



Melbourne

Suburb Report



Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median house price¹

Median

\$580k

Quarterly price change

-27.50% ↓

Median unit price¹

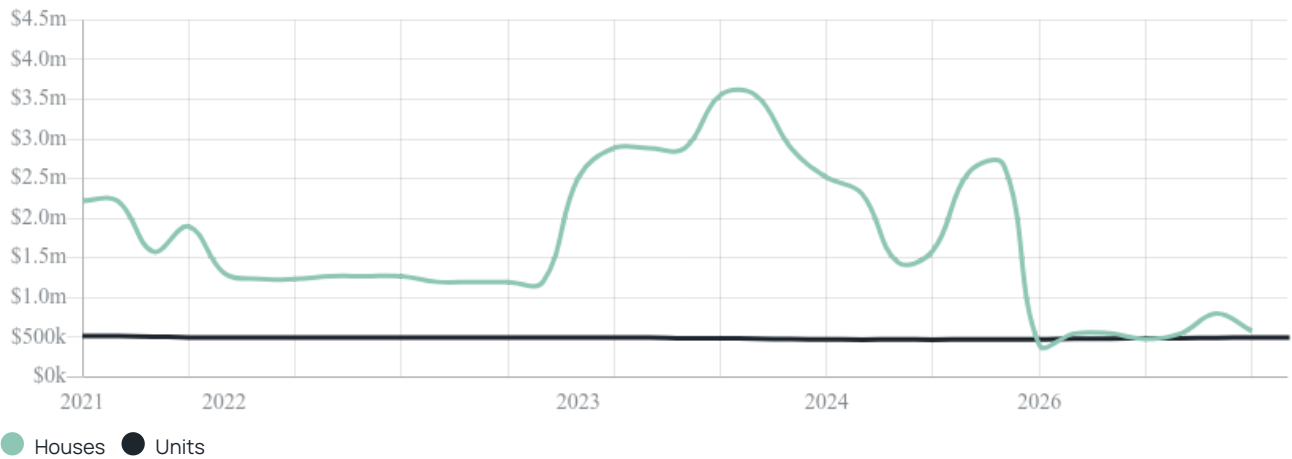
Median

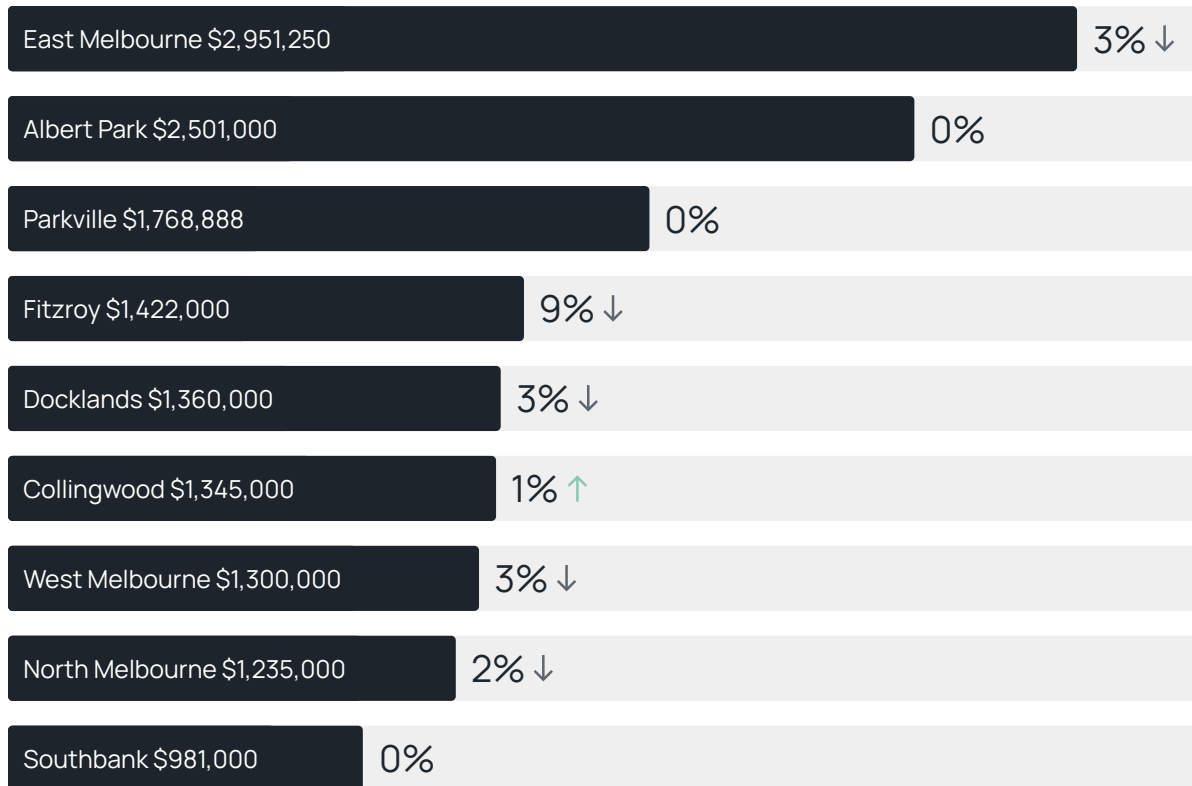
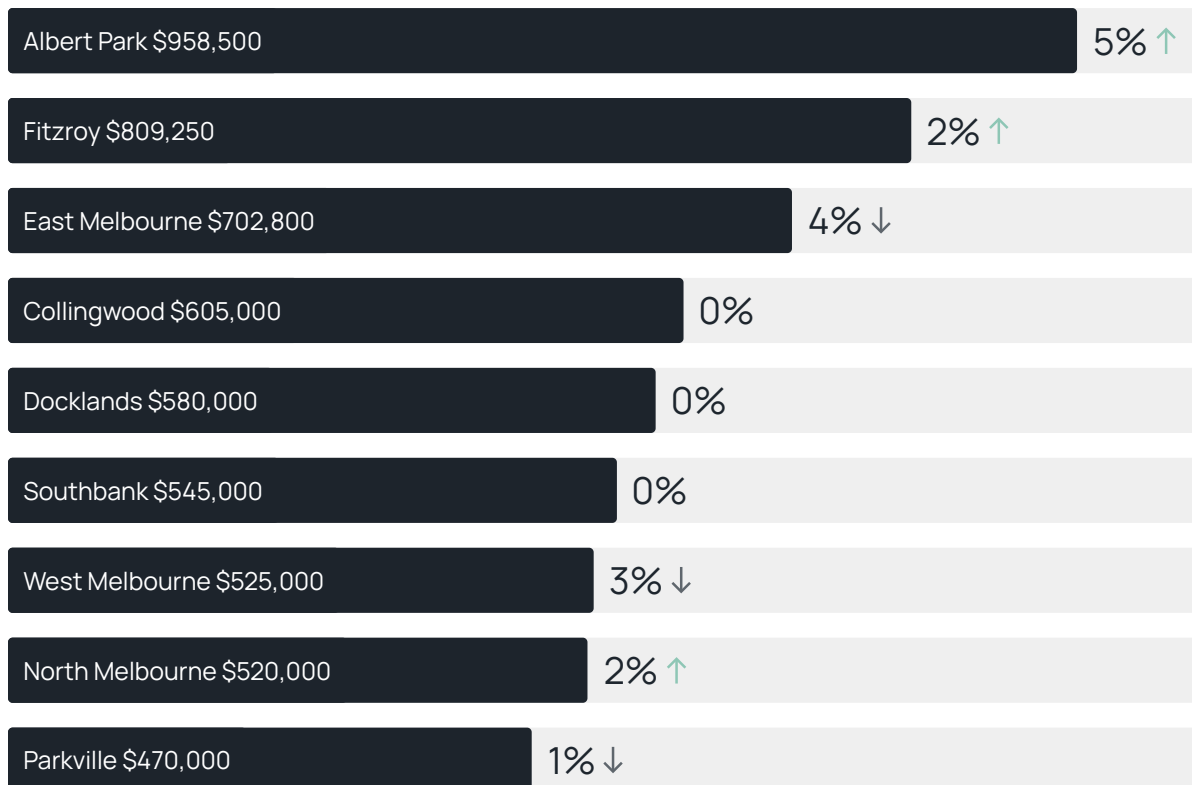
\$460k

Quarterly price change

0.00% ↓

Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 1%
● Private 99%

Auction clearance rate³

38.89%

Median days on market³

House

Unit

116 days

45 days

Jellis Craig average inspection attendance per listing⁴

10 groups

Average hold period¹

House

Unit

15.4 years

12.1 years

Dwelling type⁵

● Houses 0% ● Units 100%

Ownership⁵

● Owned outright 13% ● Mortgaged 14% ● Rented 73%

Population⁵

54,941

Median asking rent per week¹

Unit

\$650

\$670

Population growth⁵

16.19%

Rental yield¹

House

Unit

2.58%

7.15%

Median age⁵

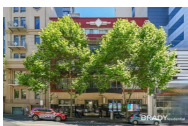
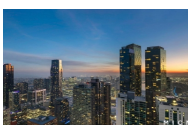
29 years

Median household size⁵

1.7 people

Recent Melbourne sales²

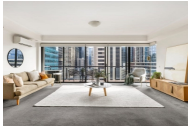
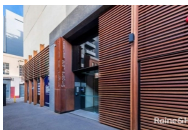
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1905/327 La Trobe Street Melbourne	1	Apartment	Undisclosed	30 Sep 2026
 605/55-57 Flinders Ln Melbourne	1	Apartment	\$320,000	30 Sep 2026
 2608/181 Abeckett Street Melbourne	1	Apartment	\$290,000	29 Sep 2026
 103/618 Lonsdale Street Melbourne	2	Apartment	\$405,000	29 Sep 2026
 919/238 Flinders Street Melbourne	1	Apartment	\$190,000	29 Sep 2026
 4/398 La Trobe Street Melbourne	1	Apartment	Undisclosed	28 Sep 2026
 95/283 Spring Street Melbourne	2	Apartment	Undisclosed	28 Sep 2026
 5412/560 Lonsdale Street Melbourne	3	Apartment	\$1,028,000	28 Sep 2026
 613/422 Collins Street Melbourne	1	Apartment	\$395,000	24 Sep 2026
 405/250 Elizabeth Street Melbourne	2	Apartment	\$330,000	23 Sep 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 320/118 Franklin Street Melbourne	1	Apartment	\$240,000	23 Sep 2026
 908/265 Exhibition Street Melbourne	2	Apartment	\$660,000	23 Sep 2026
 3310/633 Little Lonsdale Street Melbourne	2	Apartment	Undisclosed	22 Sep 2026
 7/640 Elizabeth Street Melbourne	1	Apartment	\$374,000	22 Sep 2026
 3112/560 Lonsdale Street Melbourne	1	Apartment	\$436,168	22 Sep 2026
 1410/480 Collins Street Melbourne	1	Apartment	\$200,000	21 Sep 2026
 202/29 Market Street Melbourne	1	Apartment	\$385,000	21 Sep 2026
 4808/639 Lonsdale Street Melbourne	2	Apartment	Undisclosed	21 Sep 2026
 209/11-17 Cohen Place Melbourne	1	Apartment	\$262,500	21 Sep 2026
 303B/399 Bourke Street Melbourne	1	Apartment	\$355,000	21 Sep 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 143/283 Spring Street Melbourne	3	Apartment	\$941,000	19 Sep 2026
 911/87 Franklin Street Melbourne	2	Unit	Undisclosed	18 Sep 2026
 3709/500 Elizabeth Street Melbourne	1	Apartment	\$300,000	18 Sep 2026
 418/181 Exhibition Street Melbourne	2	Apartment	\$630,000	18 Sep 2026
 613/17 Singers Lane Melbourne	1	Apartment	\$340,000	17 Sep 2026
 302/119 Abeckett Street Melbourne	1	Apartment	Undisclosed	17 Sep 2026
 2012/155 Franklin Street Melbourne	1	Apartment	Undisclosed	17 Sep 2026
 4113/220 Spencer Street Melbourne	2	Apartment	\$570,000	17 Sep 2026
 1613/618 Lonsdale Street Melbourne	2	Apartment	\$408,000	17 Sep 2026
 211/538 Little Lonsdale Street Melbourne	2	Apartment	\$525,000	17 Sep 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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