



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

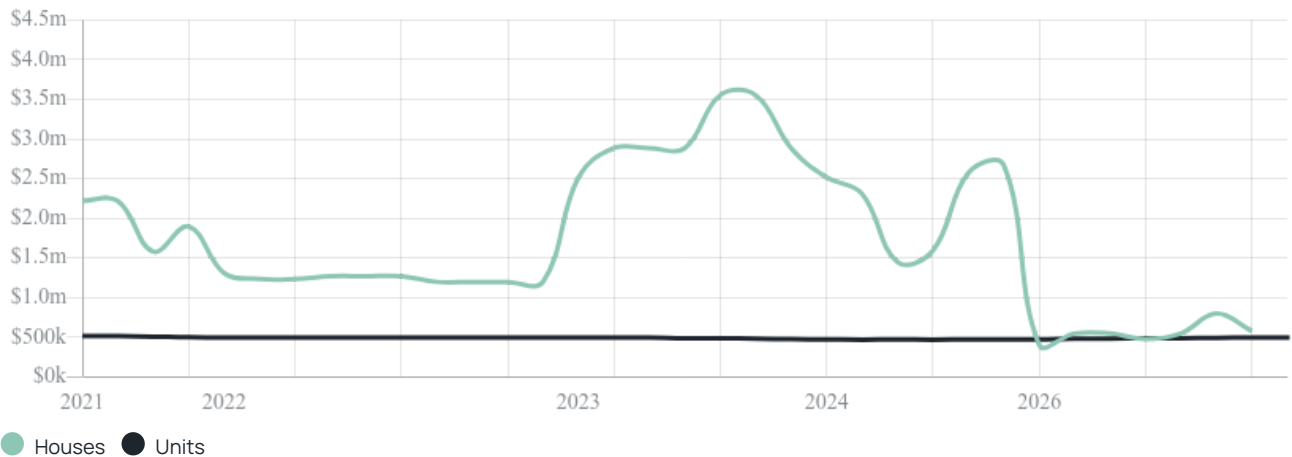
Median

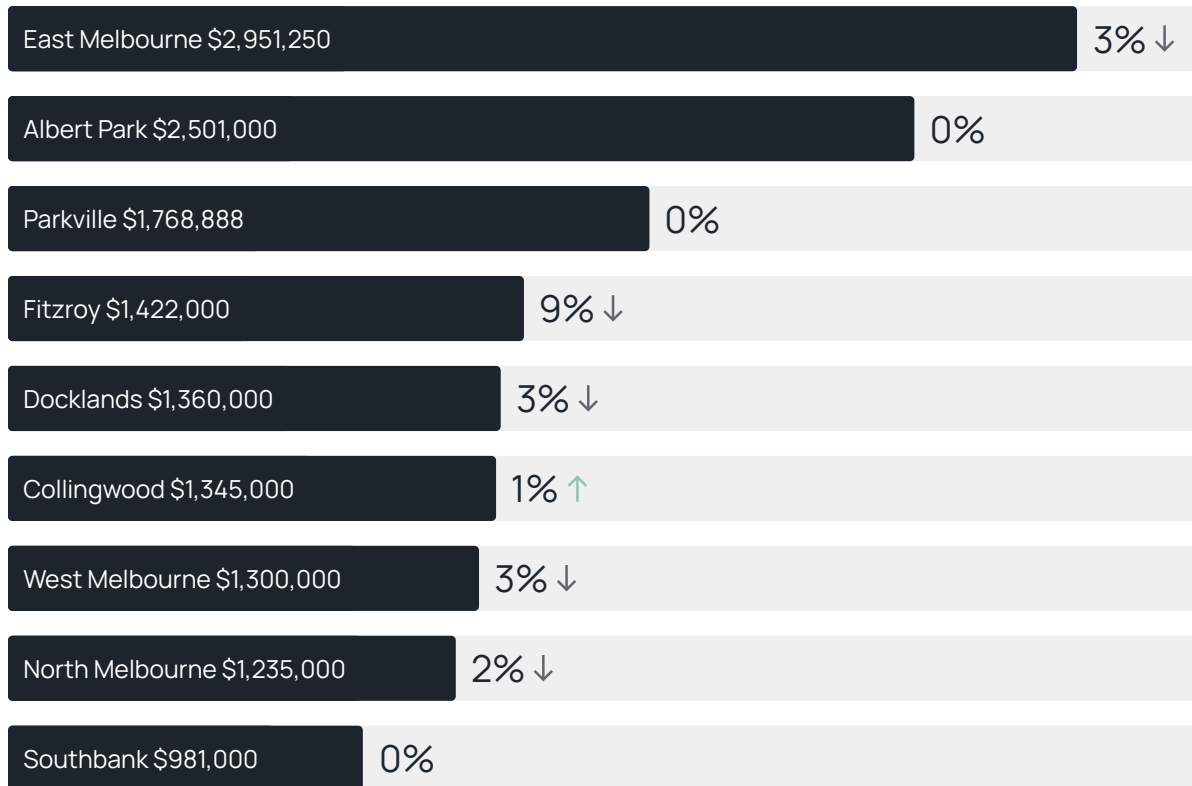
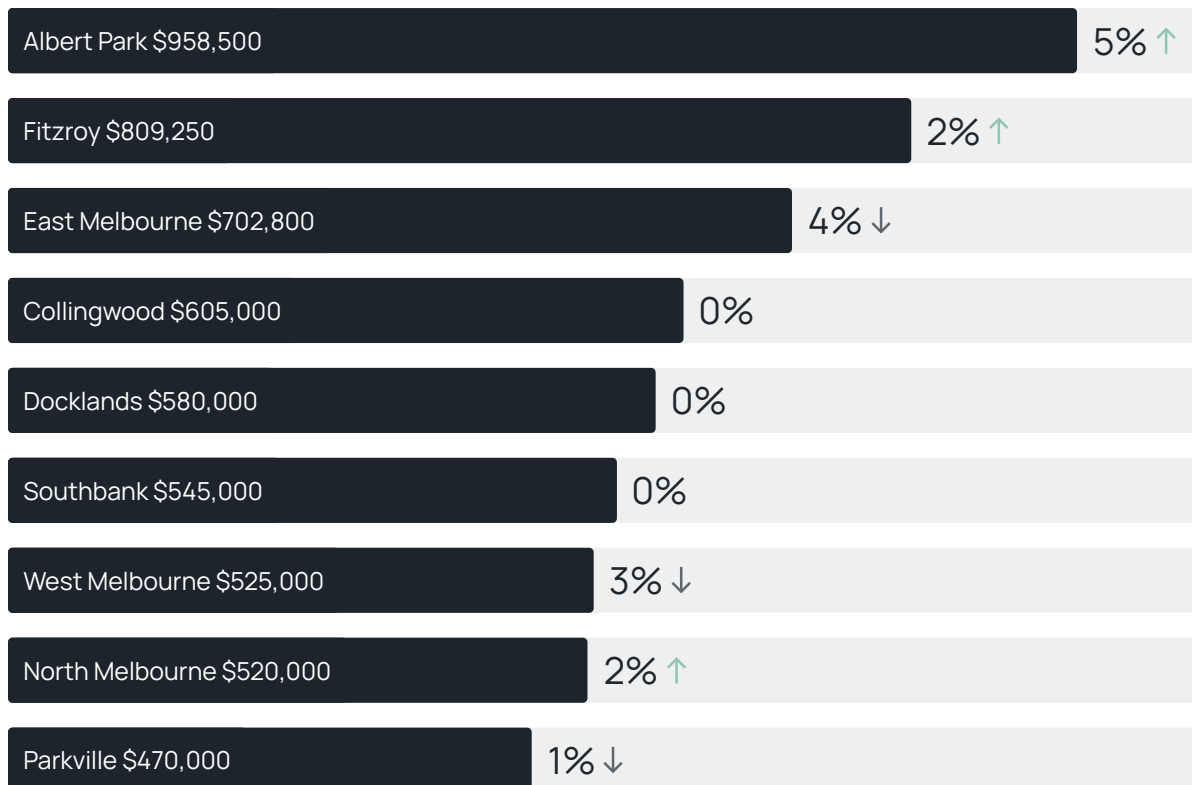
\$460k

Quarterly price change

0.00% ↓

Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 1%
● Private 99%

Auction clearance rate³

31.82%

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

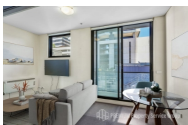
29 years

Median household size⁵

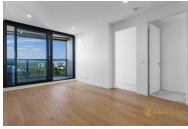
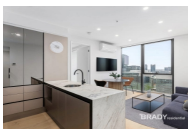
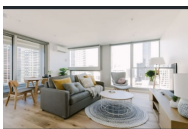
1.7 people

Recent Melbourne sales²

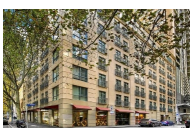
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1702/462 Elizabeth Street Melbourne	2	Apartment	\$493,000	05 Sep 2026
 113 Franklin Street Melbourne	0	Apartment	Undisclosed	05 Sep 2026
 406/455 Elizabeth Street Melbourne	1	Apartment	Undisclosed	04 Sep 2026
 81/546 Flinders Street Melbourne	1	Apartment	\$130,000	03 Sep 2026
 106/57 Spencer Street Melbourne	1	Apartment	\$785,000	03 Sep 2026
 712/23 Mackenzie Street Melbourne	2	Apartment	\$500,000	03 Sep 2026
 907/371 Little Lonsdale Street Melbourne	2	Apartment	Undisclosed	02 Sep 2026
 3607/618 Lonsdale Street Melbourne	2	Apartment	\$578,000	02 Sep 2026
 4601/38 Rose Lane Melbourne	2	Apartment	Undisclosed	31 Aug 2026
 813/33 MacKenzie St Melbourne	1	Apartment	\$385,000	31 Aug 2026

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 312/11 Rose Lane Melbourne	2	Apartment	\$340,000	31 Aug 2026
 2009/23 MacKenzie St Melbourne	2	Apartment	Undisclosed	29 Aug 2026
 4906/38 Rose Lane Melbourne	2	Apartment	\$645,000	28 Aug 2026
 3506/33 Rose Lane Melbourne	1	Apartment	\$340,000	28 Aug 2026
 1302/22 Coromandel Place Melbourne	2	Apartment	\$390,000	28 Aug 2026
 2101/138 Spencer Street Melbourne	2	Apartment	Undisclosed	27 Aug 2026
 2306/38 Rose Lane Melbourne	2	Apartment	Undisclosed	27 Aug 2026
 1609/285 La Trobe Street Melbourne	1	Apartment	Undisclosed	27 Aug 2026
 815/250 Elizabeth Street Melbourne	1	Apartment	\$288,000	27 Aug 2026
 317/108 Flinders Street Melbourne	2	Apartment	Undisclosed	26 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 4602/633 Little Lonsdale Street Melbourne	2	Apartment	\$740,000	26 Aug 2026
 1718/480 Collins St Melbourne	1	Apartment	\$220,000	26 Aug 2026
 708/480 Collins St Melbourne	1	Apartment	\$211,000	26 Aug 2026
 807/155 Franklin Street Melbourne	1	Apartment	Undisclosed	24 Aug 2026
 5210/500 Elizabeth Street Melbourne	2	Apartment	\$495,000	24 Aug 2026
 4310/33 Rose Lane Melbourne	2	Apartment	\$420,000	24 Aug 2026
 606/243 Franklin Street Melbourne	1	Apartment	\$255,000	24 Aug 2026
 1601/318 Queen Street Melbourne	2	Apartment	\$470,000	24 Aug 2026
 603/668 Bourke Street Melbourne	1	Apartment	\$410,000	24 Aug 2026
 507/551 Flinders Lane Melbourne	2	Apartment	\$370,000	24 Aug 2026



Jellis Craig Richmond
57-59 Bridge Road, 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 06/09/2026

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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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