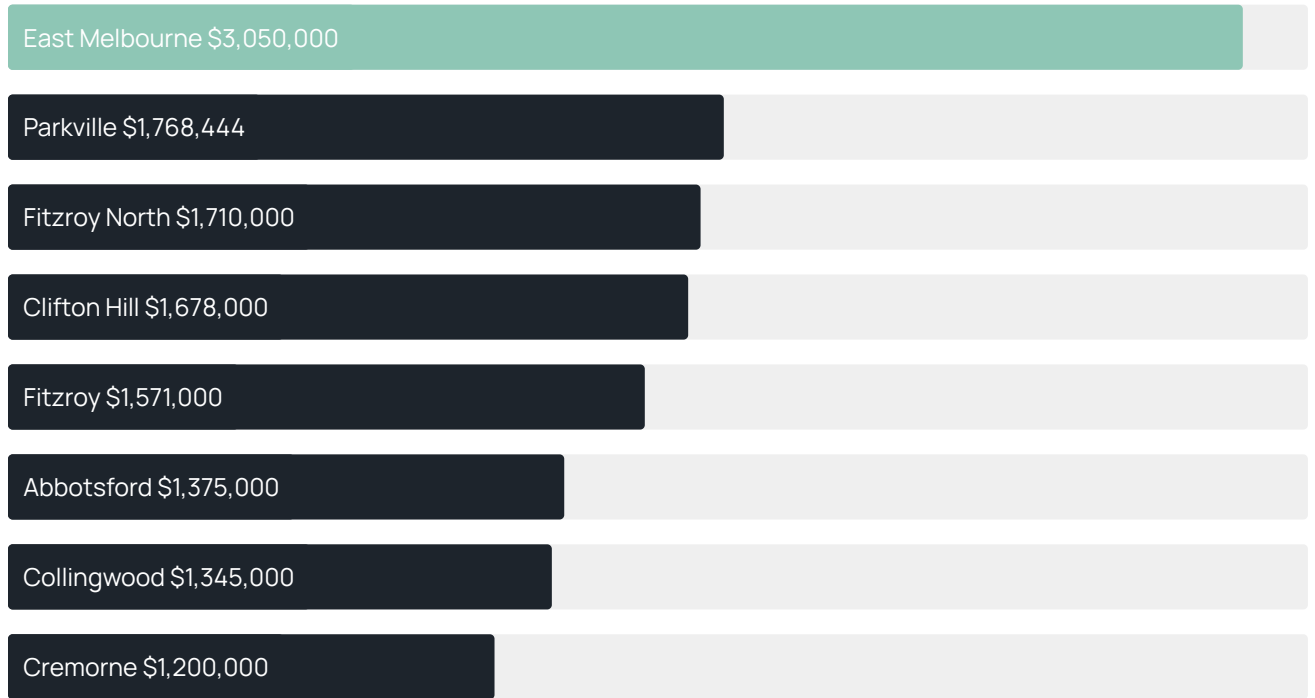
Quarterly price change

-5.48% ↓

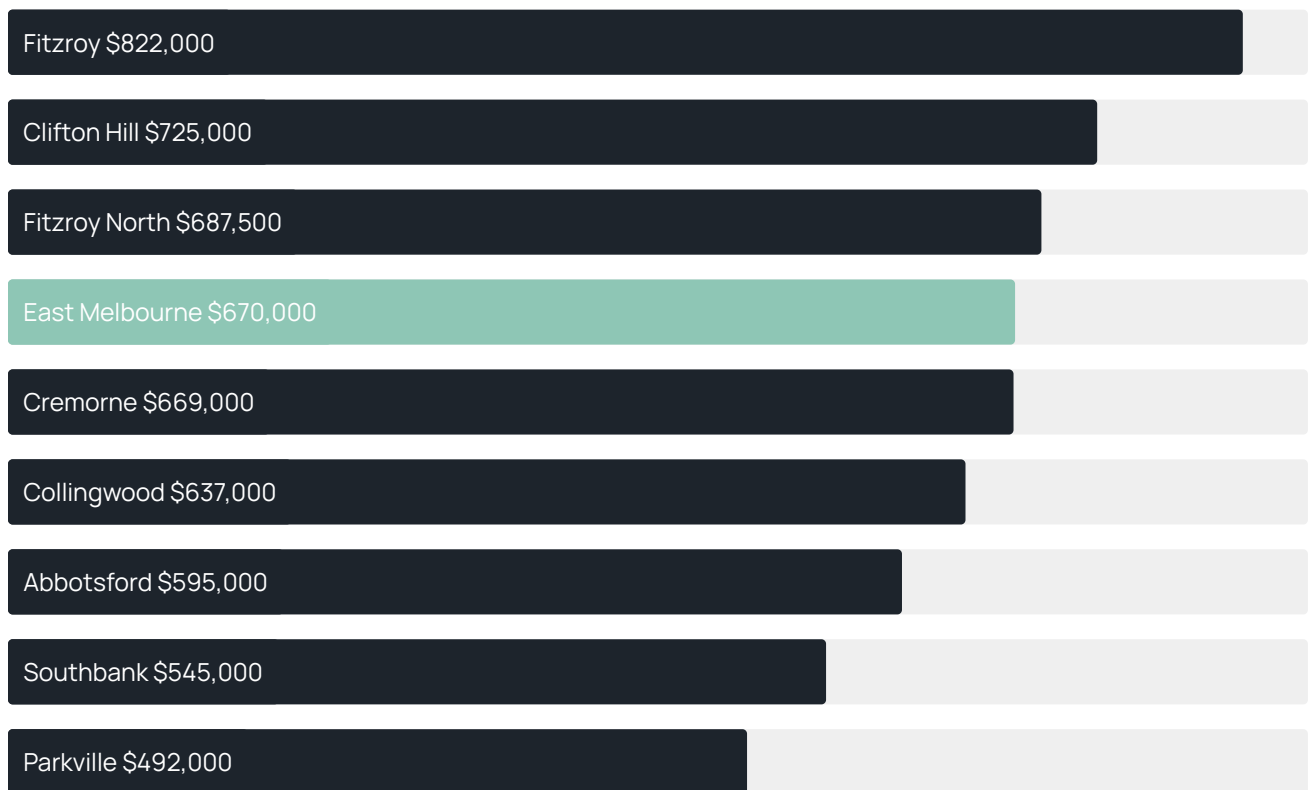
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 17%  
● Private 83%

Auction clearance rate<sup>3</sup>

71.43%

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

34 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>

\$1,075 per week

Population growth<sup>5</sup>

-1.37%

Rental yield<sup>1</sup>

1.88%

Median age<sup>5</sup>

42 years









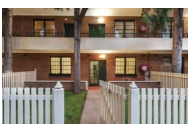

Median household size<sup>5</sup>

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 [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 106/33 Cliveden Cl East Melbourne	2	Apartment	\$855,000	23 May 2026
 32 Webb La East Melbourne	3	Townhouse	\$1,885,000	29 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
 27/22 Agnes St East Melbourne	2	Apartment	\$805,000	15 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
 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



## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/35 Powlett St East Melbourne	2	Apartment	\$912,000	21 Mar 2026
 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
 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

## EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 109/280 Albert St East Melbourne	2	Flat/Unit/Apartment	\$2,150,000	11 Mar 2026
 114/25 Hotham St EAST MELBOURNE	1	Flat/Unit/Apartment	\$270,000	10 Mar 2026
 403/9 Eades St East Melbourne	1	Apartment	\$630,000	08 Mar 2026
 101/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$246,000	08 Mar 2026
 55/1 Wellington Cr East Melbourne	3	Apartment	\$1,530,000	06 Mar 2026
 713/280 Albert St East Melbourne	1	Flat/Unit/Apartment	\$3,100,000	02 Mar 2026
 212/279 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$371,000	02 Mar 2026
 22 Webb La East Melbourne	3	House	\$2,200,000	25 Feb 2026
 9/246 Albert St East Melbourne	1	Apartment	\$640,000	23 Feb 2026
 4/187 George St East Melbourne	2	Flat/Unit/Apartment	\$703,000	21 Feb 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.

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Data is current as of PDF generation date 01/06/2026

- 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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