



Malvern East

Suburb Report



Your connection to property insights



JellisCraig

MALVERN EAST SUBURB REPORT

Median house price¹

Median
\$2.13m

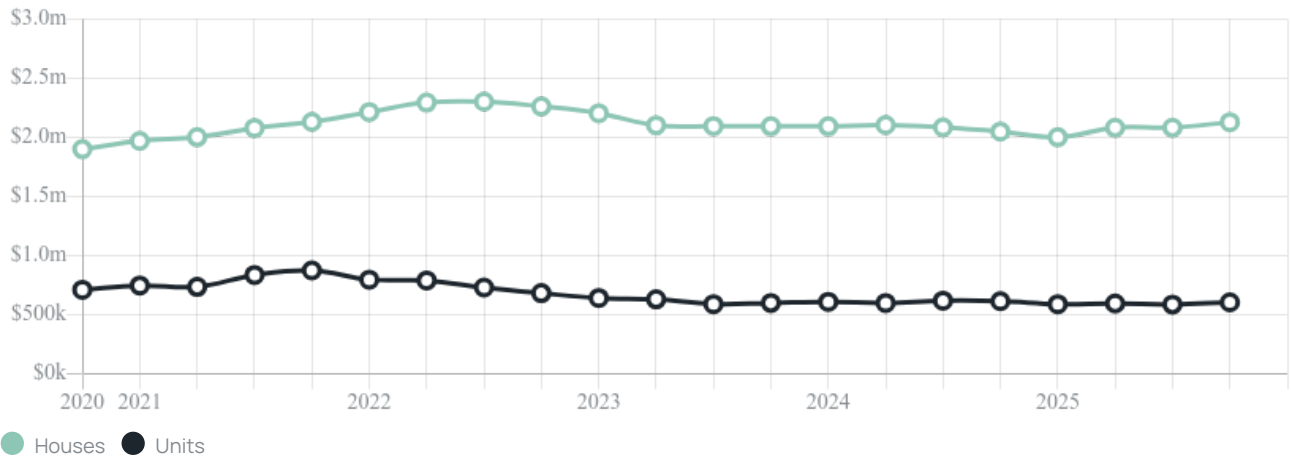
Quarterly price change
2.28% ↑

Median unit price¹

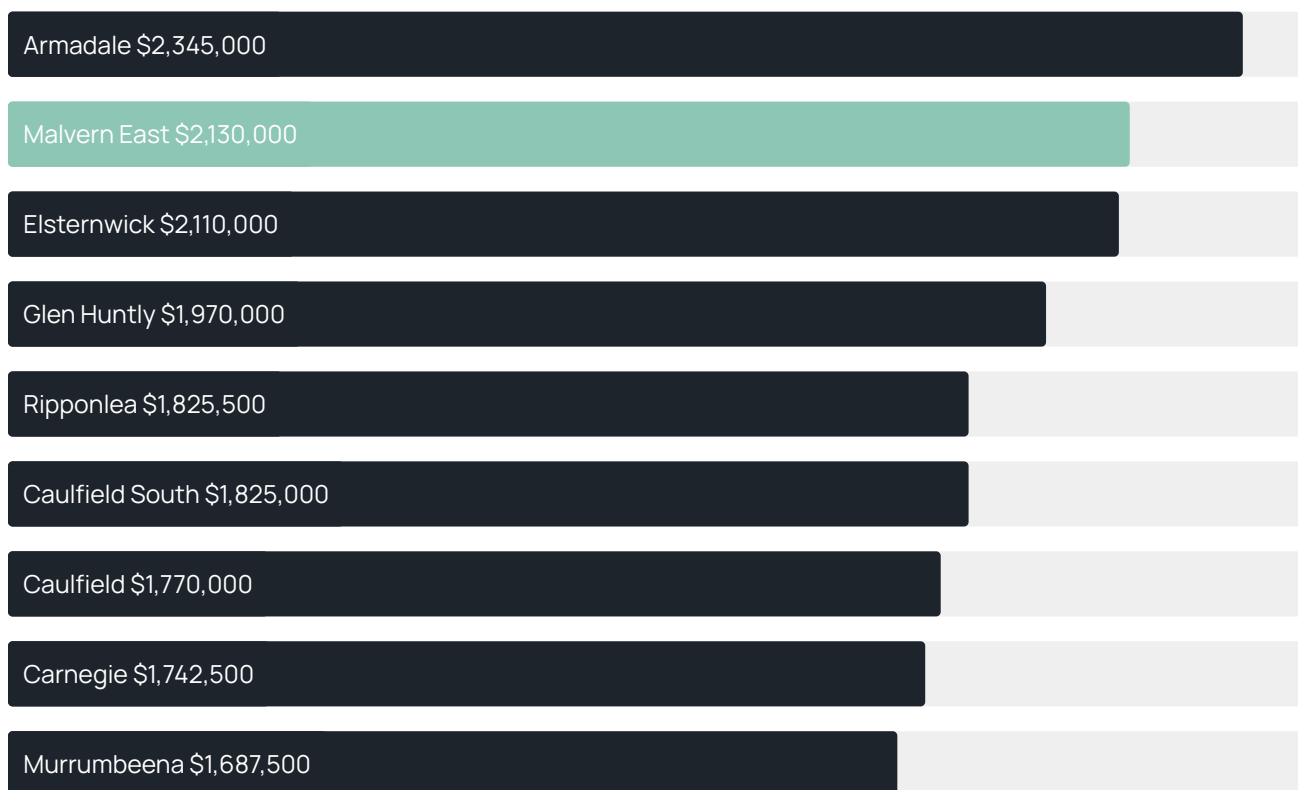
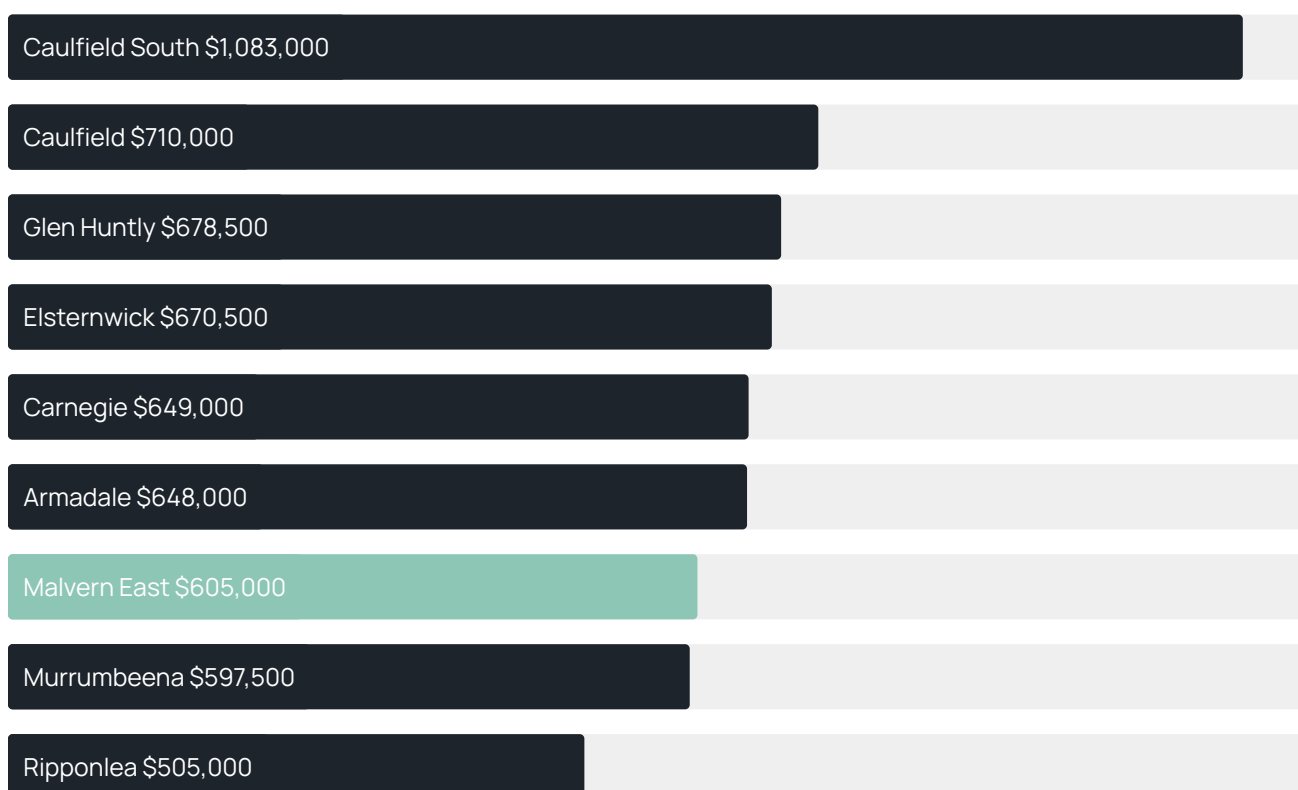
Median
\$605k

Quarterly price change
3.06% ↑

Quarterly price change¹



MALVERN EAST SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 52%
● Private 48%

Auction clearance rate³

81.13%Median days on market³

25 daysJellis Craig average inspection attendance per listing⁴

25 groupsAverage hold period¹

7.3 yearsDwelling type⁵

● Houses 53% ● Units 47%

Ownership⁵

● Owned outright 38% ● Mortgaged 34% ● Rented 28%

Population⁵

22,296Median asking rent¹

\$800 per weekPopulation growth⁵

2.71%Rental yield¹

2.21%Median age⁵








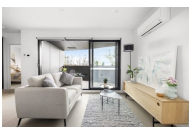


38 yearsMedian household size⁵

2.5 people











MALVERN EAST SUBURB REPORT

Recent Malvern East 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
 201/2a Clarence St Malvern East	2	Apartment	\$378,000	29 Jan 2026
 6/80 Darling Rd MALVERN EAST	1	Apartment	\$456,000	29 Jan 2026
 106/12 Camira St Malvern East	2	Apartment	\$655,000	29 Jan 2026
 304/951-955 Dandenong Rd Malvern East	2	Apartment	\$550,000	09 Jan 2026
 35 Darling Rd MALVERN EAST	4	House	\$1,900,000	20 Dec 2025
 1/35 Darling Rd Malvern East	4	House	\$1,900,000	20 Dec 2025
 316/141 Waverley Rd Malvern East	2	Unit	\$260,000	19 Dec 2025
 204/1009 Dandenong Rd Malvern East	2	Apartment	\$550,000	19 Dec 2025
 3/12 Illowa St Malvern East	2	Apartment	\$622,000	17 Dec 2025
 2/56 Brunel St Malvern East	4	Flat/Unit/Apartment	\$1,895,000	16 Dec 2025

MALVERN EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Rob Roy Rd Malvern East	4	House	\$2,320,000	11 Dec 2025
 4/37 Belgrave Rd Malvern East	2	Unit	\$560,000	09 Dec 2025
 26A Ivanhoe Gr Malvern East	3	House	\$1,480,000	08 Dec 2025
 6 Bowlers Way Malvern East	4	House	\$2,180,000	06 Dec 2025
 34 Chanak St Malvern East	2	House	\$1,471,000	06 Dec 2025
 1015/803 Dandenong Rd Malvern East	2	Strata Unit/Flat	\$485,000	03 Dec 2025
 1988 Malvern Rd Malvern East	2	House	\$1,200,000	03 Dec 2025
 1408/803 Dandenong Rd Malvern East	2	Strata Unit/Flat	\$600,000	03 Dec 2025
 106/2a Clarence St Malvern East	2	Apartment	\$380,000	02 Dec 2025
 G4/60 Belgrave Rd Malvern East	2	Strata Unit/Flat	\$646,000	02 Dec 2025

MALVERN EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/112 Burke Rd Malvern East	3	House	\$2,130,000	29 Nov 2025
 205/2a Clarence St Malvern East	1	Strata Unit/Flat	\$410,000	29 Nov 2025
 7/50 Grant St Malvern East	3	Unit	\$1,500,000	29 Nov 2025
 5/6 Langville Ct Malvern East	2	Apartment	\$710,000	29 Nov 2025
 10/798 Warrigal Rd Malvern East	2	Apartment	\$450,000	28 Nov 2025
 489 Waverley Rd Malvern East	4	House	\$1,388,888	28 Nov 2025
 12/1810 Malvern Rd Malvern East	2	Flat/Unit/Apartment	\$1,057,000	28 Nov 2025
 1/21 Rebecca Rd Malvern East	3	Unit	\$995,000	27 Nov 2025
 1/80 Darling Rd Malvern East	1	Strata Unit/Flat	\$450,000	26 Nov 2025
 1/80-82 Darling Rd Malvern East	1	Apartment	\$450,000	26 Nov 2025



Please contact your local Jellis Craig office

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 01/02/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.