



East Melbourne

Suburb Report



Your connection to property insights



JellisCraig

EAST MELBOURNE SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$2.95m

Quarterly price change

0.47% ↑

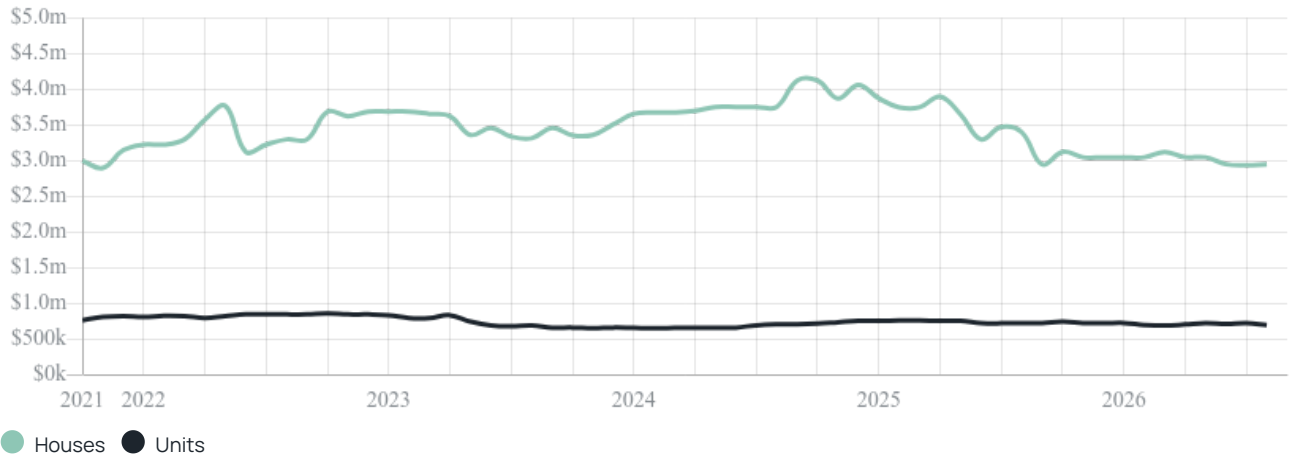
Median

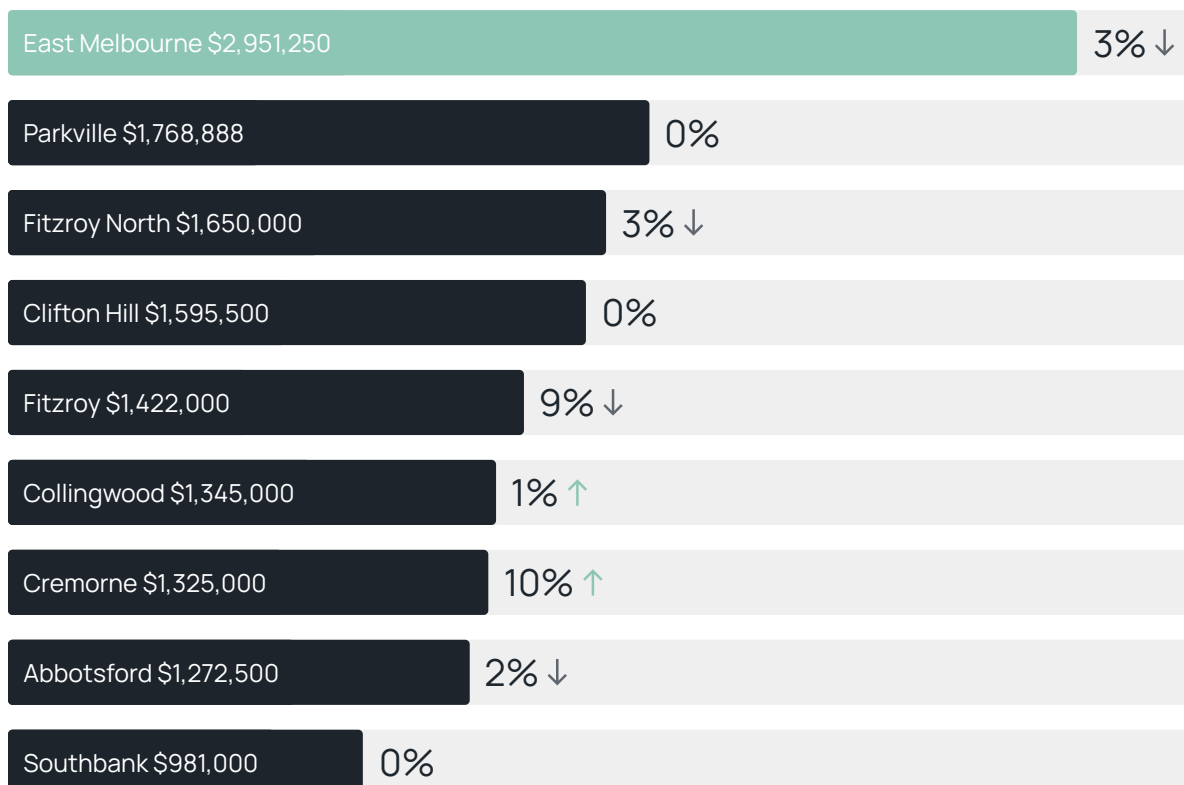
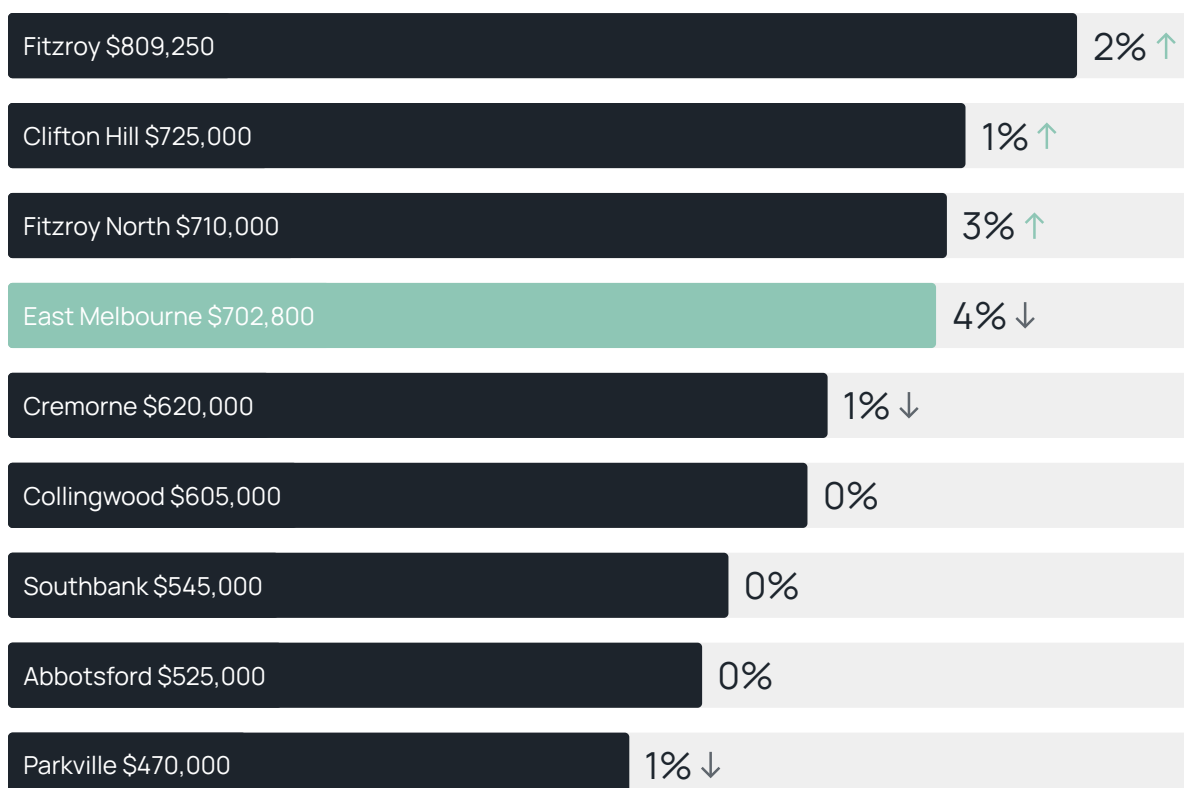
\$703k

Quarterly price change

-3.06% ↓

East Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

54.55%

Median days on market³

House

Unit

39 days

36 days

Average hold period¹

House

Unit

19.0 years

16.1 years

Dwelling type⁵

● Houses 4% ● Units 96%

Ownership⁵

● Owned outright 28% ● Mortgaged 18% ● Rented 54%

Population⁵

4,896

Median asking rent per week¹

Unit

\$1,370

\$625

Population growth⁵

-1.37%

Rental yield¹

House

Unit

2.66%

4.15%

Median age⁵

42 years

Median household size⁵

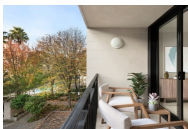
1.8 people

Recent East Melbourne sales²

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
 25/102 Jolimont Road East Melbourne	3	Apartment	\$1,790,000	24 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
 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	Undisclosed	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

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 39/1 Wellington Crescent East Melbourne	2	Apartment	Undisclosed	28 Aug 2026
 607/1 Powlett Street East Melbourne	2	Apartment	Undisclosed	28 Aug 2026
 87 Hotham Street East Melbourne	3	House	Undisclosed	24 Aug 2026
 401/166 Wellington Parade East Melbourne	2	Apartment	Undisclosed	24 Aug 2026
 101/153-155 Wellington Parade South East Melbourne	2	Apartment	Undisclosed	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	Undisclosed	20 Aug 2026
 38/190 Albert Street East Melbourne	3	Apartment	Undisclosed	05 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 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
 26/190 Albert Street East Melbourne	2	Apartment	\$1,100,000	27 Jul 2026
 146 Simpson Street East Melbourne	3	House	\$2,000,000	25 Jul 2026
 316/280 Albert Street East Melbourne	1	Apartment	\$640,000	25 Jul 2026
 142 Powlett Street East Melbourne	4	House	Undisclosed	22 Jul 2026
 8/100 Hotham Street East Melbourne	1	Apartment	Undisclosed	21 Jul 2026
 47 Berry Street East Melbourne	3	House	Undisclosed	20 Jul 2026
 205A/158 Albert Street East Melbourne	1	Apartment	Undisclosed	20 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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