



Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

MELBOURNE SUBURB REPORT

Median unit price<sup>1</sup>

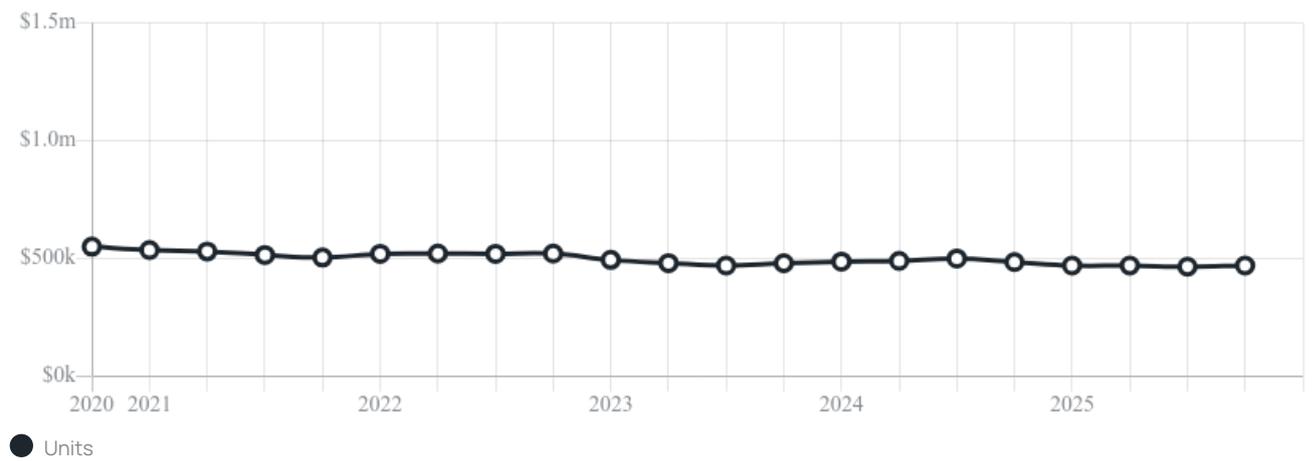
Median

\$470k

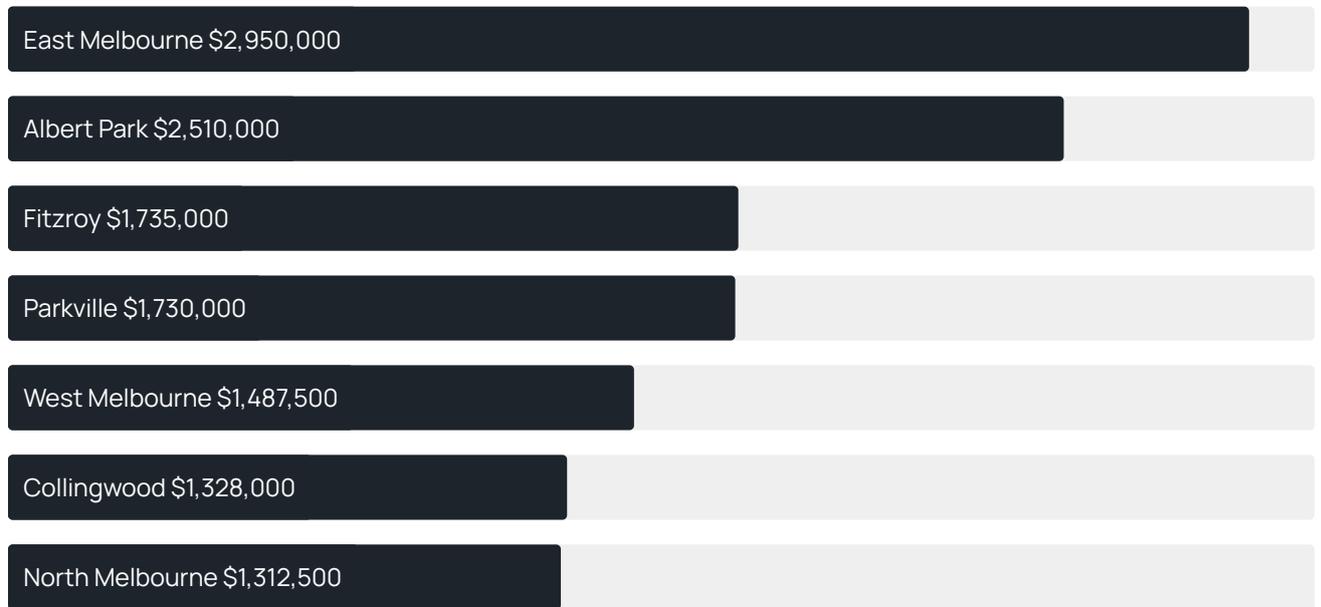
Quarterly price change

1.07% ↑

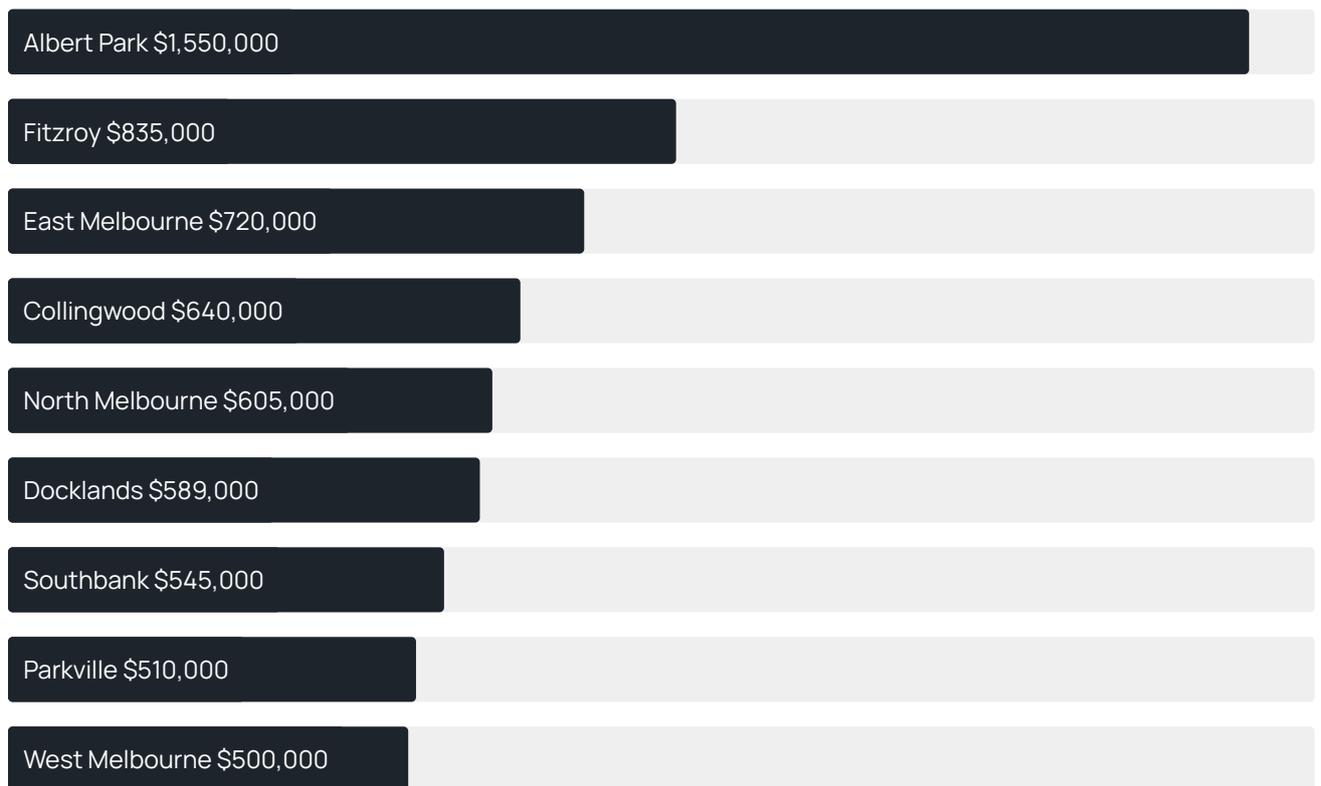
Quarterly price change<sup>1</sup>



### 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>

63.64%

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

44 days

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

44 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>

\$650 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 [jellisCraig.com.au/suburb-reports](https://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3105/618 Lonsdale St Melbourne	2	Apartment	\$520,000	26 Feb 2026
 2802/35 Spring St Melbourne	2	Apartment	\$1,560,000	25 Feb 2026
 1404/8 Downie St Melbourne	1	Apartment	\$350,000	24 Feb 2026
 T308/348 St Kilda Rd Melbourne	2	Apartment	\$470,000	23 Feb 2026
 2508/639 Lonsdale St Melbourne	2	Apartment	\$409,000	23 Feb 2026
 2308/33 Rose La Melbourne	2	Apartment	\$495,000	23 Feb 2026
 108/300 Swanston St Melbourne	1	Apartment	\$490,000	21 Feb 2026
 148/283 Spring St Melbourne	3	Apartment	\$1,005,000	20 Feb 2026
 38/78 Queens Rd Melbourne	2	Apartment	\$512,000	20 Feb 2026
 6012/639 Little Lonsdale St Melbourne	2	Apartment	\$845,000	19 Feb 2026

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1207/55 Queens Rd Melbourne	2	Apartment	\$1,155,000	18 Feb 2026
 52/416 St Kilda Rd Melbourne	2	Apartment	\$625,888	18 Feb 2026
 117/108 Flinders St Melbourne	1	Apartment	\$401,000	18 Feb 2026
 2112/500 Elizabeth St Melbourne	2	Apartment	\$425,000	17 Feb 2026
 501/82 Queens Rd MELBOURNE	3	Apartment	\$772,000	17 Feb 2026
 2207/648 Lonsdale St Melbourne	1	Apartment	\$460,000	16 Feb 2026
 402/339 Swanston St Melbourne	1	Apartment	\$210,000	16 Feb 2026
 2407/27 Little Collins St Melbourne	1	Apartment	\$423,888	16 Feb 2026
 4707/135 Abeckett St Melbourne	1	Apartment	\$400,000	16 Feb 2026
 426/572 St Kilda Rd Melbourne	1	Apartment	\$245,000	14 Feb 2026

## MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 823/572 St Kilda Rd Melbourne	1	Apartment	\$310,000	13 Feb 2026
 717/250 Elizabeth St Melbourne	1	Apartment	\$305,000	13 Feb 2026
 410/70 Queens Rd Melbourne	1	Apartment	\$515,000	13 Feb 2026
 3912/560 Lonsdale St Melbourne	1	Apartment	\$441,000	13 Feb 2026
 2206/200 Spencer St Melbourne	2	Apartment	\$565,000	12 Feb 2026
 719/555 St Kilda Rd Melbourne	2	Apartment	\$745,000	12 Feb 2026
 8403/228 La Trobe St Melbourne	2	Apartment	\$820,000	11 Feb 2026
 5906/371 Little Lonsdale St Melbourne	2	Flat/Unit/Apartment	\$828,000	11 Feb 2026
 4706/462 Elizabeth St Melbourne	2	Apartment	\$560,000	09 Feb 2026
 512/233 Collins St Melbourne	2	Apartment	\$360,000	09 Feb 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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.