



Parkdale

Suburb Report



Your connection to property insights



JellisCraig

PARKDALE SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.62m

Quarterly price change

0.90% ↑

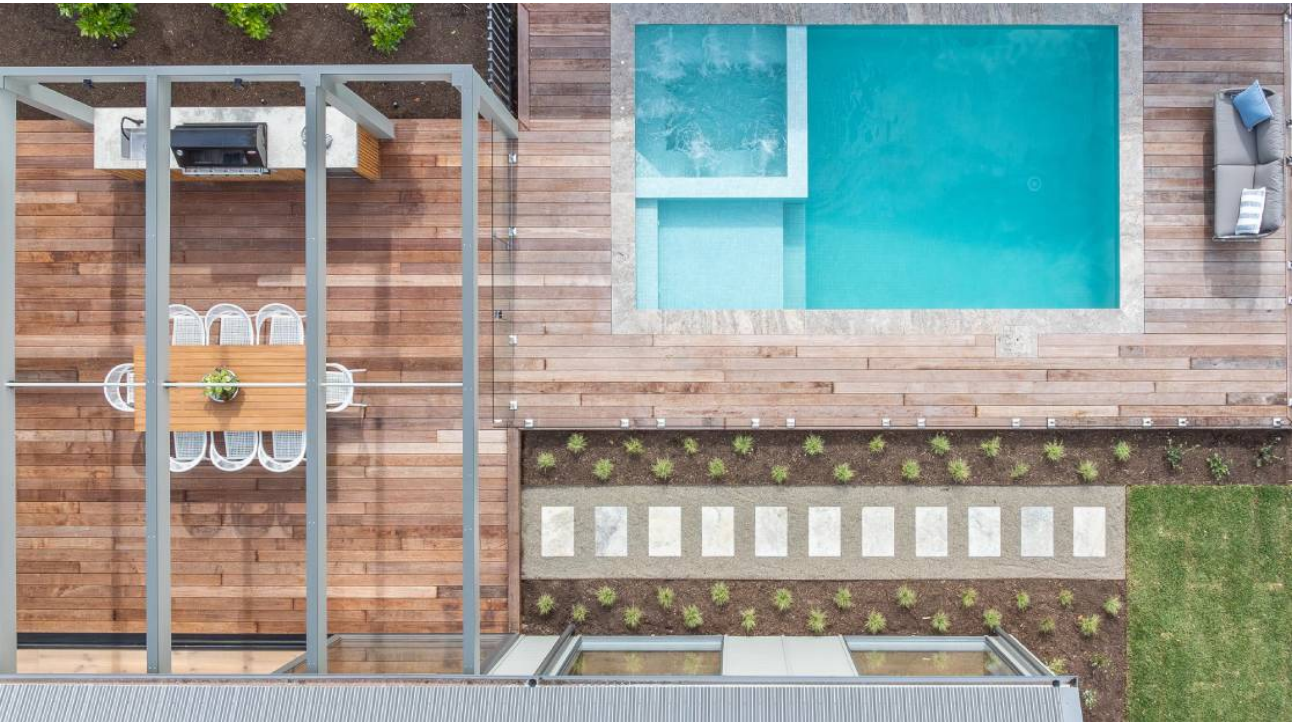
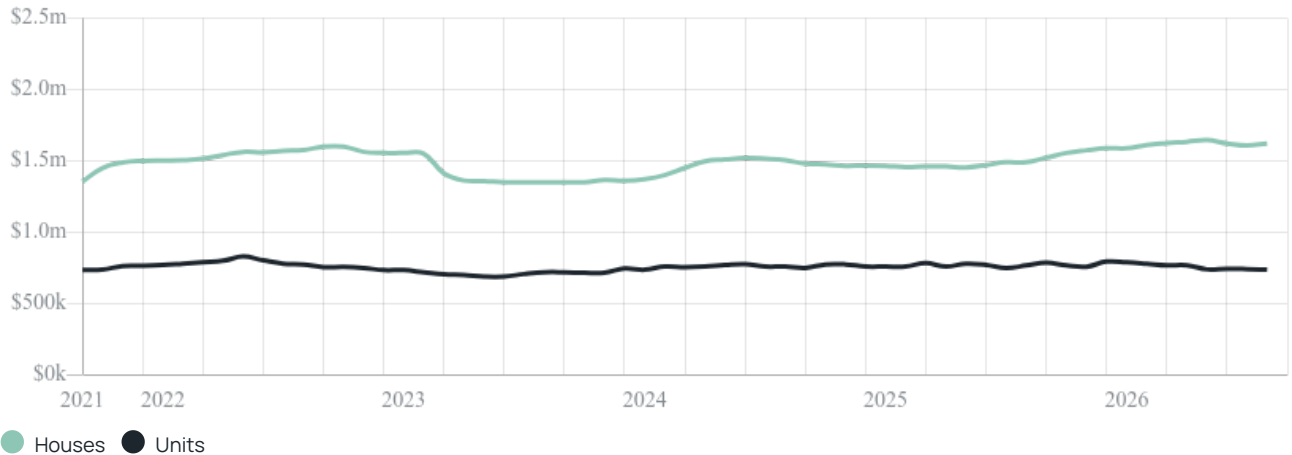
Median

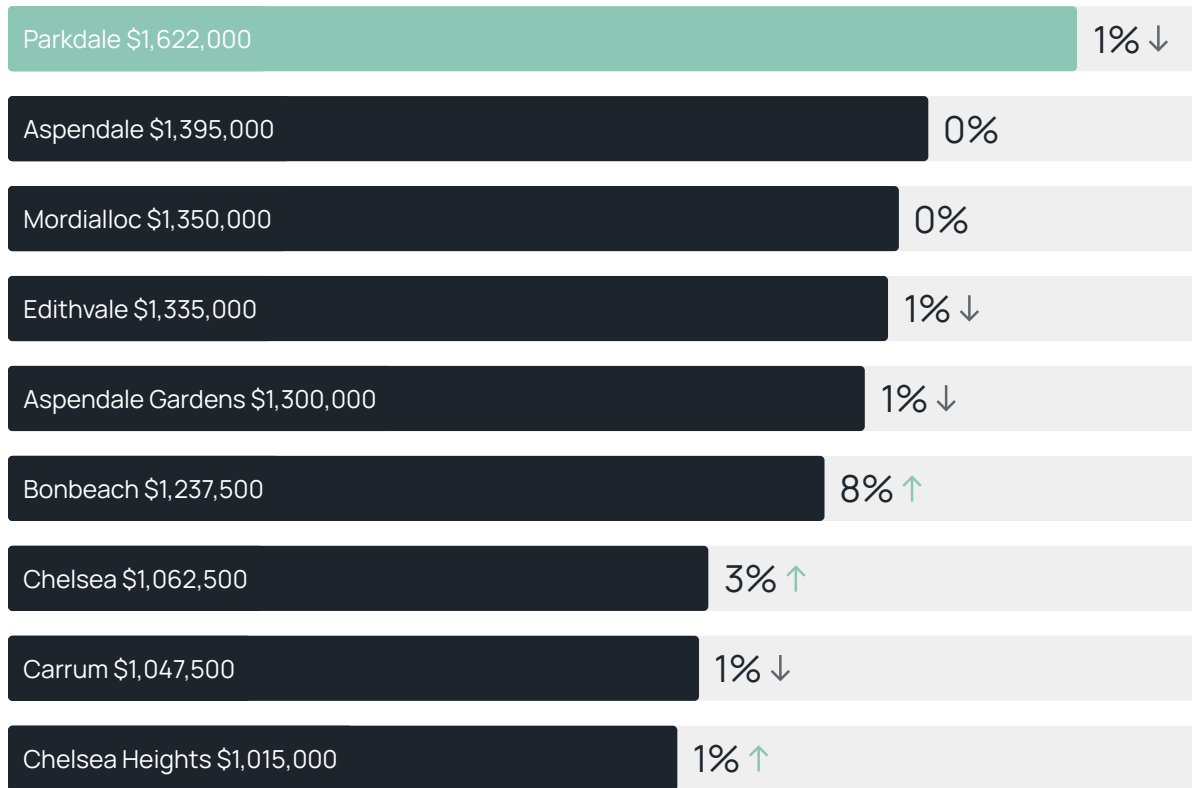
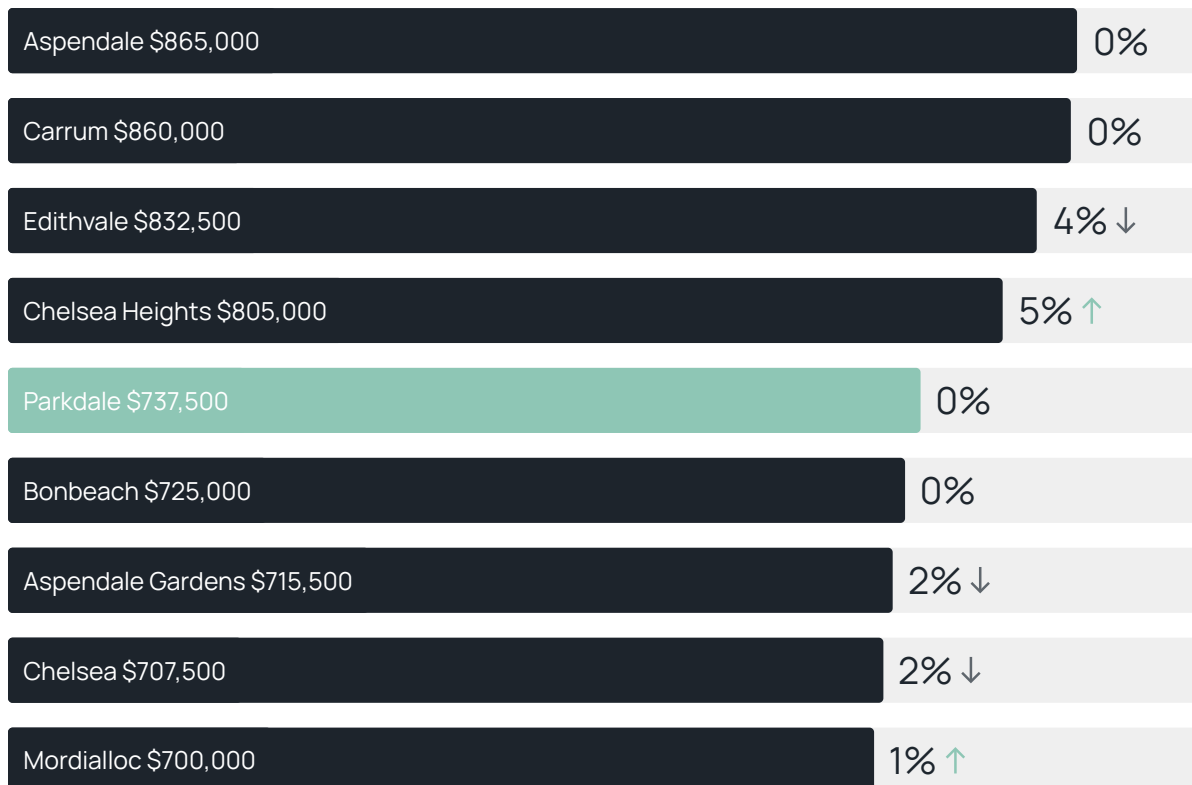
\$738k

Quarterly price change

-0.67% ↓

Parkdale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 39%
● Private 61%

Auction clearance rate³

37.5%

Median days on market³

House

Unit

28 days

25 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

House

Unit

17.3 years

13.1 years

Dwelling type⁵

● Houses 85% ● Units 15%

Ownership⁵

● Owned outright 39% ● Mortgaged 39% ● Rented 23%

Population⁵

12,308

Median asking rent per week¹

Unit

\$825

\$560

Population growth⁵

0

Rental yield¹

House

Unit

3.23%

4.17%

Median age⁵

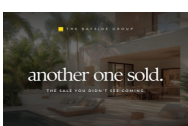
43 years

Median household size⁵

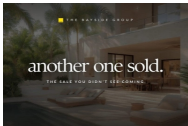
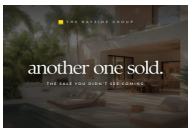
2.5 people

Recent Parkdale sales²

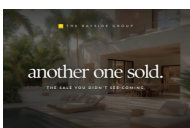
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 42 Herbert Street Parkdale	4	House	Undisclosed	22 Sep 2026
 2/10 Morris Street Parkdale	3	Unit	Undisclosed	16 Sep 2026
 12 Third Street Parkdale	4	House	Undisclosed	16 Sep 2026
 400 Nepean Highway Parkdale	3	Townhouse	\$1,110,000	14 Sep 2026
 1/3 Keith Street Parkdale	3	Townhouse	\$735,000	14 Sep 2026
 18B Fifth Street Parkdale	3	House	Undisclosed	12 Sep 2026
 20 Mount View Avenue Parkdale	4	House	Undisclosed	10 Sep 2026
 2/214 Nepean Highway Parkdale	2	Unit	\$820,000	09 Sep 2026
 32 Morris Street Parkdale	2	House	Undisclosed	09 Sep 2026
 2/370 Como Parade West Parkdale	3	Townhouse	\$1,152,000	05 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 178 Beach Road Parkdale	4	House	\$2,500,000	04 Sep 2026
 3/25 Ti-tree Grove East Parkdale	2	Unit	Undisclosed	03 Sep 2026
 20 Laburnum Street Parkdale	2	House	\$960,000	03 Sep 2026
 34B Mount View Avenue Parkdale	4	Townhouse	\$1,600,000	03 Sep 2026
 40B Second Street Parkdale	4	Townhouse	\$1,450,000	03 Sep 2026
 6/384 Nepean Highway Parkdale	2	Townhouse	\$730,000	02 Sep 2026
 9 Eighth Street Parkdale	3	House	\$1,627,007	28 Aug 2026
 8/259 Nepean Highway Parkdale	1	Apartment	\$330,000	26 Aug 2026
 243B Como Parade East Parkdale	4	House	Undisclosed	26 Aug 2026
 5/3-17 Taylor Street Parkdale	2	Unit	\$860,000	25 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 44 Sixth Street Parkdale	4	House	\$2,140,000	19 Aug 2026
 6/174 Beach Road Parkdale	2	Unit	\$708,000	15 Aug 2026
 6 Thomas Court Parkdale	4	House	Undisclosed	14 Aug 2026
 2/62 Warrigal Road Parkdale	3	Unit	\$682,000	12 Aug 2026
 61 Marriott Street Parkdale	3	House	\$1,160,000	08 Aug 2026
 13 The Corso Parkdale	5	House	\$2,000,000	07 Aug 2026
 18 Elm Grove Parkdale	2	House	\$1,480,000	03 Aug 2026
 7/156 Lower Dandenong Road Parkdale	2	Unit	\$660,000	31 Jul 2026
 2/174 Beach Road Parkdale	2	Unit	\$711,000	31 Jul 2026
 18 Herbert Street Parkdale	3	House	\$2,150,000	31 Jul 2026



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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