



Malvern East

Suburb Report



Your connection to property insights



JellisCraig

MALVERN EAST SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

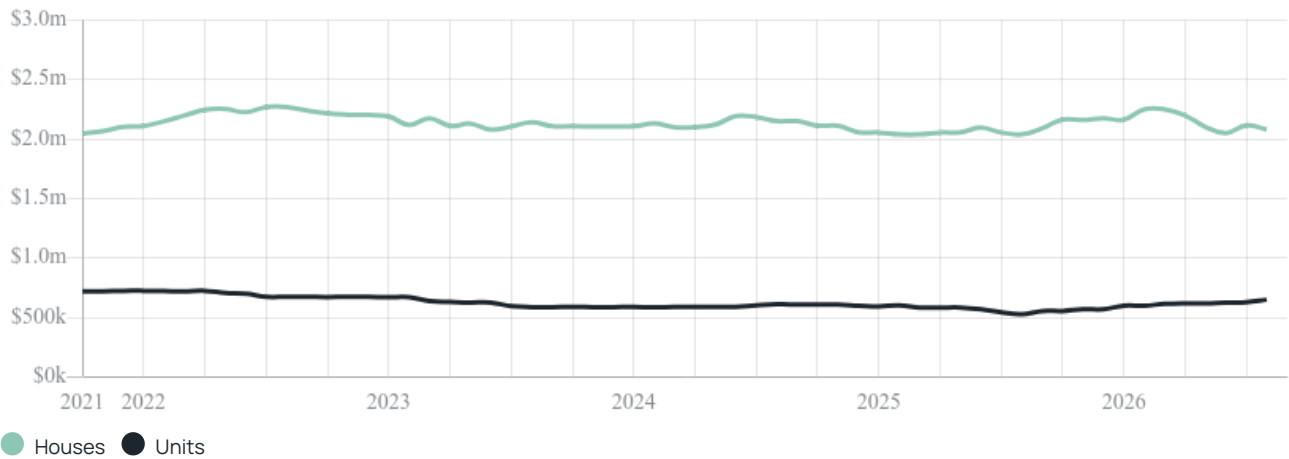
\$2.08m

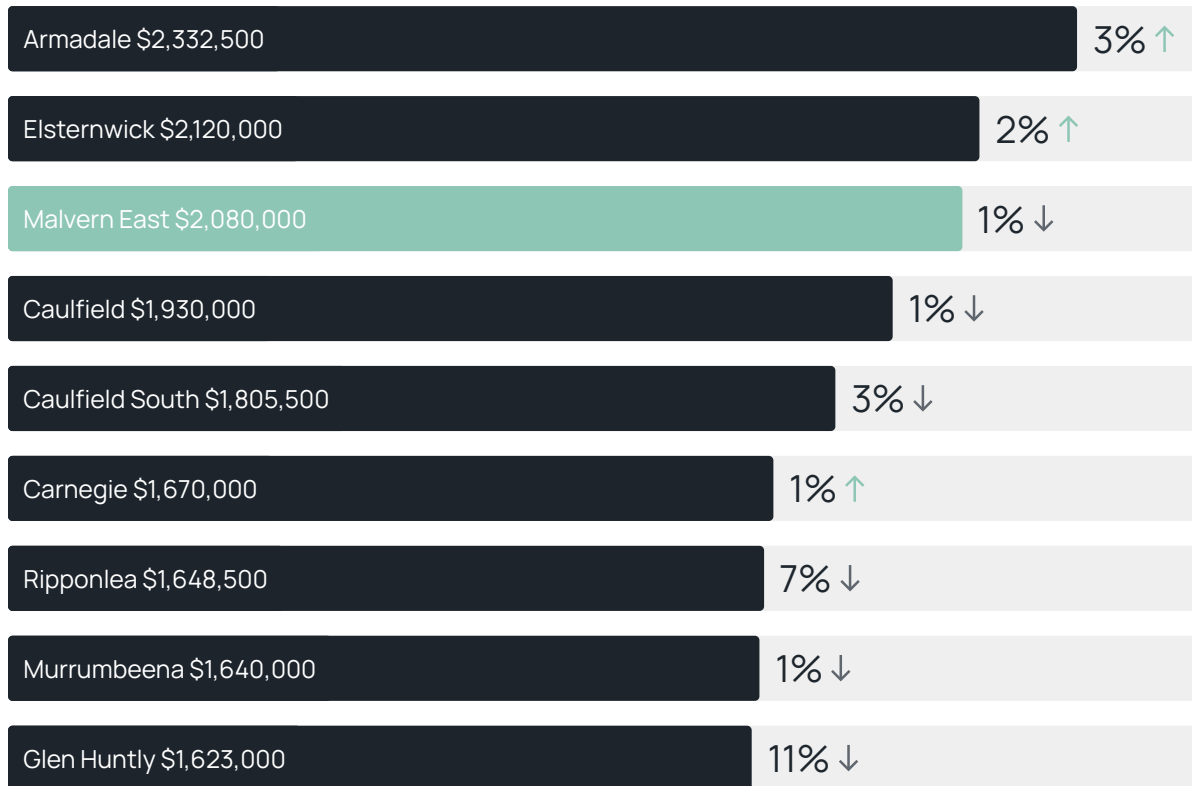
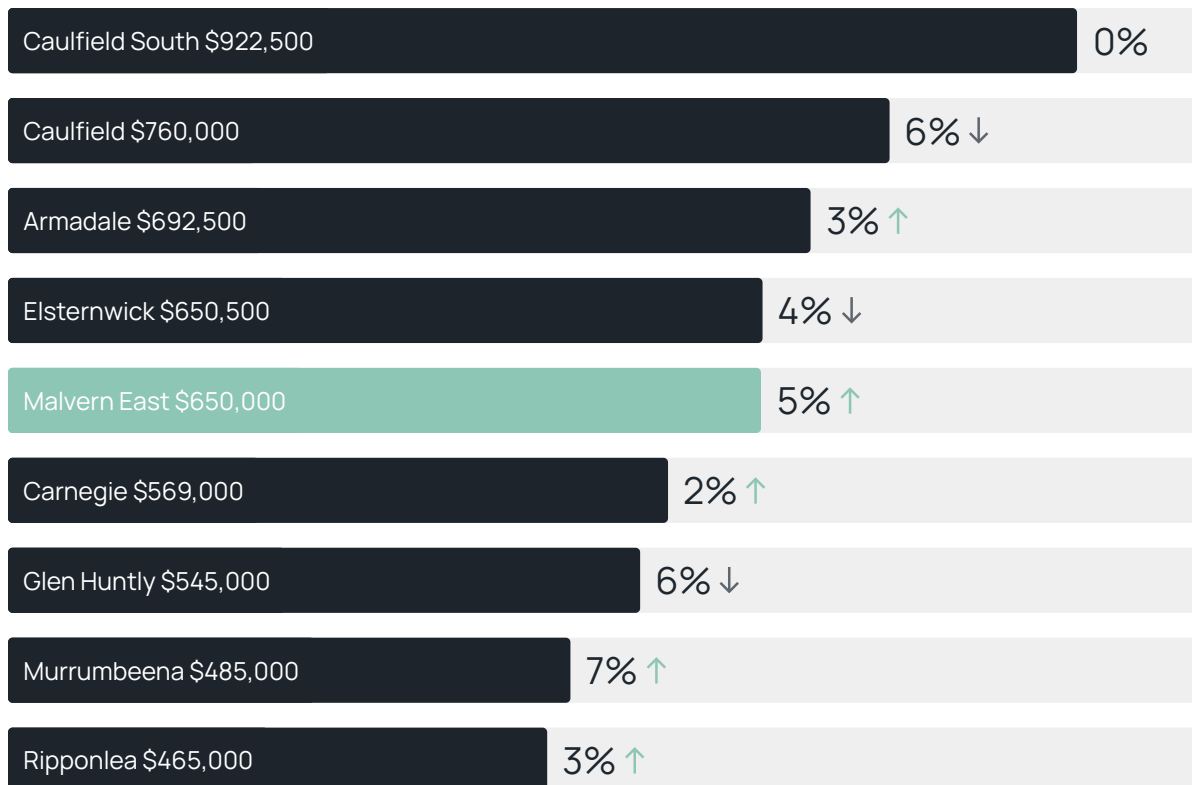
-1.65% ↓

\$650k

3.47% ↑

Malvern East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 42%
● Private 58%

Auction clearance rate³

51.92%

Median days on market³

House

Unit

26 days

27 days

Jellis Craig average inspection attendance per listing⁴

53 groups

Average hold period¹

House

Unit

16.6 years

13.3 years

Dwelling type⁵

● Houses 71% ● Units 29%

Ownership⁵

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

Population⁵

22,296

Median asking rent per week¹

Unit

\$895

\$550

Population growth⁵

2.71%

Rental yield¹

House

Unit

2.76%

4.92%

Median age⁵

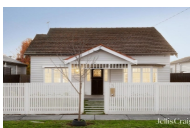
38 years

Median household size⁵

2.5 people

Recent Malvern East 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
 13/790 Warrigal Road Malvern East	2	Apartment	Undisclosed	27 Sep 2026
 539 Waverley Road Malvern East	3	House	\$1,216,000	26 Sep 2026
 493 Waverley Road Malvern East	3	House	\$1,250,000	21 Sep 2026
 1/1447 Dandenong Road Malvern East	2	Apartment	\$420,000	21 Sep 2026
 7/33-35 Burke Road Malvern East	3	Townhouse	\$1,086,000	19 Sep 2026
 12 Abbotsford Avenue Malvern East	4	House	Undisclosed	18 Sep 2026
 2B Hedgeley Avenue Malvern East	4	House	Undisclosed	18 Sep 2026
 5 Hughes Street Malvern East	4	House	Undisclosed	17 Sep 2026
 14 Argyll Street Malvern East	4	House	Undisclosed	17 Sep 2026
 1/1013 Dandenong Road Malvern East	3	Townhouse	Undisclosed	16 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 1/120 Darling Road Malvern East	2	Apartment	Undisclosed	16 Sep 2026
 15/919 Dandenong Road Malvern East	2	Apartment	\$540,000	16 Sep 2026
 6/794 Warrigal Road Malvern East	2	Apartment	Undisclosed	16 Sep 2026
 524 Waverley Road Malvern East	4	House	Undisclosed	16 Sep 2026
 64 Brunel Street Malvern East	4	House	Undisclosed	14 Sep 2026
 3/60-62 Serrell Street Malvern East	3	Villa	Undisclosed	14 Sep 2026
 203/3 Hurstmon Street Malvern East	2	Apartment	Undisclosed	12 Sep 2026
 42 Ardrie Road Malvern East	3	House	Undisclosed	11 Sep 2026
 5/907 Dandenong Road Malvern East	1	Apartment	Undisclosed	09 Sep 2026
 12/240 Waverley Road Malvern East	2	Apartment	Undisclosed	08 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 306/2A Clarence Street Malvern East	1	Apartment	\$230,000	07 Sep 2026
 309/60 Belgrave Road Malvern East	1	Apartment	\$433,000	05 Sep 2026
 Townhouse 390a Wattletree Road Malvern East	4	Townhouse	Undisclosed	31 Aug 2026
 2043 Malvern Rd	2	Apartment	Undisclosed	30 Aug 2026
 2/60 Brunel Street Malvern East	2	Villa	Undisclosed	29 Aug 2026
 62 Manning Road Malvern East	2	House	Undisclosed	29 Aug 2026
 35B Emo Road Malvern East	4	House	Undisclosed	29 Aug 2026
 54 Midlothian Street Malvern East	4	House	Undisclosed	29 Aug 2026
 43 Argyll Street Malvern East	3	House	Undisclosed	28 Aug 2026
 17 Bent Street Malvern East	3	House	Undisclosed	28 Aug 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 01/10/2026

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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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