



Melbourne

Suburb Report



Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median unit price¹

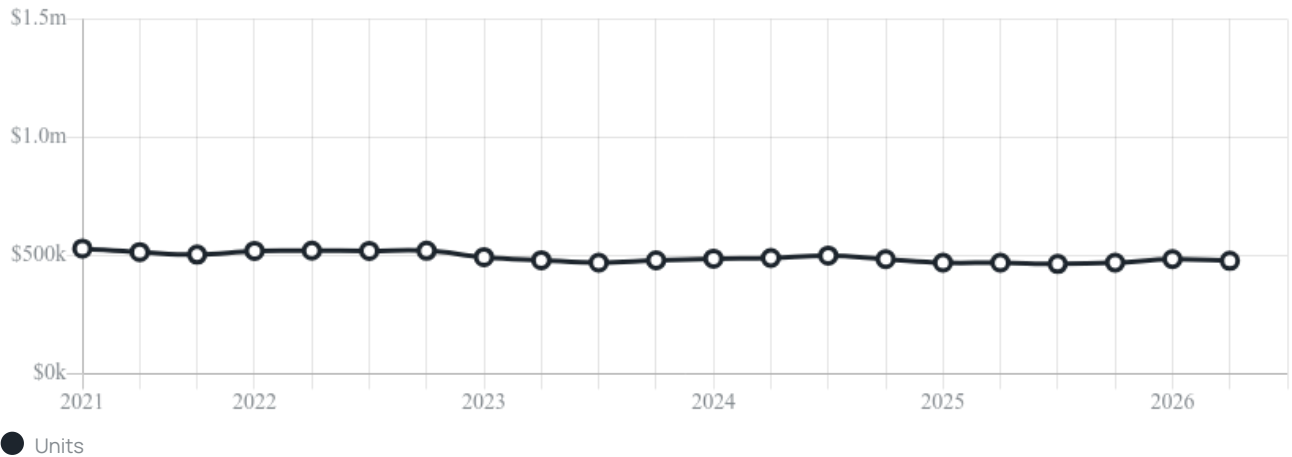
Median

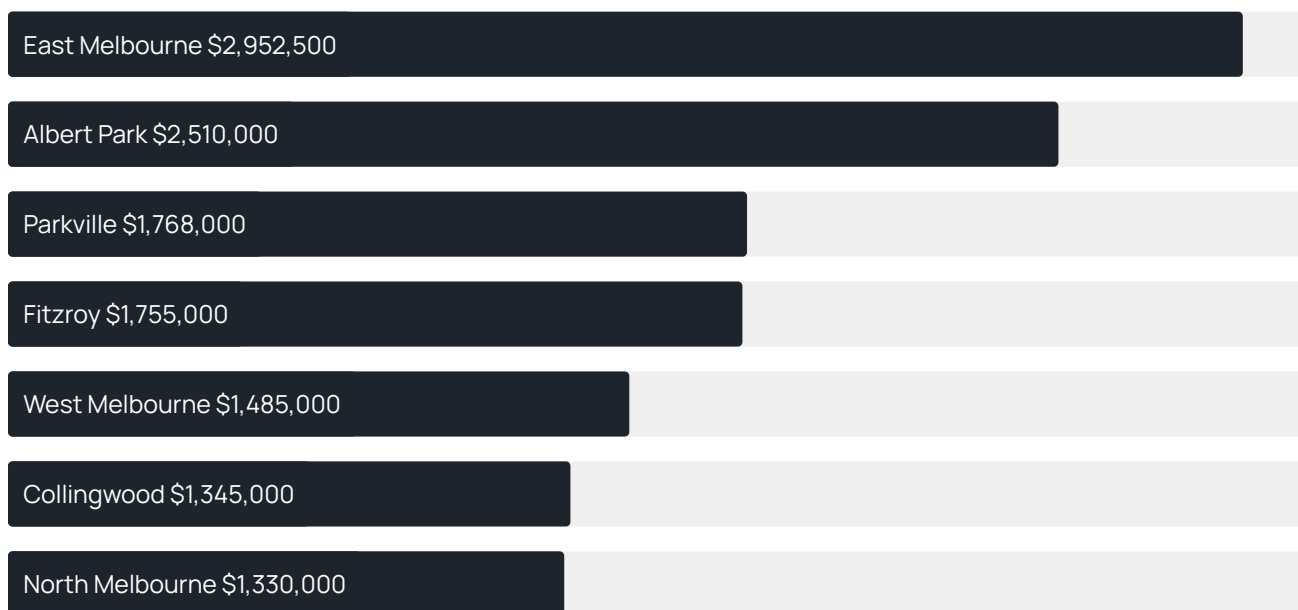
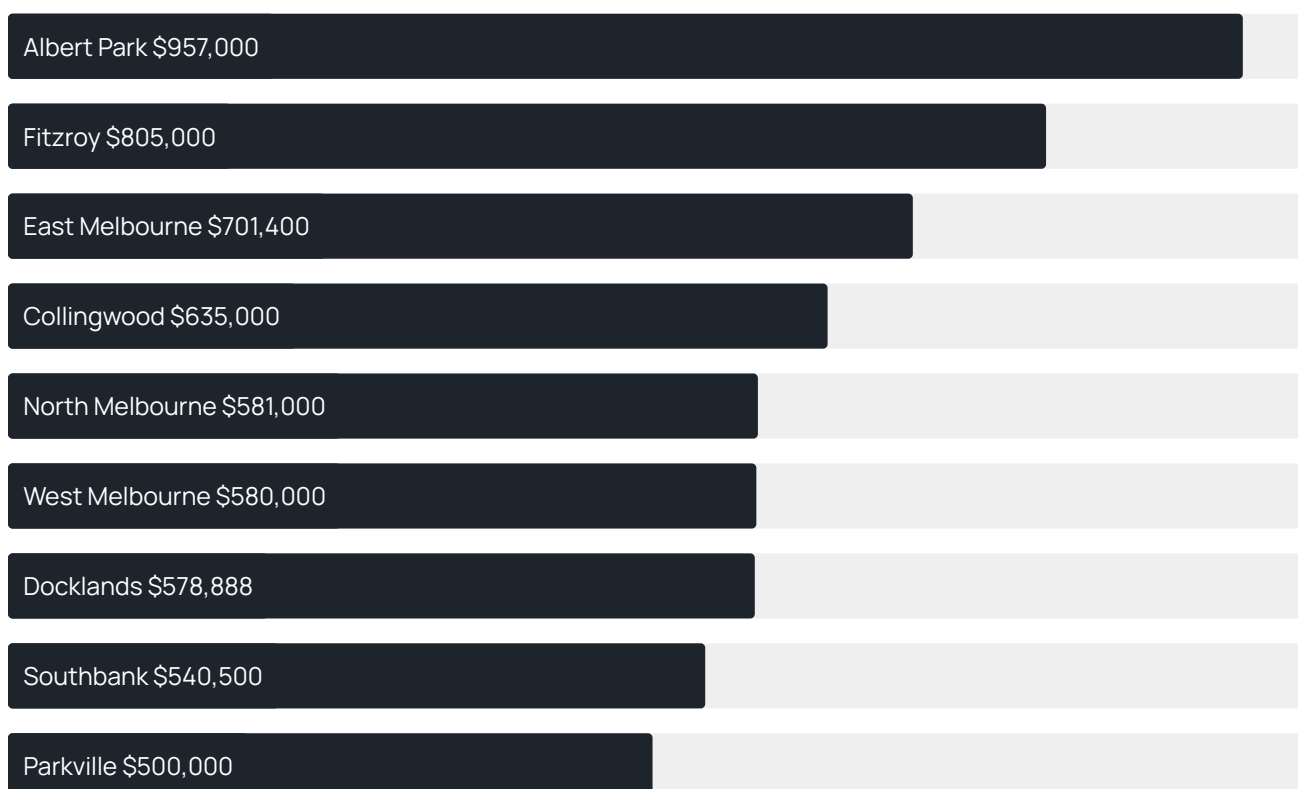
\$478k

Quarterly price change

-1.44% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 3%
● Private 97%

Auction clearance rate³

75%

Median days on market³

46 days

Jellis Craig average inspection attendance per listing⁴

46 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

\$685 per week

Population growth⁵

16.19%

Rental yield¹

2.68%

Median age⁵

29 years

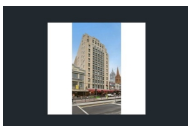
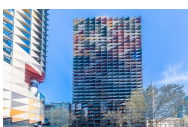
Median household size⁵

1.7 people

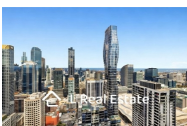
MELBOURNE SUBURB REPORT

Recent Melbourne sales

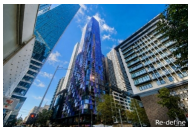
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4516/220 Spencer St Melbourne	1	Apartment	\$388,000	31 Jul 2026
 2305/560 Lonsdale St Melbourne	2	Apartment	\$670,000	30 Jul 2026
 1004/601 Little Collins St Melbourne	1	Apartment	\$280,000	29 Jul 2026
 142/33 La Trobe St Melbourne	2	Apartment	\$762,000	28 Jul 2026
 23/24-38 Little Bourke St Melbourne	2	Apartment	\$655,000	27 Jul 2026
 1407/565 Flinders St Melbourne	2	Apartment	\$465,000	27 Jul 2026
 1302/39 Lonsdale St MELBOURNE	2	Apartment	\$355,000	27 Jul 2026
 510/238 Flinders St Melbourne	1	Apartment	\$172,500	20 Jul 2026
 604/639 Little Bourke St Melbourne	1	Apartment	\$305,000	17 Jul 2026
 1303/31 Abeckett St Melbourne	1	Apartment	\$309,000	16 Jul 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1407/618 Lonsdale St Melbourne	2	Apartment	\$560,000	16 Jul 2026
 1510/639 Lonsdale St Melbourne	2	Apartment	\$520,000	16 Jul 2026
 38/458 St Kilda Rd Melbourne	2	Apartment	\$820,000	16 Jul 2026
 4703/560 Lonsdale St Melbourne	1	Apartment	\$482,500	16 Jul 2026
 604/77 Queens Rd Melbourne	3	Apartment	\$1,200,000	15 Jul 2026
 1706/7 Katherine Pl Melbourne	2	Apartment	\$410,000	15 Jul 2026
 232/416a St Kilda Rd Melbourne	1	Apartment	\$445,000	14 Jul 2026
 5102/33 Rose La Melbourne	2	Apartment	\$525,000	12 Jul 2026
 181/283 Spring St Melbourne	2	Apartment	\$815,000	12 Jul 2026
 724/181 Exhibition St Melbourne	2	Apartment	\$540,000	10 Jul 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2903/80 Abeckett St Melbourne	2	Apartment	\$419,500	08 Jul 2026
 404/33 Mackenzie St Melbourne	2	Apartment	\$520,000	06 Jul 2026
 3514/601 Little Lonsdale St Melbourne	1	Apartment	\$403,000	06 Jul 2026
 304/591 Elizabeth St Melbourne	1	Apartment	\$154,300	05 Jul 2026
 505/591 Elizabeth St Melbourne	1	Apartment	\$159,000	03 Jul 2026
 103/166 Flinders St Melbourne	2	Apartment	\$430,000	02 Jul 2026
 204/9 Degraves St Melbourne	2	Apartment	\$510,000	02 Jul 2026
 703/390 Little Collins St Melbourne	3	Apartment	\$790,000	01 Jul 2026
 1304/265 Exhibition St Melbourne	2	Apartment	\$865,000	01 Jul 2026
 3510/442 Elizabeth St Melbourne	2	Apartment	\$450,000	30 Jun 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 01/08/2026

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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