



Melbourne

Suburb Report



Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median unit price¹

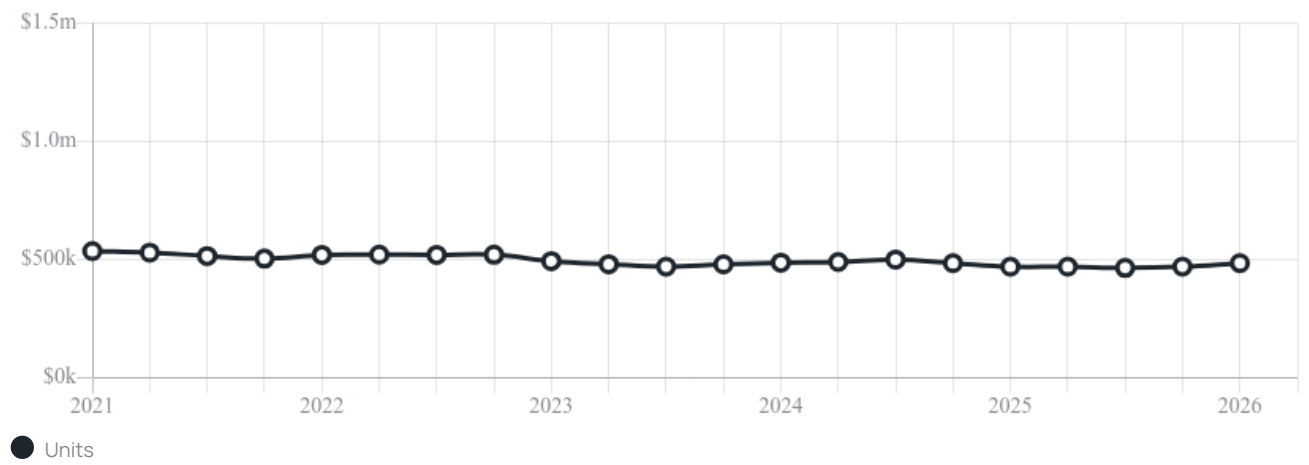
Median

\$485k

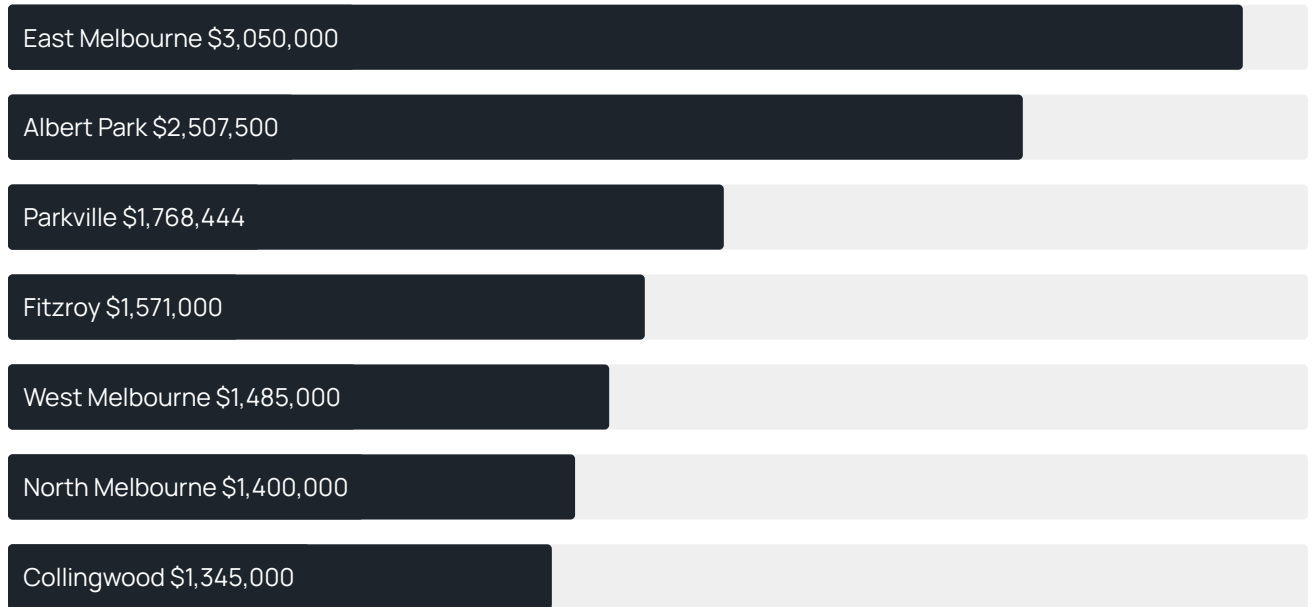
Quarterly price change

3.19% ↑

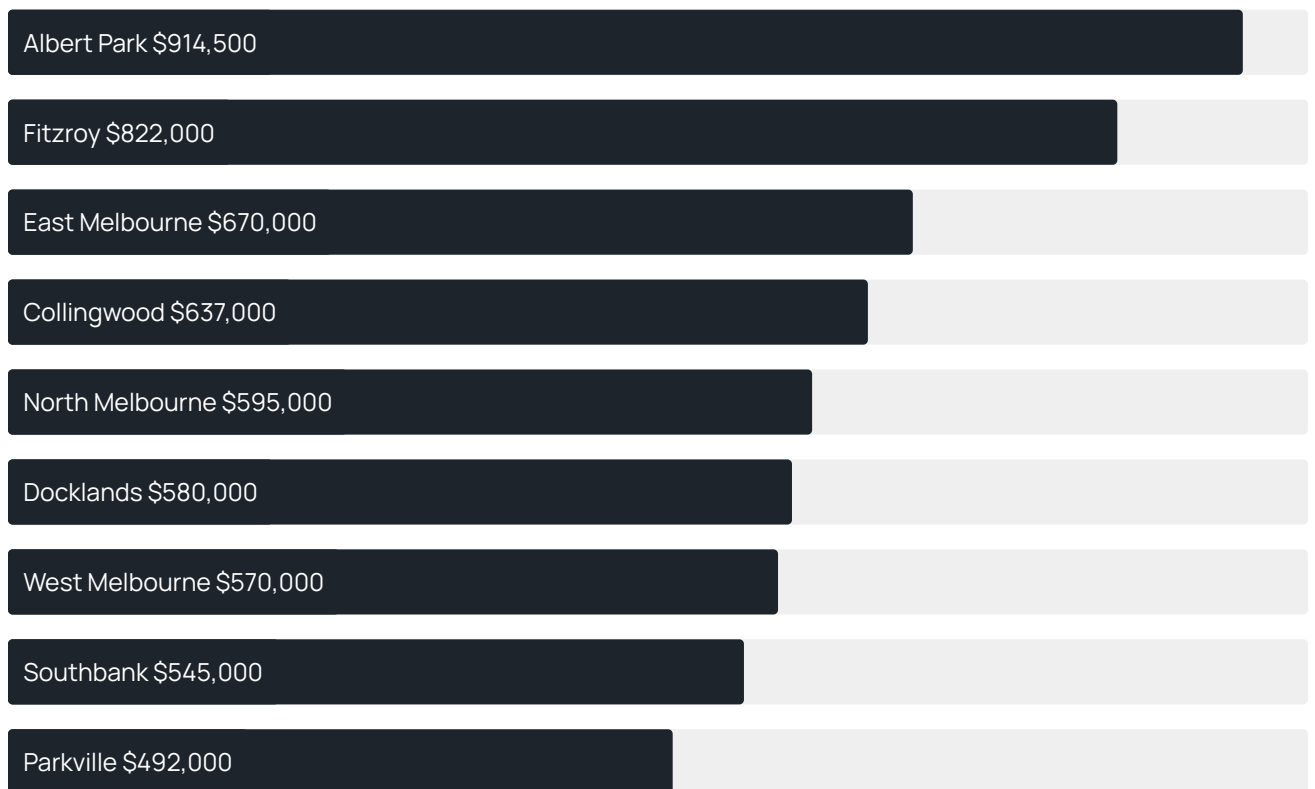
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 2%
● Private 98%

Auction clearance rate³

90.91%

Median days on market³

35 days

Jellis Craig average inspection attendance per listing⁴

35 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










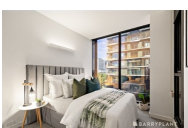
Median household size⁵

1.7 people




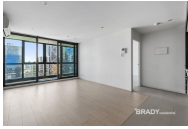





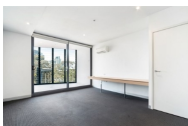
MELBOURNE SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4502/560 Lonsdale St Melbourne	2	Apartment	\$610,000	30 Apr 2026
 2301/601 Little Lonsdale St Melbourne	2	Apartment	\$615,000	28 Apr 2026
 4501/33 Rose La Melbourne	1	Apartment	\$340,000	28 Apr 2026
 906/77 Queens Rd Melbourne	2	Apartment	\$615,000	28 Apr 2026
 4013/33 Rose La Melbourne	2	Apartment	\$470,000	23 Apr 2026
 34/632 St Kilda Rd Melbourne	2	Apartment	\$615,000	23 Apr 2026
 104/618 Lonsdale St Melbourne	2	Apartment	\$425,000	21 Apr 2026
 1203/408 Lonsdale St Melbourne	1	Studio Apartment	\$235,000	21 Apr 2026
 109/441 Lonsdale St Melbourne	2	Apartment	\$330,000	20 Apr 2026
 504/470 St Kilda Rd Melbourne	2	Apartment	\$415,000	20 Apr 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2305/557 Little Lonsdale St MELBOURNE	1	Apartment	\$295,000	18 Apr 2026
 607/594 St Kilda Rd Melbourne	2	Apartment	\$645,000	18 Apr 2026
 9E/635 St Kilda Rd Melbourne	2	Apartment	\$780,000	17 Apr 2026
 3605/8 Sutherland St Melbourne	2	Apartment	\$530,000	16 Apr 2026
 30/27 Queens Rd Melbourne	3	Apartment	\$780,000	16 Apr 2026
 3206/8 Sutherland St Melbourne	3	Apartment	\$715,000	15 Apr 2026
 2011/22-24 Jane Bell La Melbourne	2	Apartment	\$490,000	15 Apr 2026
 2201/368 St Kilda Rd Melbourne	3	Apartment	\$3,800,000	15 Apr 2026
 4204/318 Queen St Melbourne	3	Apartment	\$968,000	14 Apr 2026
 406/565 Flinders St Melbourne	1	Apartment	\$303,000	14 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 1701/1 William St Melbourne	3	Apartment	\$790,000	13 Apr 2026
 809/480 Collins St Melbourne	2	Apartment	\$280,000	11 Apr 2026
 5/449 St Kilda Rd Melbourne	2	Apartment	\$800,000	11 Apr 2026
 1305/157 Abeckett St Melbourne	2	Apartment	\$475,000	10 Apr 2026
 2407/5 Sutherland St Melbourne	1	Apartment	\$325,000	10 Apr 2026
 6002/442 Elizabeth St Melbourne	2	Apartment	\$585,000	10 Apr 2026
 3810/560 Lonsdale St Melbourne	2	Apartment	\$590,000	10 Apr 2026
 11/377 Little Collins St Melbourne	1	Apartment	\$589,000	10 Apr 2026
 2401/8 Downie St Melbourne	1	Apartment	\$327,500	09 Apr 2026
 1712/478a St Kilda Rd Melbourne	1	Apartment	\$430,000	09 Apr 2026



Jellis Craig Richmond
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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 01/05/2026

- 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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