



Princes Hill

Suburb Report



Your connection to property insights



JellisCraig

PRINCES HILL SUBURB REPORT

Median house price¹

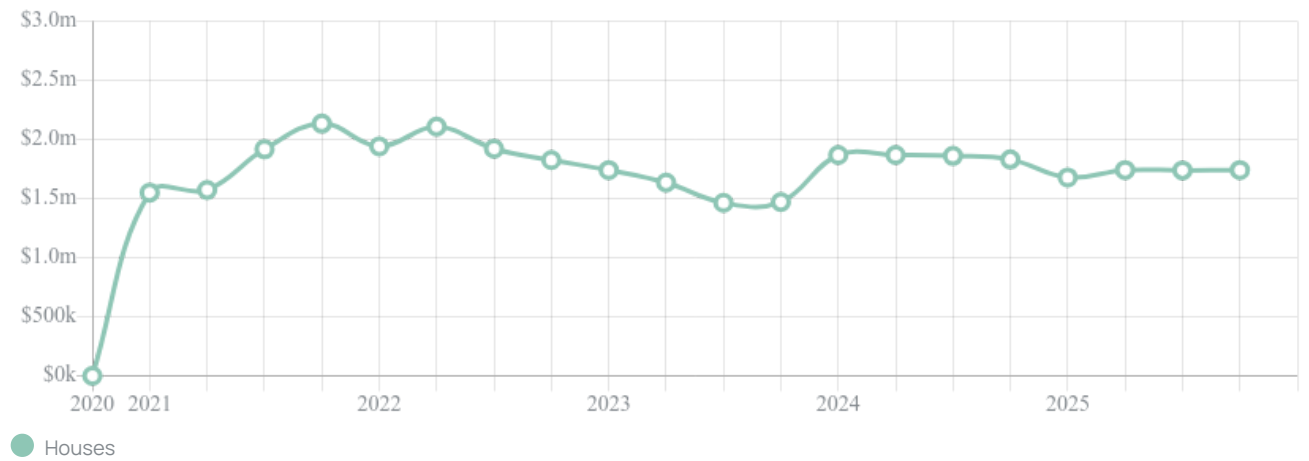
Median

\$1.74m

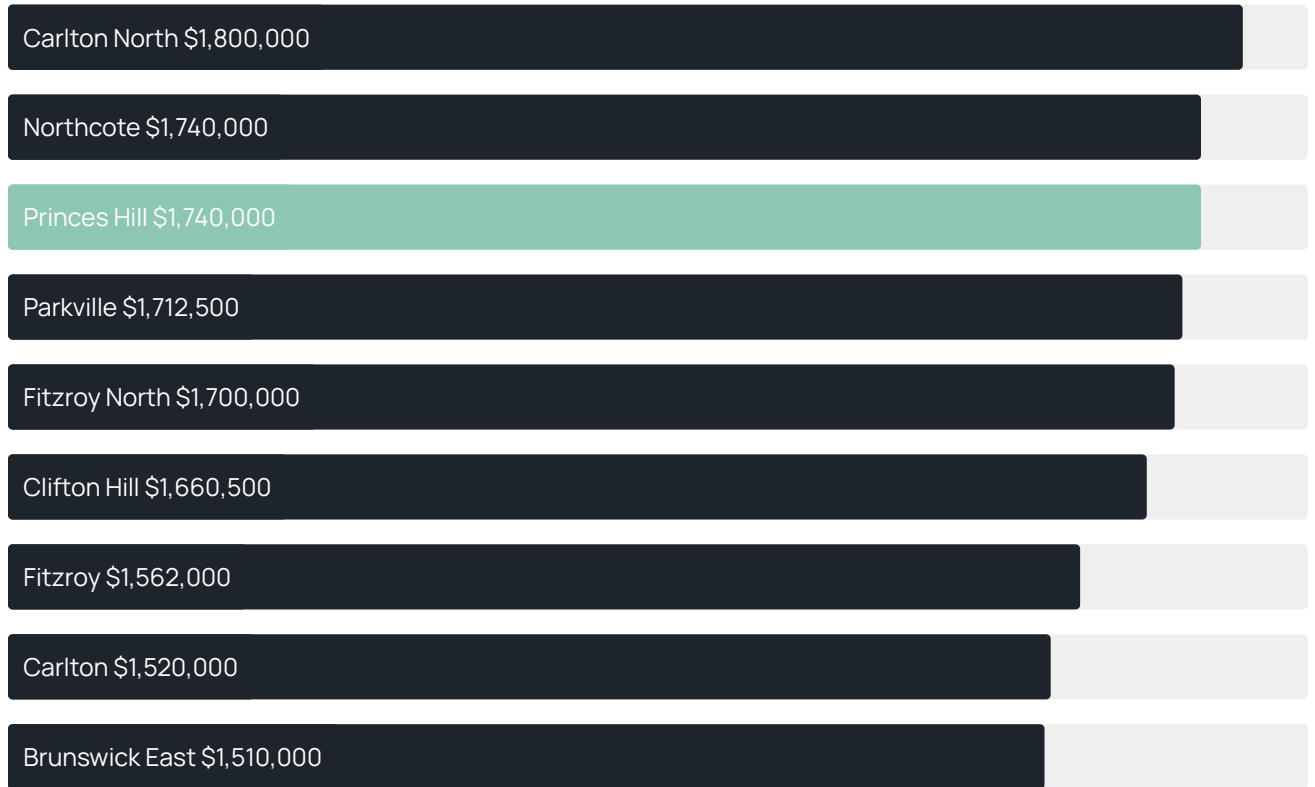
Quarterly price change

0.14% ↑

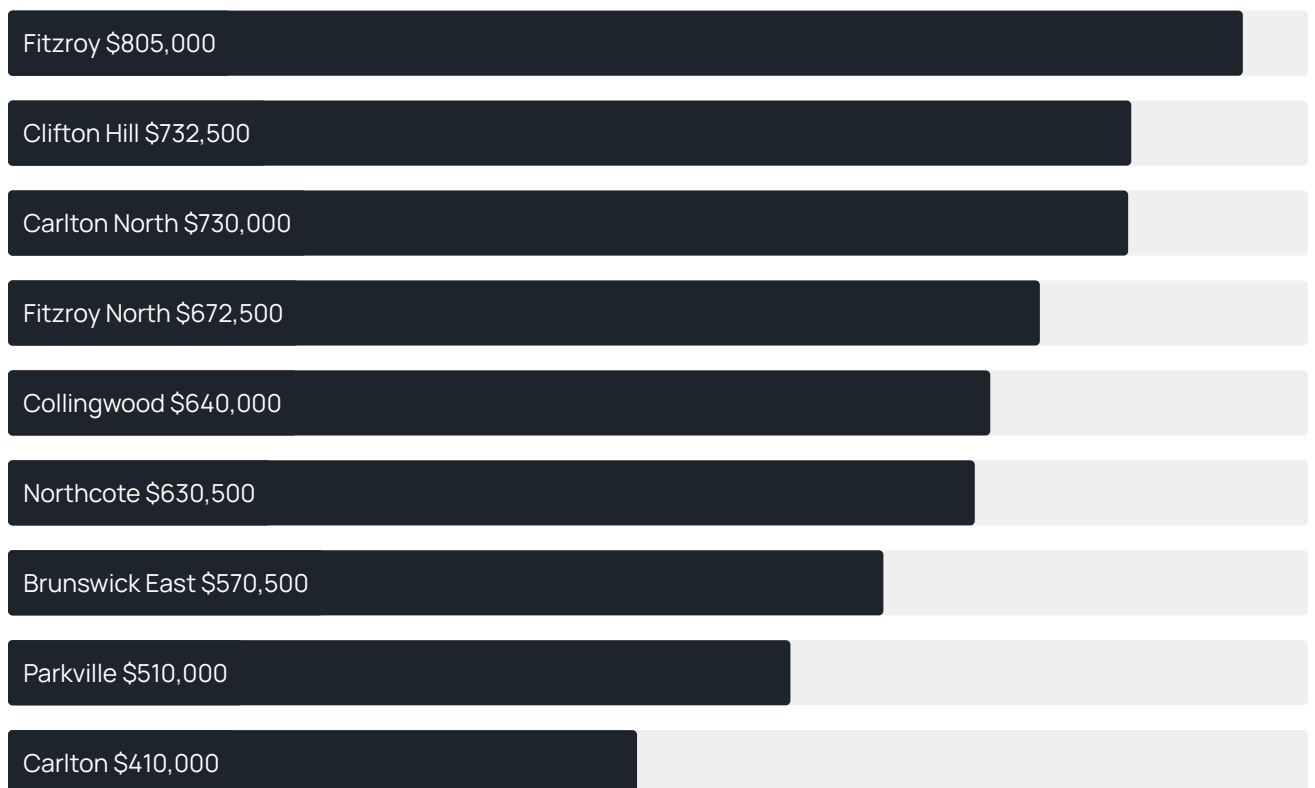
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 29%
- Private 71%

Auction clearance rate³

100%

Median days on market³

23 days

Average hold period¹

9.8 years

Dwelling type⁵



- Houses 14%
- Units 86%

Ownership⁵



- Owned outright 41%
- Mortgaged 20%
- Rented 39%

Population⁵

2,005

Median asking rent¹

\$955 per week

Population growth⁵

-5.69%

Rental yield¹

2.25%

Median age⁵

39 years











Median household size⁵

2.2 people











PRINCES HILL SUBURB REPORT

Recent Princes Hill 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 |
|---|----------|-------|-------------|-------------|
|  4/109 Wilson St Princes Hill | 2 | Unit | \$690,000 | 28 Mar 2026 |
|  526 Park St PRINCES HILL | 3 | House | \$1,780,000 | 21 Feb 2026 |
|  23 Arnold St PRINCES HILL | 2 | House | \$2,065,000 | 20 Feb 2026 |
|  348 Pigdon St Princes Hill | 3 | House | \$2,570,000 | 30 Jan 2026 |
|  40 Wilson St Princes Hill | 2 | House | \$1,325,000 | 23 Dec 2025 |
|  118 Mcilwraith St Princes Hill | 3 | House | \$3,700,000 | 16 Dec 2025 |
|  132 Mcilwraith St Princes Hill | 4 | House | \$4,135,000 | 04 Dec 2025 |
|  215 Richardson St Princes Hill | 2 | House | \$1,140,000 | 27 Nov 2025 |
|  28 Arnold St Princes Hill | 2 | House | \$1,895,000 | 22 Nov 2025 |
|  36 Wilson St PRINCES HILL | 4 | House | \$2,620,000 | 16 Oct 2025 |

PRINCES HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  9 Keeley La Princes Hill | 2 | House | \$1,075,000 | 11 Oct 2025 |
|  54 Paterson St Princes Hill | 3 | House | \$1,625,000 | 20 Sep 2025 |
|  514 Park St Princes Hill | 4 | House | \$2,900,000 | 09 Aug 2025 |
|  6/19 Mcilwraith St Princes Hill | 2 | Apartment | \$904,000 | 04 Aug 2025 |
|  133 Mcilwraith St Princes Hill | 3 | House | \$1,735,000 | 18 Jul 2025 |
|  583 Lygon St Princes Hill | 2 | House | \$600,000 | 03 Jul 2025 |
|  485 Lygon St PRINCES HILL | 4 | House | \$1,800,000 | 28 Jun 2025 |
|  15 Lang St Princes Hill | 3 | House | \$1,730,000 | 24 May 2025 |
|  107 Paterson St Princes Hill | 4 | House | \$2,660,000 | 21 May 2025 |
|  15/26 Garton St Princes Hill | 1 | Apartment | \$455,000 | 02 May 2025 |

PRINCES HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|--------------|-------------|
|  28 Wilson St Princes Hill | 2 | House | \$1,740,000 | 12 Apr 2025 |
|  317 Pigdon St Princes Hill | 3 | House | \$2,563,000 | 05 Apr 2025 |
|  86 Bowen Cr Princes Hill | 7 | House | \$12,750,000 | 04 Apr 2025 |
|  120 Arnold St Princes Hill | 4 | House | \$3,350,000 | 04 Apr 2025 |
|  6 Arnold St Princes Hill | 3 | House | \$1,760,000 | 03 Apr 2025 |



Please contact your local Jellis Craig office

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 01/04/2026

- 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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