



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

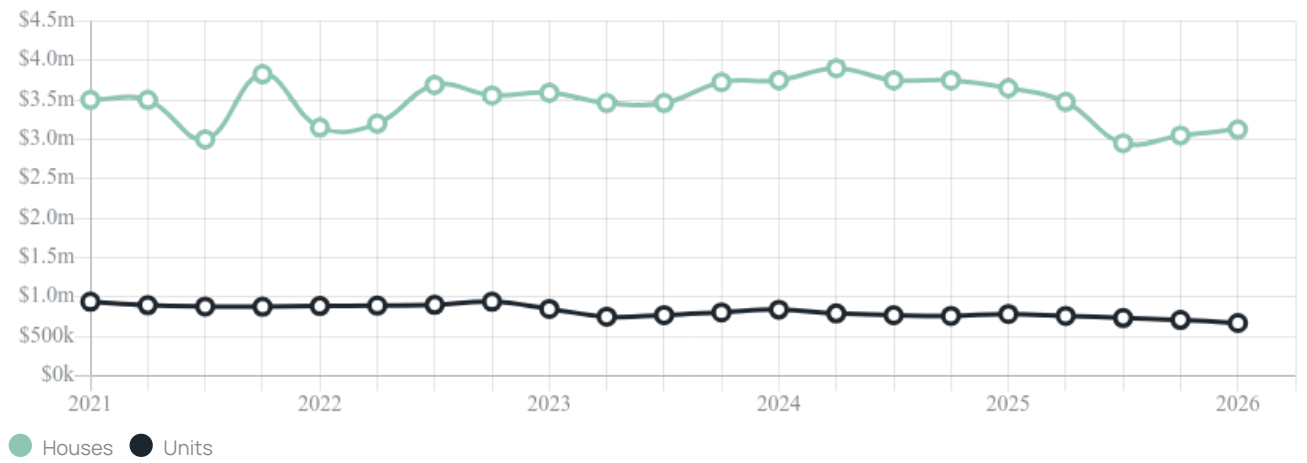
Median

\$670k

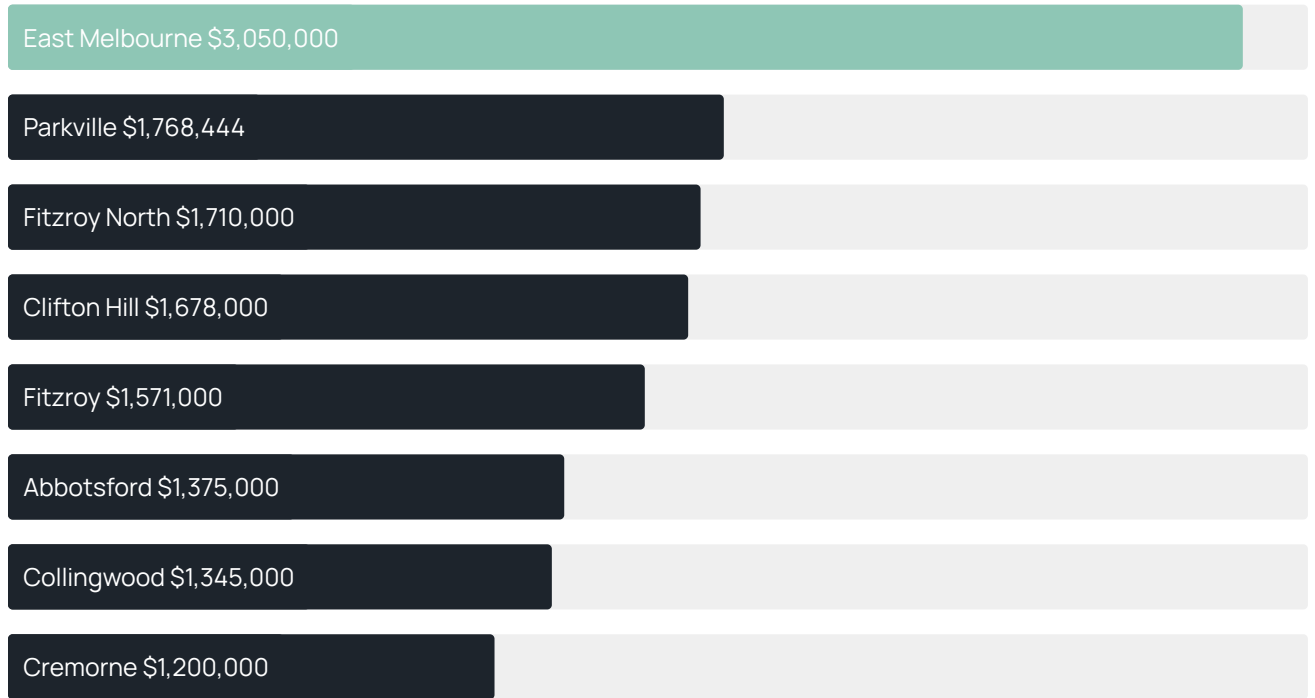
Quarterly price change

-5.48% ↓

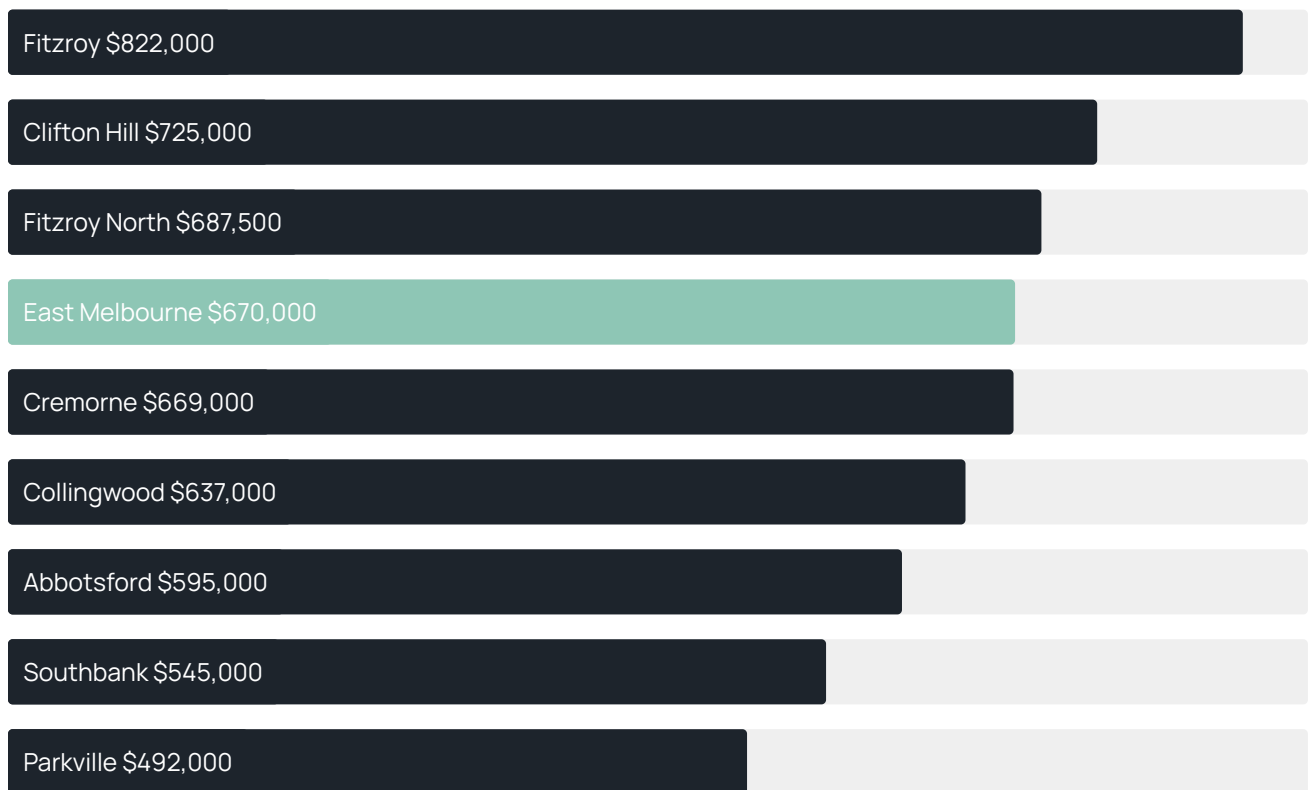
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 19%
● Private 81%

Auction clearance rate³

62.5%

Median days on market³

44 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






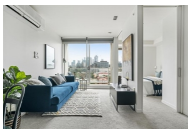
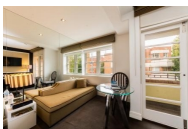



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12/246 Albert St East Melbourne	1	Apartment	\$585,000	23 Apr 2026
 40/190 Albert St East Melbourne	2	Apartment	\$1,010,000	08 Apr 2026
 1007V/162 Albert St EAST MELBOURNE	2	Apartment	\$635,000	23 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
 105/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$247,000	15 Mar 2026
 6/161 Wellington Pde East Melbourne	1	Strata Unit/Flat	\$430,000	13 Mar 2026
 109/280 Albert St East Melbourne	2	Flat/Unit/Apartment	\$2,150,000	11 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

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 212/279 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$371,000	02 Mar 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
 3/53 Grey St East Melbourne	1	Apartment	\$475,000	17 Feb 2026
 12/21-25 Powlett St East Melbourne	1	Apartment	\$610,000	16 Feb 2026
 18 Simpson St East Melbourne	3	House	\$3,900,000	16 Feb 2026
 201/133 Jolimont Rd East Melbourne	1	Serviced Apartments/Holiday Units	\$245,000	04 Feb 2026
 G3/211 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$572,500	04 Feb 2026
 603/9 Eades St East Melbourne	1	Apartment	\$665,000	03 Feb 2026
 3/246 Albert St East Melbourne	2	Apartment	\$1,050,000	31 Jan 2026

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 107/150 Clarendon St East Melbourne	1	Apartment	\$2,000,000	30 Jan 2026
 7/106 Vale St East Melbourne	1	Flat/Unit/Apartment	\$980,000	22 Jan 2026
 1303/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$730,000	16 Jan 2026
 6/29 Hotham St East Melbourne	1	Unit	\$380,000	16 Jan 2026
 39 Albert St East Melbourne	3	House	\$2,952,500	13 Jan 2026
 1107/162 Albert St East Melbourne	2	Apartment	\$585,000	31 Dec 2025
 113/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$196,000	31 Dec 2025
 403/211 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$580,000	24 Dec 2025
 808/296 Victoria Pde East Melbourne	1	Apartment	\$860,000	16 Dec 2025
 5/8 Webb La East Melbourne	2	Apartment	\$977,500	16 Dec 2025



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 01/05/2026

- 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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