



Melbourne

Suburb Report



Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median unit price¹

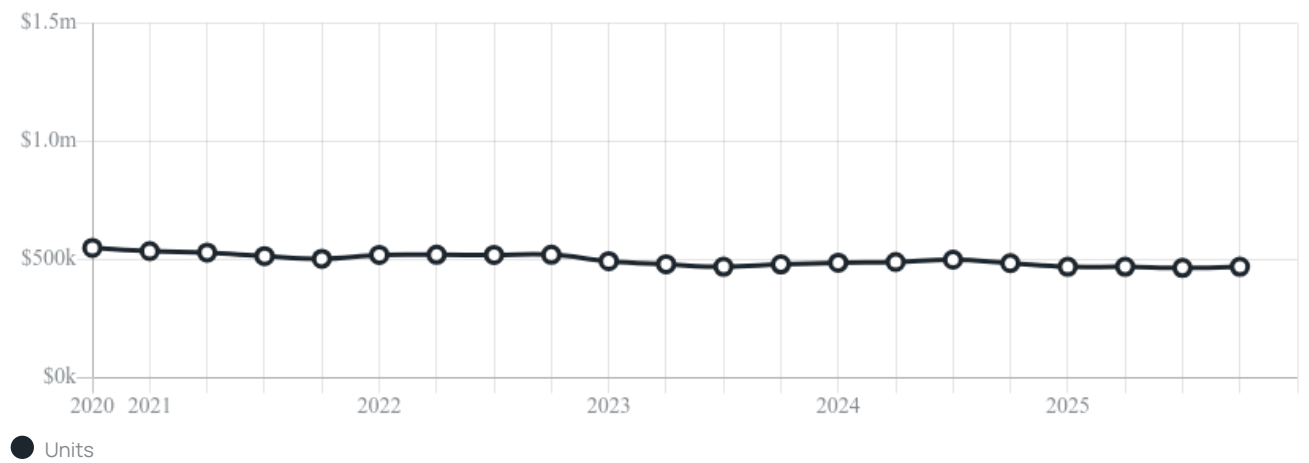
Median

\$470k

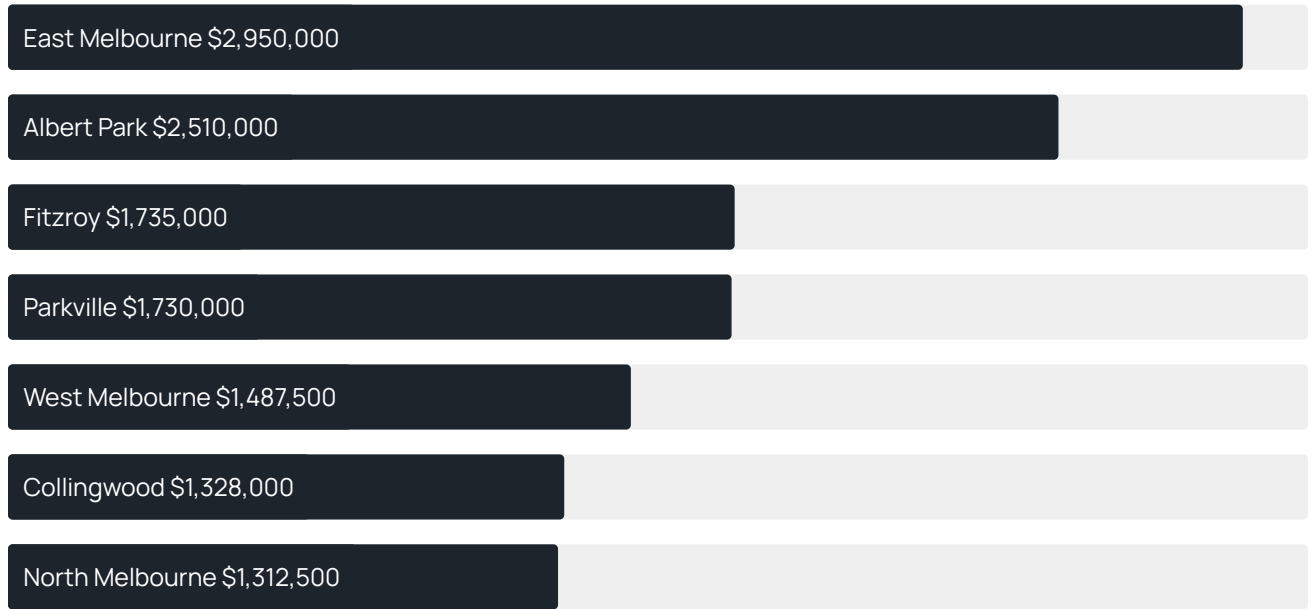
Quarterly price change

1.07% ↑

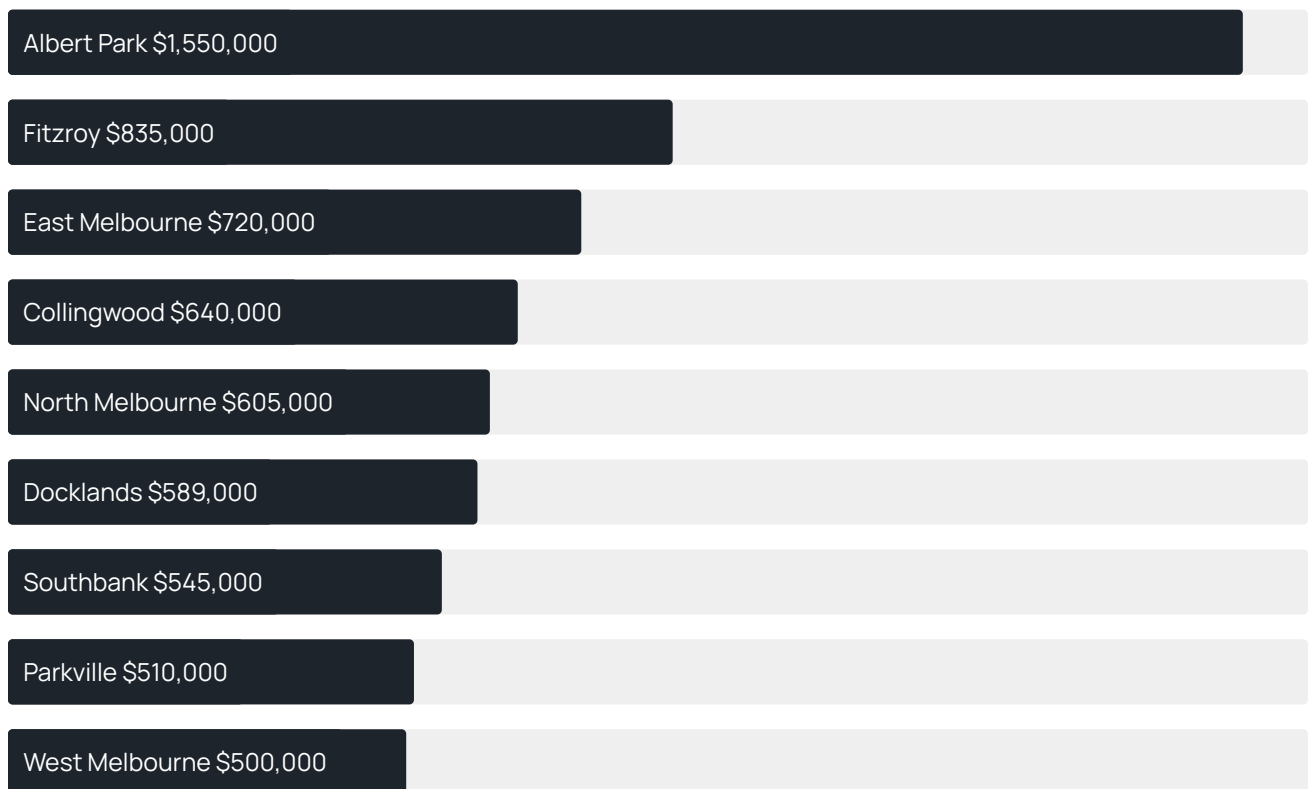
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 2%
● Private 98%

Auction clearance rate³

87.5%

Median days on market³

41 days

Jellis Craig average inspection attendance per listing⁴

41 groups

Average hold period¹

7.7 years

Dwelling type⁵



● Houses 0% ● Units 100%

Ownership⁵



● Owned outright 14% ● Mortgaged 15% ● Rented 71%

Population⁵

54,941

Median asking rent¹

\$650 per week

Population growth⁵

16.19%

Rental yield¹

2.68%

Median age⁵

29 years











Median household size⁵

1.7 people





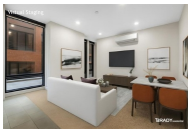





MELBOURNE SUBURB REPORT

Recent Melbourne sales











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 |
|---|----------|-----------|-------------|-------------|
|  4011/618 Lonsdale St Melbourne | 2 | Apartment | \$585,000 | 31 Mar 2026 |
|  704/253 Franklin St Melbourne | 2 | Apartment | \$375,000 | 27 Mar 2026 |
|  2305/8 Downie St MELBOURNE | 2 | Apartment | \$559,000 | 26 Mar 2026 |
|  2702/601 Little Lonsdale St Melbourne | 1 | Apartment | \$400,000 | 26 Mar 2026 |
|  1110/22-24 Jane Bell La Melbourne | 1 | Apartment | \$395,000 | 26 Mar 2026 |
|  4/114 Hardware St Melbourne | 2 | Apartment | \$715,000 | 25 Mar 2026 |
|  56 Hayward La Melbourne | 3 | Townhouse | \$1,420,000 | 25 Mar 2026 |
|  1110/83 Queens Rd Melbourne | 1 | Apartment | \$445,000 | 24 Mar 2026 |
|  1807/68 La Trobe St Melbourne | 2 | Apartment | \$590,000 | 24 Mar 2026 |
|  2404/8 Exploration La Melbourne | 2 | Apartment | \$455,000 | 24 Mar 2026 |

MELBOURNE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  805/260 Little Collins St Melbourne | 1 | Apartment | \$380,000 | 24 Mar 2026 |
|  403/260 Little Collins St Melbourne | 1 | Apartment | \$560,000 | 24 Mar 2026 |
|  502/603 St Kilda Rd Melbourne | 1 | Apartment | \$436,500 | 22 Mar 2026 |
|  1909/68 La Trobe St Melbourne | 2 | Apartment | \$880,000 | 20 Mar 2026 |
|  210/120 Abeckett St Melbourne | 1 | Apartment | \$328,000 | 20 Mar 2026 |
|  1206/480 St Kilda Rd Melbourne | 2 | Apartment | \$740,000 | 20 Mar 2026 |
|  901/1 Roy St Melbourne | 3 | Apartment | \$1,380,000 | 19 Mar 2026 |
|  703/33 Mackenzie St Melbourne | 2 | Apartment | \$528,200 | 17 Mar 2026 |
|  3704/639 Little Lonsdale St Melbourne | 1 | Apartment | \$412,000 | 17 Mar 2026 |
|  907/31 Spring St Melbourne | 1 | Apartment | \$450,000 | 17 Mar 2026 |

MELBOURNE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  4603/33 Rose La Melbourne | 2 | Apartment | \$466,000 | 16 Mar 2026 |
|  13/24-38 Little Bourke St Melbourne | 1 | Apartment | \$495,000 | 16 Mar 2026 |
|  2609/601 Little Lonsdale St Melbourne | 2 | Apartment | \$430,000 | 16 Mar 2026 |
|  2611/220 Spencer St Melbourne | 2 | Apartment | \$640,000 | 13 Mar 2026 |
|  2807/200 Spencer St Melbourne | 2 | Apartment | \$565,000 | 13 Mar 2026 |
|  1311/470 St Kilda Rd Melbourne | 2 | Apartment | \$783,000 | 13 Mar 2026 |
|  816/250 Elizabeth St Melbourne | 1 | Flat/Unit/Apartment | \$300,000 | 13 Mar 2026 |
|  414/108 Flinders St Melbourne | 1 | Apartment | \$400,000 | 12 Mar 2026 |
|  509/120 Abeckett St Melbourne | 3 | Apartment | \$675,000 | 12 Mar 2026 |
|  602/31 Spring St Melbourne | 2 | Apartment | \$900,000 | 12 Mar 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 01/04/2026

- 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

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