



Melbourne

Suburb Report



Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median unit price¹

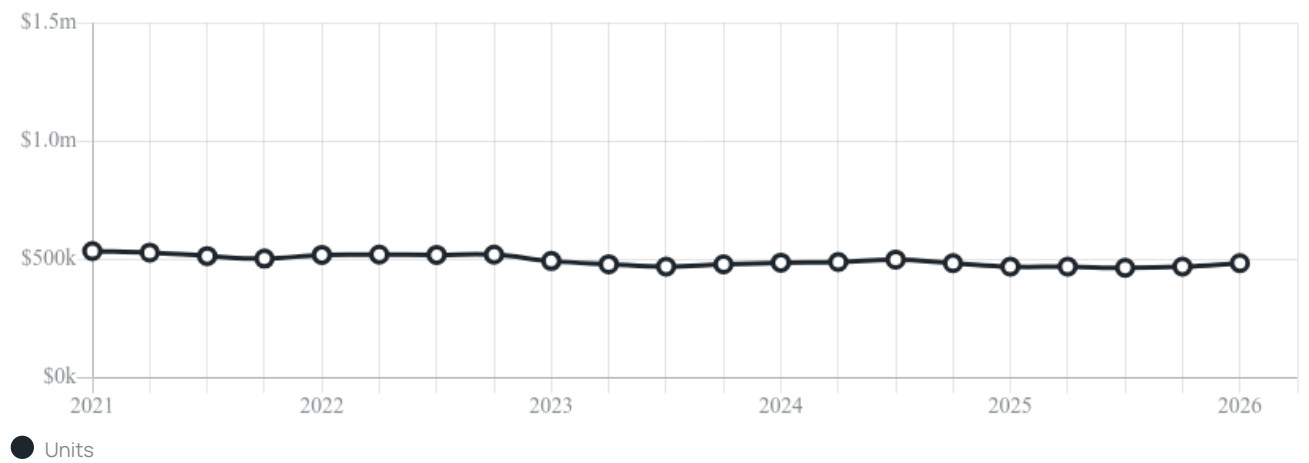
Median

\$485k

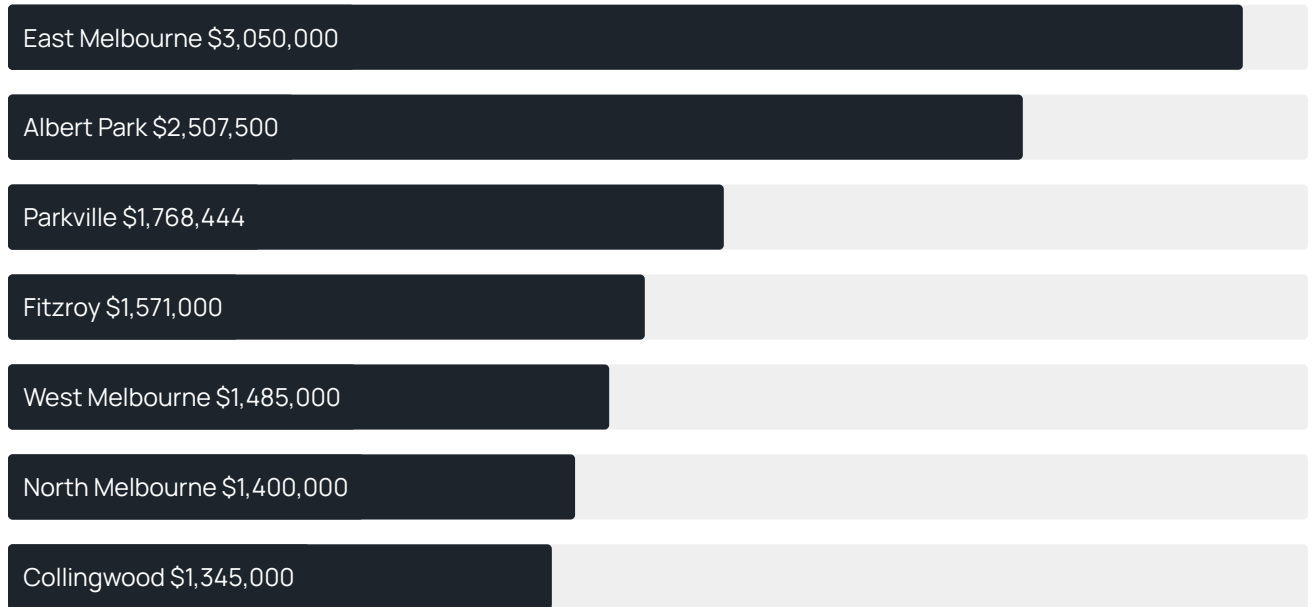
Quarterly price change

3.19% ↑

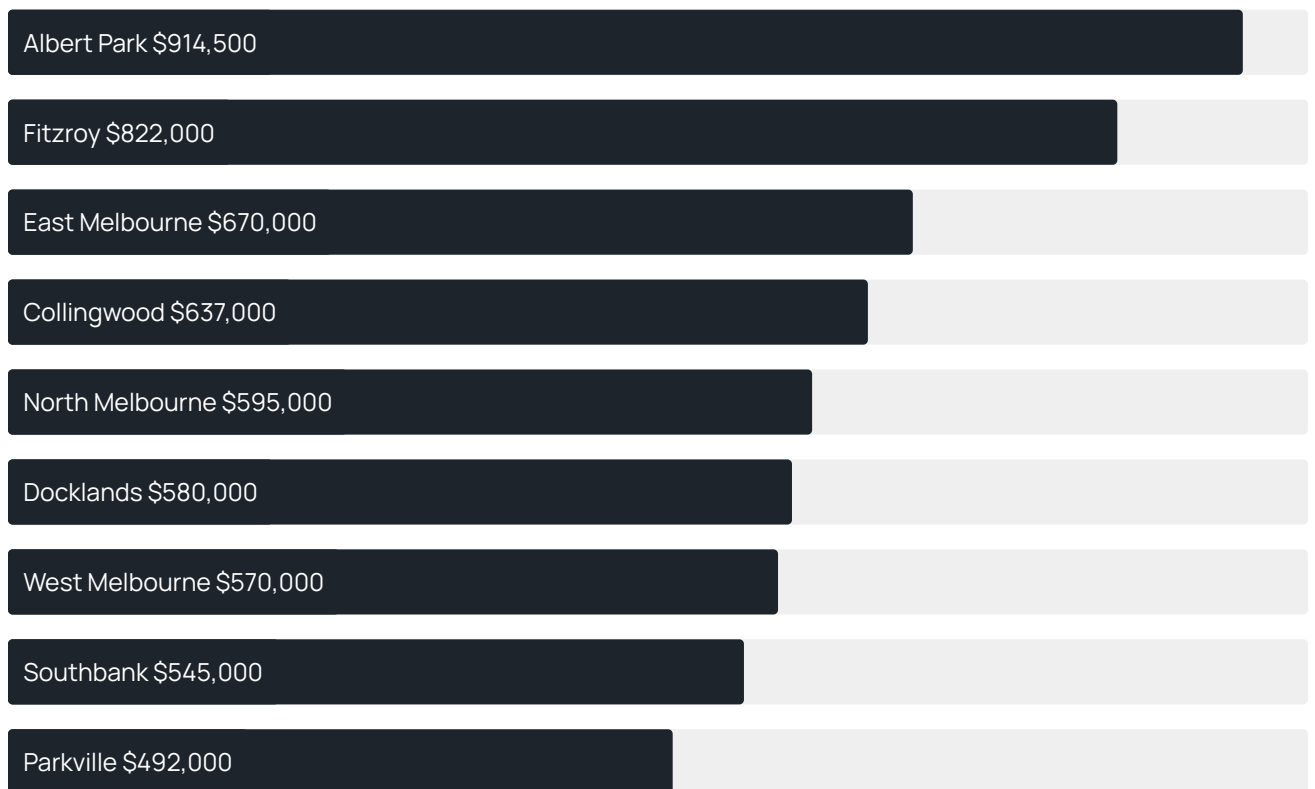
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 4%
● Private 96%

Auction clearance rate³

80%

Median days on market³

40 days

Jellis Craig average inspection attendance per listing⁴

40 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








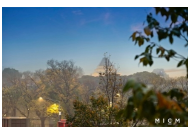


Median household size⁵

1.7 people










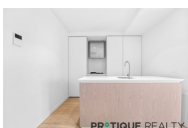
MELBOURNE SUBURB REPORT

Recent Melbourne sales


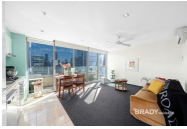



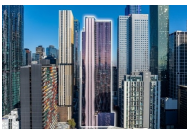
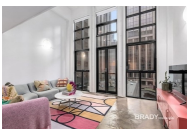
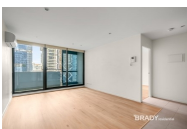


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/73 Queens Rd Melbourne	3	Apartment	\$932,000	27 Jun 2026
 605/112 Abeckett St Melbourne	2	Apartment	\$448,000	26 Jun 2026
 2206/27 Little Collins St Melbourne	2	Apartment	\$615,000	25 Jun 2026
 1504/83 Queens Rd Melbourne	1	Apartment	\$492,500	25 Jun 2026
 2605/280 Spencer St Melbourne	1	Apartment	\$200,000	25 Jun 2026
 4404/120 Abeckett St Melbourne	3	Apartment	\$850,000	25 Jun 2026
 53/416 St Kilda Rd Melbourne	3	Apartment	\$680,000	24 Jun 2026
 37/416a St Kilda Rd Melbourne	2	Apartment	\$475,500	23 Jun 2026
 405/336 Russell St Melbourne	2	Apartment	\$606,000	23 Jun 2026
 603/139 Bourke St Melbourne	2	Apartment	\$400,000	20 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 1608/250 Elizabeth St Melbourne	1	Apartment	\$370,000	19 Jun 2026
 208/555 St Kilda Rd Melbourne	1	Apartment	\$373,000	19 Jun 2026
 806/83 Queens Rd Melbourne	1	Apartment	\$498,000	19 Jun 2026
 502/339 Swanston St Melbourne	1	Apartment	\$209,000	18 Jun 2026
 1007/77 Queens Rd Melbourne	2	Apartment	\$502,000	18 Jun 2026
 88/632 St Kilda Rd Melbourne	2	Apartment	\$575,000	17 Jun 2026
 806/243 Franklin St Melbourne	1	Apartment	\$260,000	17 Jun 2026
 3806/200 Spencer St Melbourne	2	Apartment	\$605,000	17 Jun 2026
 705/12 Queens Rd Melbourne	1	Apartment	\$400,000	16 Jun 2026
 5406/135 Abeckett St Melbourne	2	Apartment	\$525,000	15 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 108/12 Queens Rd Melbourne	1	Apartment	\$385,000	15 Jun 2026
 2303/8 Downie St Melbourne	1	Apartment	\$338,000	13 Jun 2026
 2201/380 Little Lonsdale St Melbourne	2	Apartment	\$485,000	12 Jun 2026
 2701A/8 Franklin St Melbourne	2	Apartment	\$591,000	12 Jun 2026
 2411/181 Abeckett St Melbourne	1	Apartment	\$231,000	12 Jun 2026
 3508/60 Abeckett St Melbourne	2	Apartment	\$650,000	11 Jun 2026
 30/377 Little Collins St Melbourne	1	Apartment	\$495,000	11 Jun 2026
 1605/8 Sutherland St Melbourne	2	Apartment	\$515,000	11 Jun 2026
 4606/38 Rose La Melbourne	2	Apartment	\$615,000	11 Jun 2026
 711/35 Albert Rd Melbourne	2	Apartment	\$540,000	11 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 01/07/2026

- 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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