



Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

MELBOURNE SUBURB REPORT

Median unit price<sup>1</sup>

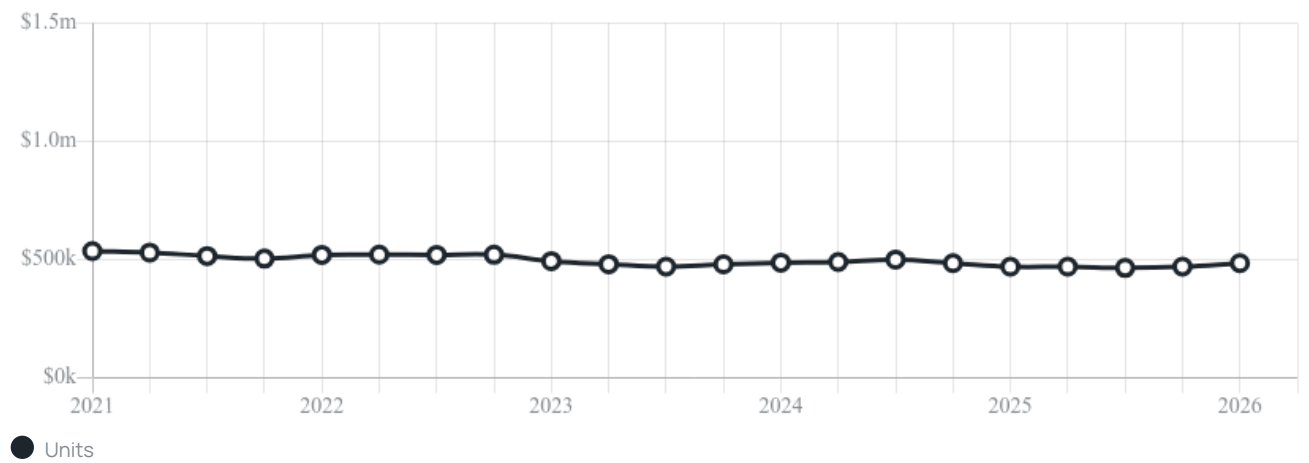
Median

\$485k

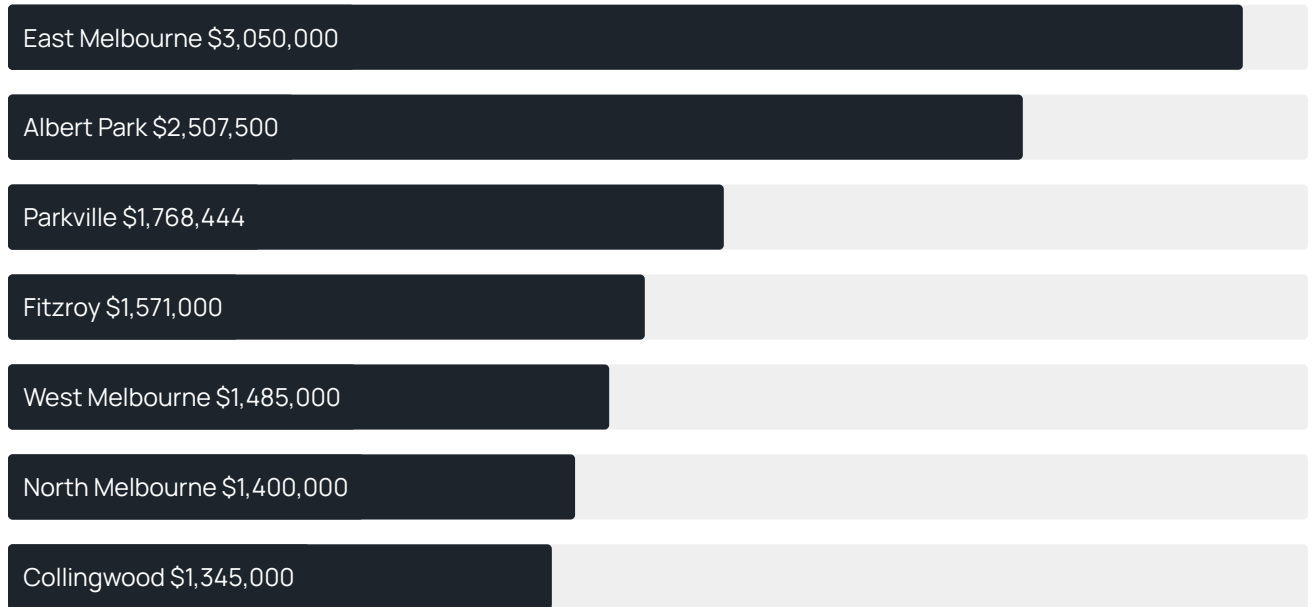
Quarterly price change

3.19% ↑

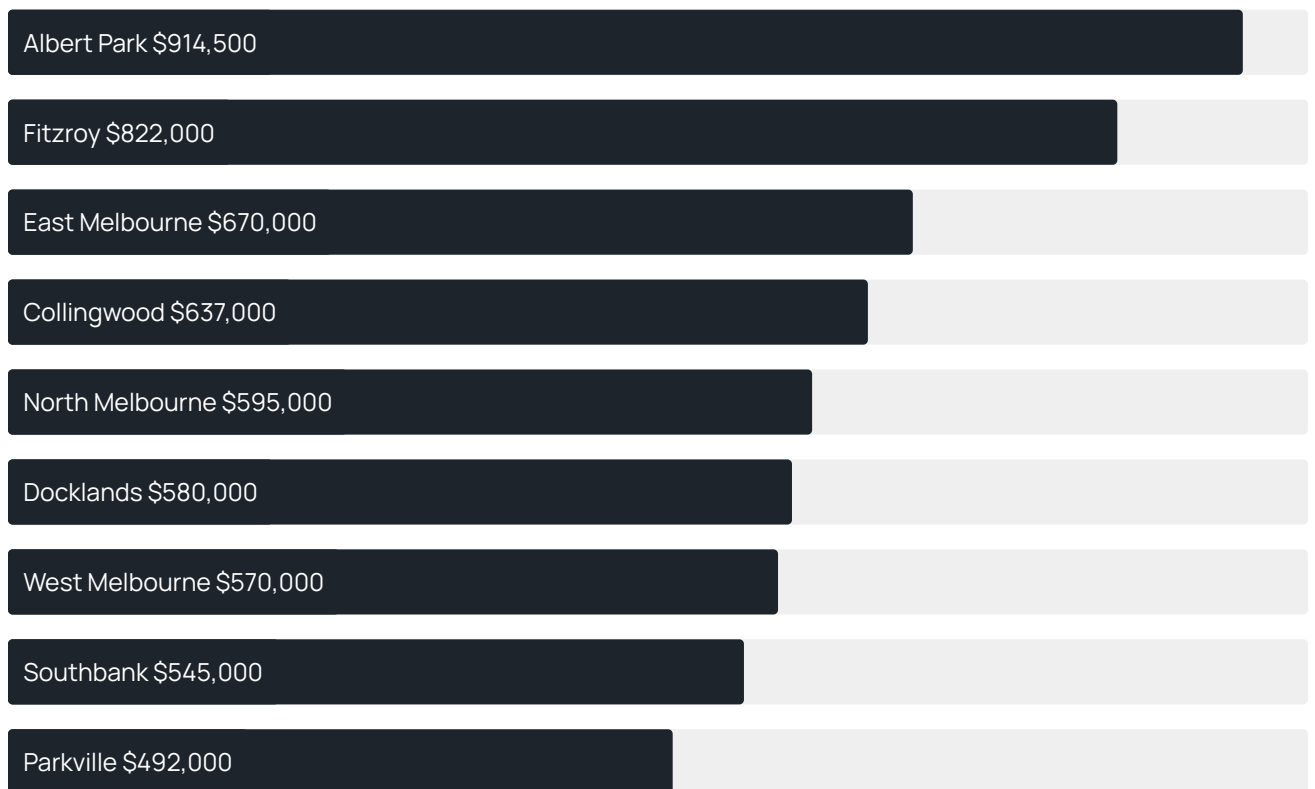
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 2%  
● Private 98%

Auction clearance rate<sup>3</sup>

83.33%

Median days on market<sup>3</sup>

33 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

33 groups

Average hold period<sup>1</sup>

7.7 years

Dwelling type<sup>5</sup>



● Houses 0% ● Units 100%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

54,941

Median asking rent<sup>1</sup>

\$685 per week

Population growth<sup>5</sup>

16.19%

Rental yield<sup>1</sup>

2.68%

Median age<sup>5</sup>

29 years






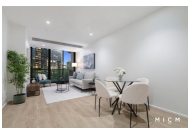




Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 116/416a St Kilda Rd Melbourne	2	Apartment	\$650,000	30 May 2026
 184/299 Queen St Melbourne	3	Apartment	\$1,950,000	27 May 2026
 1302/454 St Kilda Rd Melbourne	2	Apartment	\$1,700,000	23 May 2026
 720/250 Elizabeth St MELBOURNE	1	Apartment	\$307,000	22 May 2026
 23/243 Collins St Melbourne	1	Apartment	\$486,000	20 May 2026
 3611/618 Lonsdale St Melbourne	2	Apartment	\$620,000	20 May 2026
 105/539 St Kilda Rd Melbourne	2	Apartment	\$510,000	18 May 2026
 1104/450 St Kilda Rd Melbourne	1	Apartment	\$420,000	18 May 2026
 1506/7 Katherine Pl Melbourne	2	Apartment	\$409,000	18 May 2026
 301/60 Market St Melbourne	1	Apartment	\$238,800	17 May 2026

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5402/60 Abeckett St Melbourne	3	Apartment	\$950,000	14 May 2026
 3409/618 Lonsdale St Melbourne	1	Apartment	\$365,000	14 May 2026
 3609/33 Rose La Melbourne	2	Apartment	\$492,000	13 May 2026
 601/268 Flinders St Melbourne	2	Apartment	\$237,000	13 May 2026
 1610/27 Little Collins St Melbourne	1	Apartment	\$315,000	12 May 2026
 108/108 Flinders St Melbourne	1	Apartment	\$350,000	11 May 2026
 512/238 Flinders La Melbourne	3	Apartment	\$1,200,000	11 May 2026
 807/70 Queens Rd Melbourne	1	Apartment	\$414,200	11 May 2026
 911/181 Abeckett St Melbourne	1	Apartment	\$226,000	08 May 2026
 2302/31 Abeckett St Melbourne	2	Apartment	\$505,000	07 May 2026

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3512/500 Elizabeth St Melbourne	2	Apartment	\$435,000	07 May 2026
 2813/618 Lonsdale St Melbourne	2	Apartment	\$505,000	07 May 2026
 1401/25 Therry St Melbourne	2	Apartment	\$595,000	06 May 2026
 712/87 Franklin St Melbourne	1	Apartment	\$405,000	06 May 2026
 629/572 St Kilda Rd Melbourne	1	Apartment	\$270,000	06 May 2026
 2802/601 Little Lonsdale St Melbourne	1	Apartment	\$402,000	06 May 2026
 1707/120 Abeckett St Melbourne	1	Apartment	\$379,000	05 May 2026
 2011/22 Jane Bell La Melbourne	2	Flat/Unit/Apartment	\$490,000	05 May 2026
 1113/408 Lonsdale St Melbourne	1	Strata Unit/Flat	\$203,000	05 May 2026
 213/108 Flinders St Melbourne	1	Apartment	\$390,000	04 May 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.

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Data is current as of PDF generation date 01/06/2026

- 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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