



Princes Hill

Suburb Report



Your connection to property insights



JellisCraig

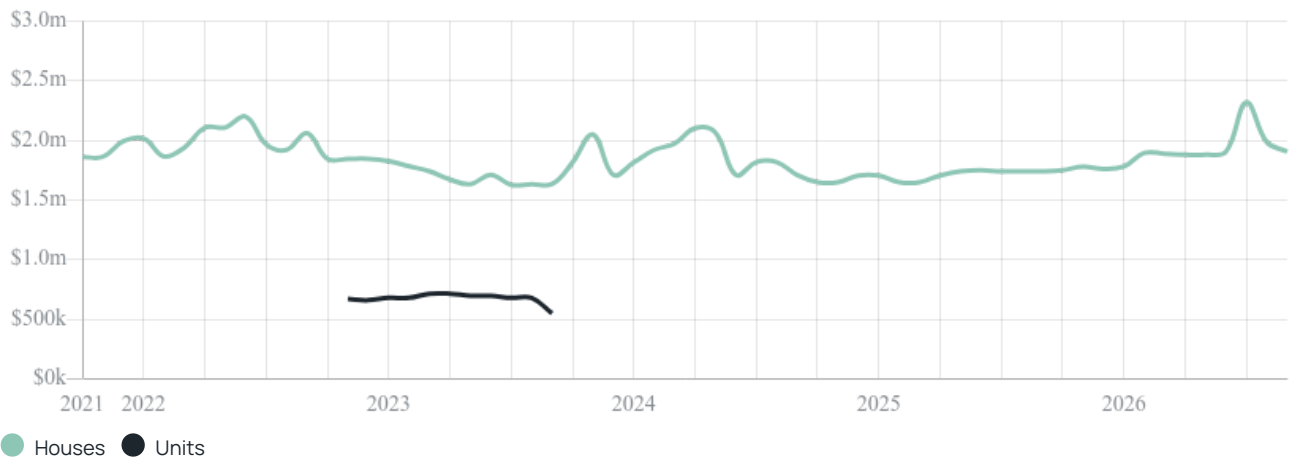
PRINCES HILL SUBURB REPORT

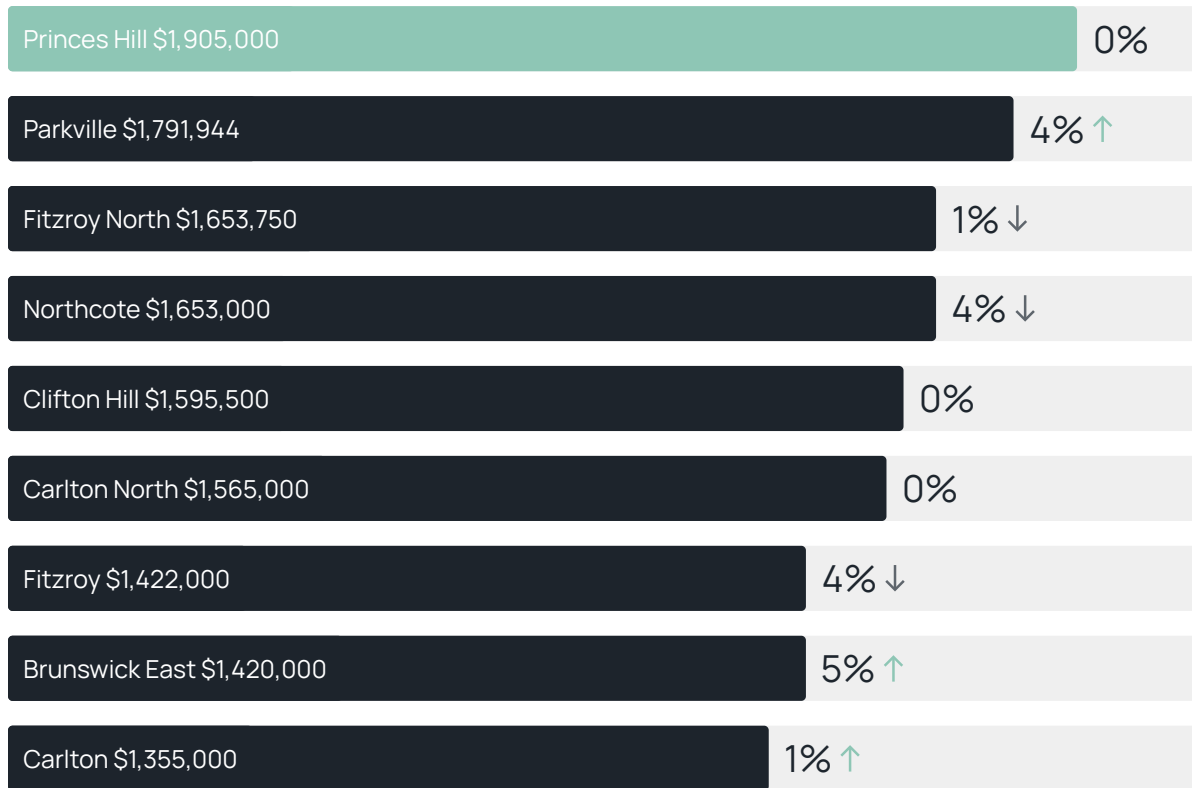
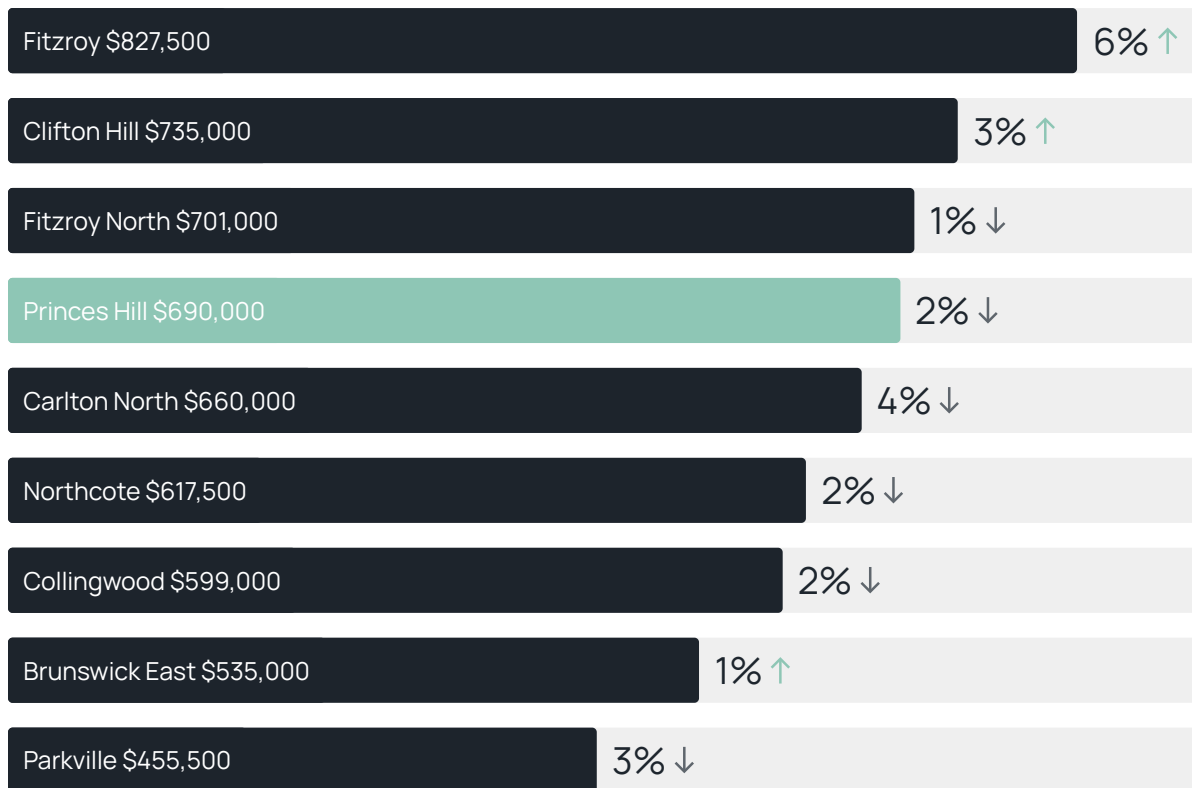
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.91m	-4.03% ↓	\$550k	-19.12% ↓

Princes Hill monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 67%
● Private 33%

Auction clearance rate⁴

50%

Median days on market⁵

House

Unit

28 days

37 days

Average hold period¹

House

Unit

20.0 years

29.5 years

Dwelling type⁷

● Houses 33% ● Units 67%

Ownership⁷

● Owned outright 37% ● Mortgaged 18% ● Rented 44%

Population⁷

2,005

Population growth⁷

-5.69%

Median age⁷

39 years

Median household size⁷

2.2 people

Median asking rent per week¹

House

Unit

\$963

\$545

Rental yield⁸

House

Unit

2.89%

3.93%

Recent Princes Hill sales⁵

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

Address	Bedrooms	Type	Price	Sold
 50 McIlwraith Street Princes Hill	2	House	\$1,335,000	19 Sep 2026
 207 McIlwraith Street Princes Hill	3	House	\$1,880,000	27 Mar 2026
 348 Pigdon Street Princes Hill	3	House	\$2,570,000	30 Jan 2026



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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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