



Malvern East

Suburb Report



Your connection to property insights



JellisCraig

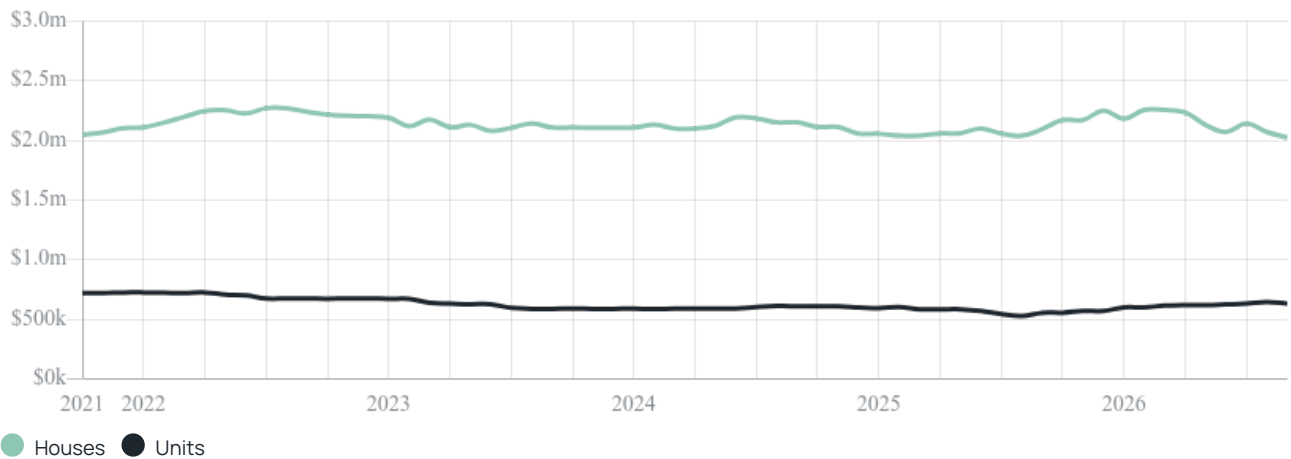
MALVERN EAST SUBURB REPORT

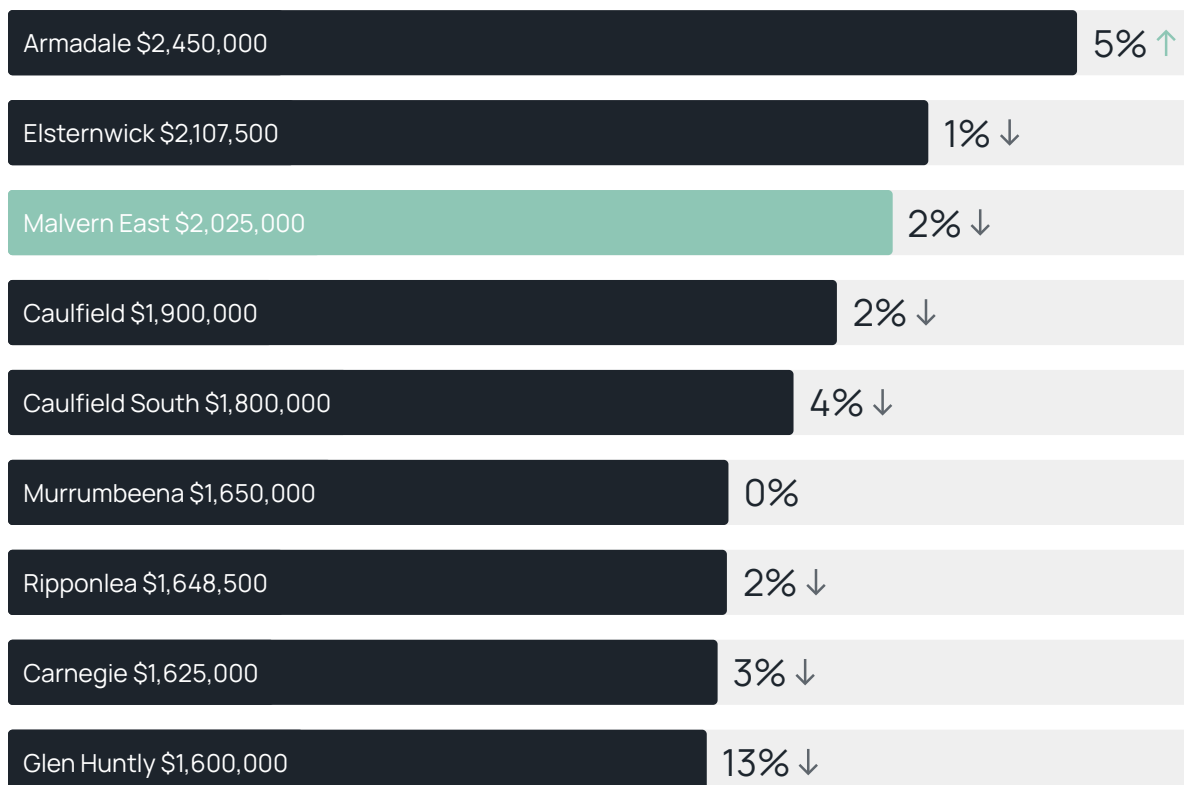
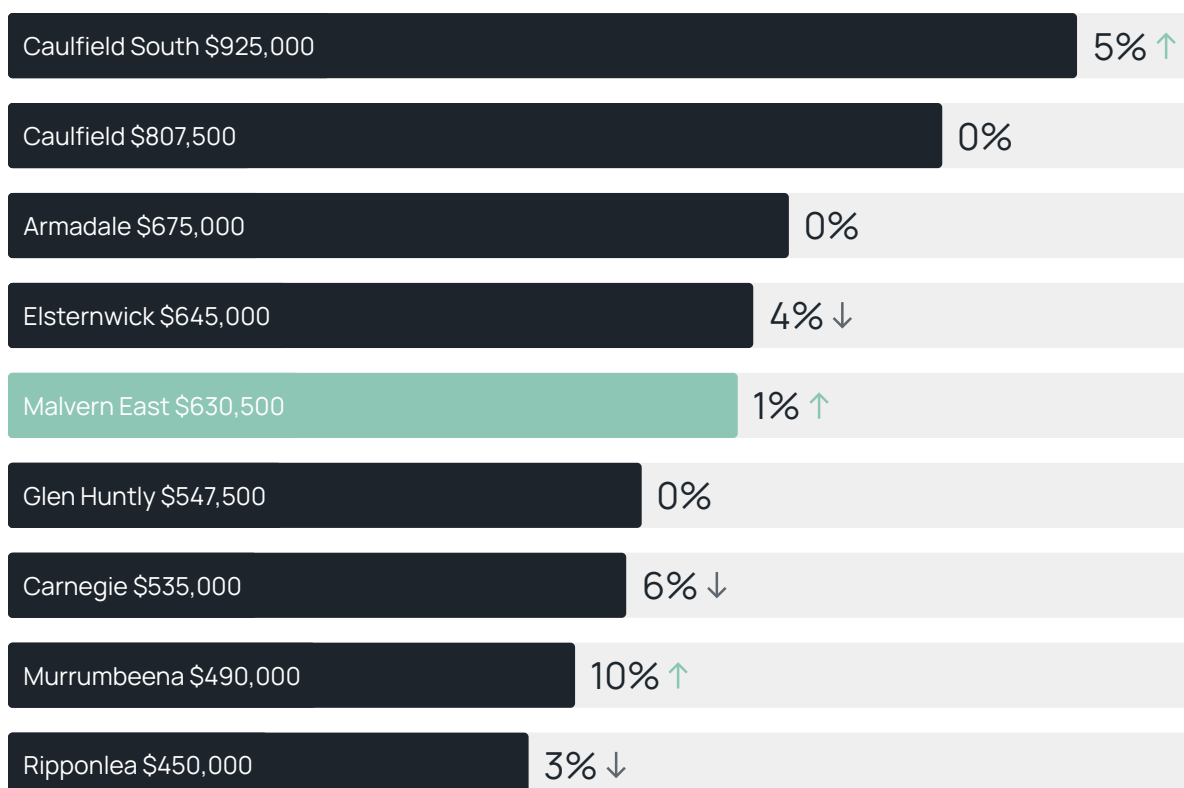
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.03m	-2.17% ↓	\$631k	-2.40% ↓

Malvern East monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 42%
● Private 58%

Auction clearance rate⁴

57%

Median days on market⁵

House

Unit

27 days

27 days

Average hold period¹

House

Unit

16.5 years

13.0 years

Dwelling type⁷

● Houses 71% ● Units 29%

Ownership⁷

● Owned outright 36% ● Mortgaged 32% ● Rented 32%

Population⁷

22,296

Population growth⁷

2.71%

Median age⁷

38 years

Median household size⁷

2.5 people

Median asking rent per week¹

House

Unit

\$895

\$550

Rental yield⁸

House

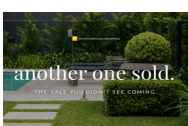
Unit

2.9%

5.17%

Recent Malvern East sales⁵

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
 62a Repton Road Malvern East	3	House	\$2,000,000	28 Oct 2026
 4/92 Waverley Road Malvern East	2	Apartment	\$480,000	27 Oct 2026
 95 Darling Road Malvern East	4	House	\$1,752,000	26 Oct 2026
 20 Emo Road Malvern East	3	House	Undisclosed	24 Oct 2026
 1886 Malvern Road Malvern East	4	House	\$1,680,000	24 Oct 2026
 28 Nott Street Malvern East	5	House	Undisclosed	22 Oct 2026
 8 Eucalypt Avenue Malvern East	3	House	\$1,252,000	22 Oct 2026
 2 Westgarth Street Malvern East	3	House	Undisclosed	20 Oct 2026
 13/80 Darling Road Malvern East	1	Apartment	\$417,000	20 Oct 2026
 1/8 Carrum Street Malvern East	3	Townhouse	\$915,000	19 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 5/646 Warrigal Road Malvern East	4	Townhouse	\$968,888	18 Oct 2026
 31 Nott Street Malvern East	3	House	Undisclosed	18 Oct 2026
 54 Belgrave Road Malvern East	3	House	\$1,625,000	17 Oct 2026
 6/62 Sycamore Street Malvern East	1	Apartment	\$455,000	17 Oct 2026
 104 Emo Road Malvern East	4	House	Undisclosed	17 Oct 2026
 28 Allenby Avenue Malvern East	4	House	\$1,755,000	16 Oct 2026
 101/865-871 Dandenong Road Malvern East	1	Apartment	\$328,000	16 Oct 2026
 501/865-869 Dandenong Road Malvern East	1	Apartment	\$290,000	15 Oct 2026
 33 Darling Road Malvern East	3	House	Undisclosed	10 Oct 2026
 1/60 Belgrave Road Malvern East	2	Apartment	Undisclosed	09 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 23 The Grange Malvern East	5	House	\$2,780,000	09 Oct 2026
 G06/2043 Malvern Rd	3	Apartment	Undisclosed	03 Oct 2026
 20 Tooronga Road Malvern East	3	House	Undisclosed	03 Oct 2026
 31 Castlebar Road Malvern East	5	House	\$2,610,000	03 Oct 2026
 20a Fisher Street Malvern East	3	House	\$1,384,000	03 Oct 2026
 16 Eucalypt Avenue Malvern East	3	Townhouse	\$1,261,000	03 Oct 2026
 13 Woodlands Grove Malvern East	4	Townhouse	\$1,405,000	03 Oct 2026
 108/253 Waverley Road Malvern East	1	Apartment	Undisclosed	29 Sep 2026
 21 Thornbury Crescent Malvern East	3	House	Undisclosed	28 Sep 2026
 13/790 Warrigal Road Malvern East	2	Apartment	Undisclosed	27 Sep 2026



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 01/11/2026

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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