East Melbourne

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$2.95m

Monthly median price change[2]

0.04% ↑

Median unit price

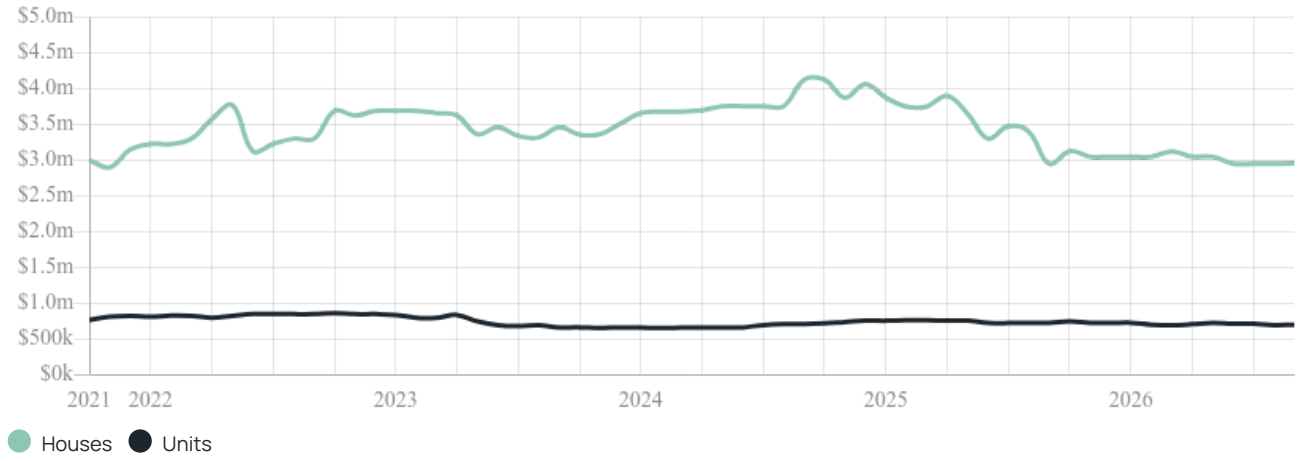
Median[1]

$703k

Monthly median price change[2]

0.76% ↑

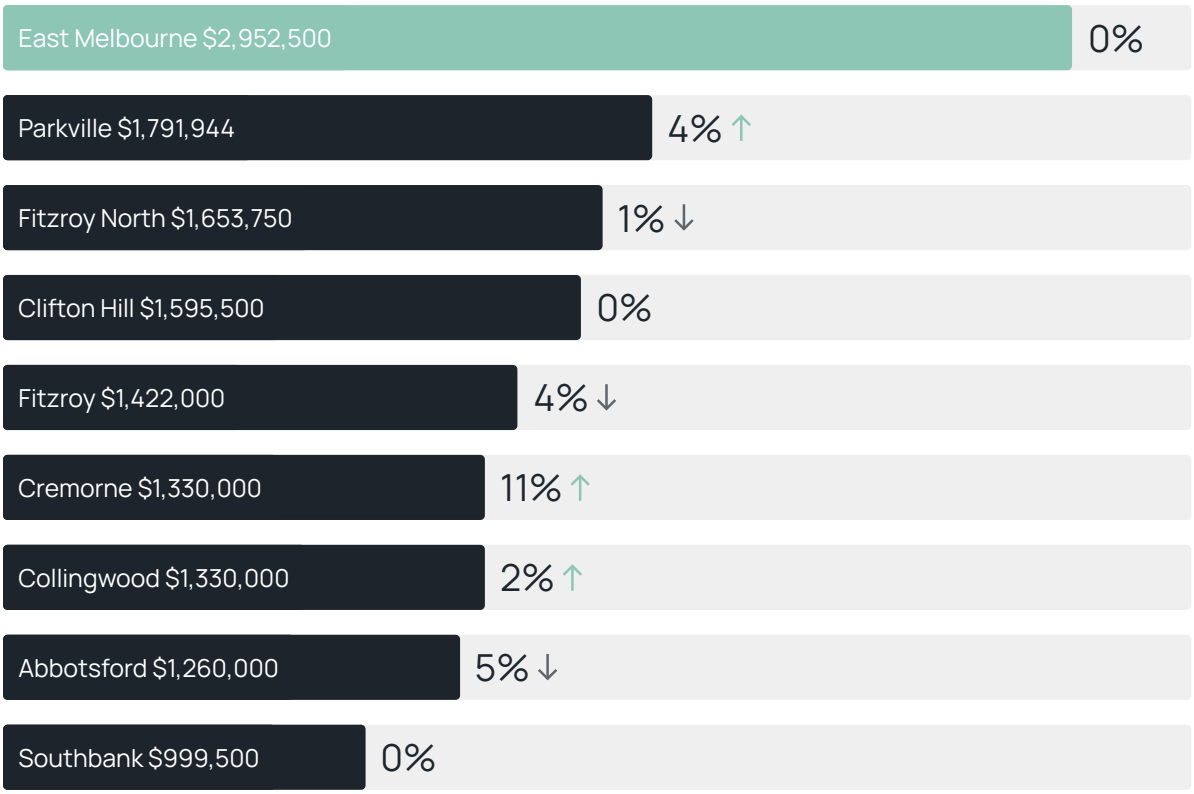
East Melbourne monthly median property prices[3]



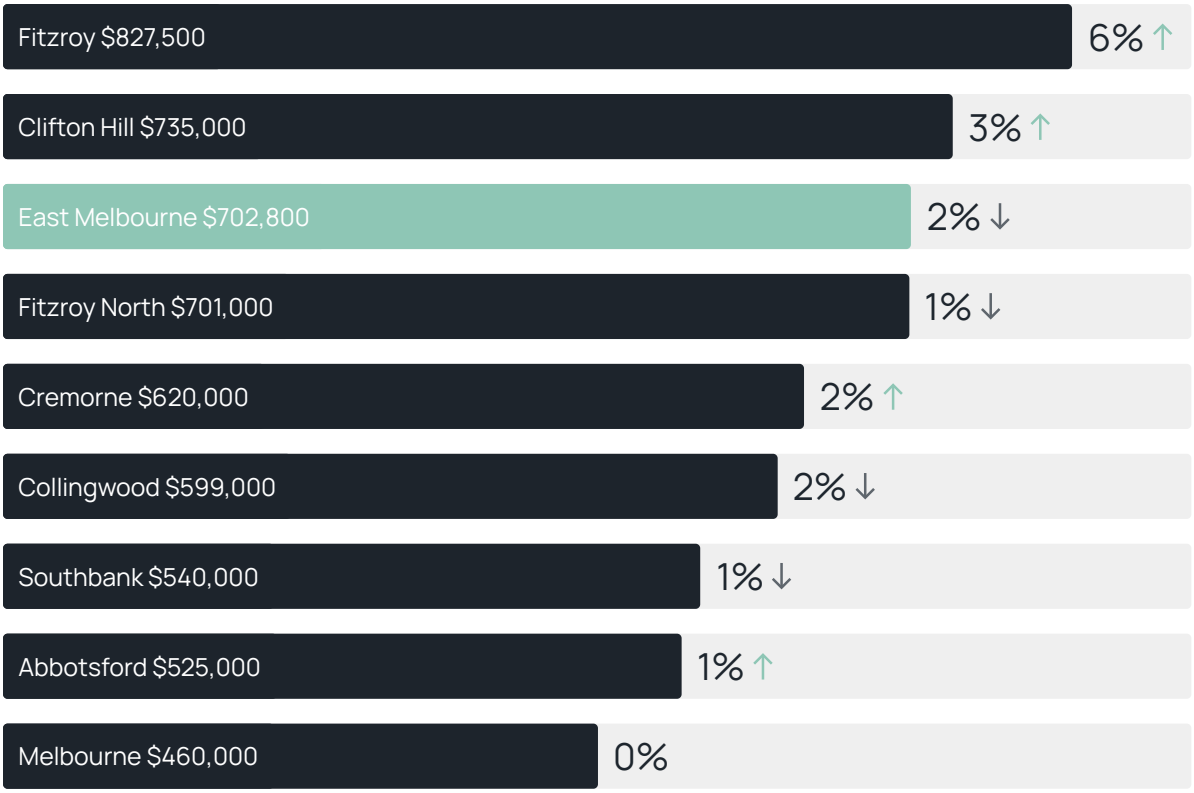


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

50%

Median days on market[5]

House	Unit
39 days	36 days

Average hold period[1]

House	Unit
19.8 years	16.1 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

4,896

Population growth[7]

-1.37%

Median age[7]

42 years

Median household size[7]

1.8 people

Median asking rent per week[1]

House	Unit
$1,395	$630

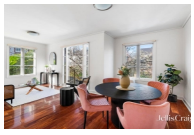
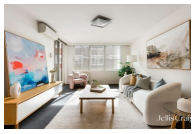
Rental yield[8]

House	Unit
2.84%	6.3%

Sold Properties

Recent East Melbourne sales[5]

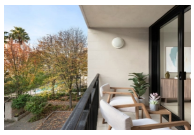
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	6 Darling Street East Melbourne	2	House	$1,250,000	27 Oct 2026
	1/102 Jolimont Road East Melbourne	2	Apartment	$900,000	23 Oct 2026
	304/166 Wellington Parade East Melbourne	2	Apartment	$745,000	19 Oct 2026
	17/8 Wellington Crescent East Melbourne	2	Apartment	Undisclosed	03 Oct 2026
	308/166 Wellington Parade East Melbourne	2	Apartment	$500,000	02 Oct 2026
	25/102 Jolimont Road East Melbourne	3	Apartment	$1,790,000	24 Sep 2026
	109/25 Hotham Street East Melbourne	1	Apartment	$275,000	21 Sep 2026
	10 Morrison Place East Melbourne	3	House	$3,000,000	21 Sep 2026
	6/21-25 Powlett Street East Melbourne	2	Apartment	Undisclosed	18 Sep 2026
	104P/191 Powlett Street East Melbourne	2	Apartment	Undisclosed	17 Sep 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 109/33 Cliveden Close East Melbourne	1	Apartment	$465,000	15 Sep 2026
 24/53 Powlett Street East Melbourne	1	Studio	Undisclosed	11 Sep 2026
 21/102-104 Jolimont Road East Melbourne	3	Apartment	Undisclosed	08 Sep 2026
 1091 Hoddle Street East Melbourne	5	House	$1,455,000	05 Sep 2026
 12/106 Vale Street East Melbourne	1	Apartment	$850,000	01 Sep 2026
 414/162 Albert Street East Melbourne	2	Apartment	Undisclosed	28 Aug 2026
 516/280 Albert Street East Melbourne	1	Apartment	Undisclosed	28 Aug 2026
 39/1 Wellington Crescent East Melbourne	2	Apartment	Undisclosed	28 Aug 2026
 607/1 Powlett Street East Melbourne	2	Apartment	$1,170,000	28 Aug 2026
 87 Hotham Street East Melbourne	3	House	Undisclosed	24 Aug 2026

EAST MELBOURNE SUBURB REPORT

Address		Bedrooms	Type	Price	Sold
	401/166 Wellington Parade East Melbourne	2	Apartment	$710,000	24 Aug 2026
	101/153-155 Wellington Parade South East Melbourne	2	Apartment	$440,000	23 Aug 2026
	24-26 Berry Street East Melbourne	5	House	Undisclosed	22 Aug 2026
	2/29-31 Hotham Street East Melbourne	0	Apartment	Undisclosed	21 Aug 2026
	8/129 Grey Street East Melbourne	1	Apartment	$538,000	20 Aug 2026
	203/33 Cliveden Close East Melbourne	1	Unit	$440,000	20 Aug 2026
	38/190 Albert Street East Melbourne	3	Apartment	$880,000	05 Aug 2026
	121/51 Spring Street East Melbourne	4	Apartment	Undisclosed	04 Aug 2026
	9/21 Powlett Street East Melbourne	2	Apartment	$868,000	01 Aug 2026
	413V/162 Albert Street East Melbourne	2	Apartment	Undisclosed	30 Jul 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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