



# South Melbourne Suburb Report

— ● —  
Your connection to property insights



**JellisCraig**

SOUTH MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.75m

Quarterly price change

5.22% ↑

Median unit price<sup>1</sup>

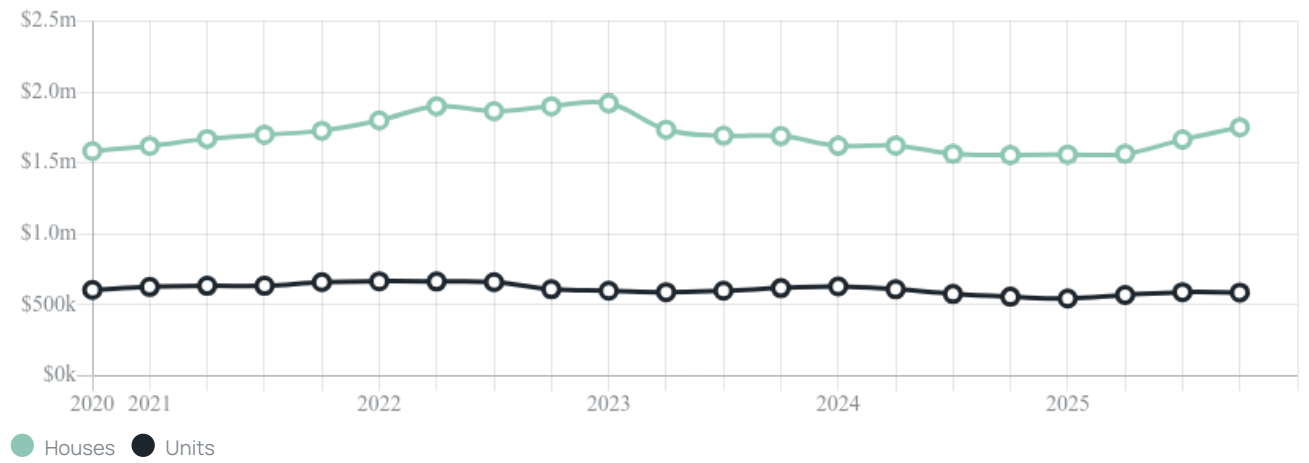
Median

\$588k

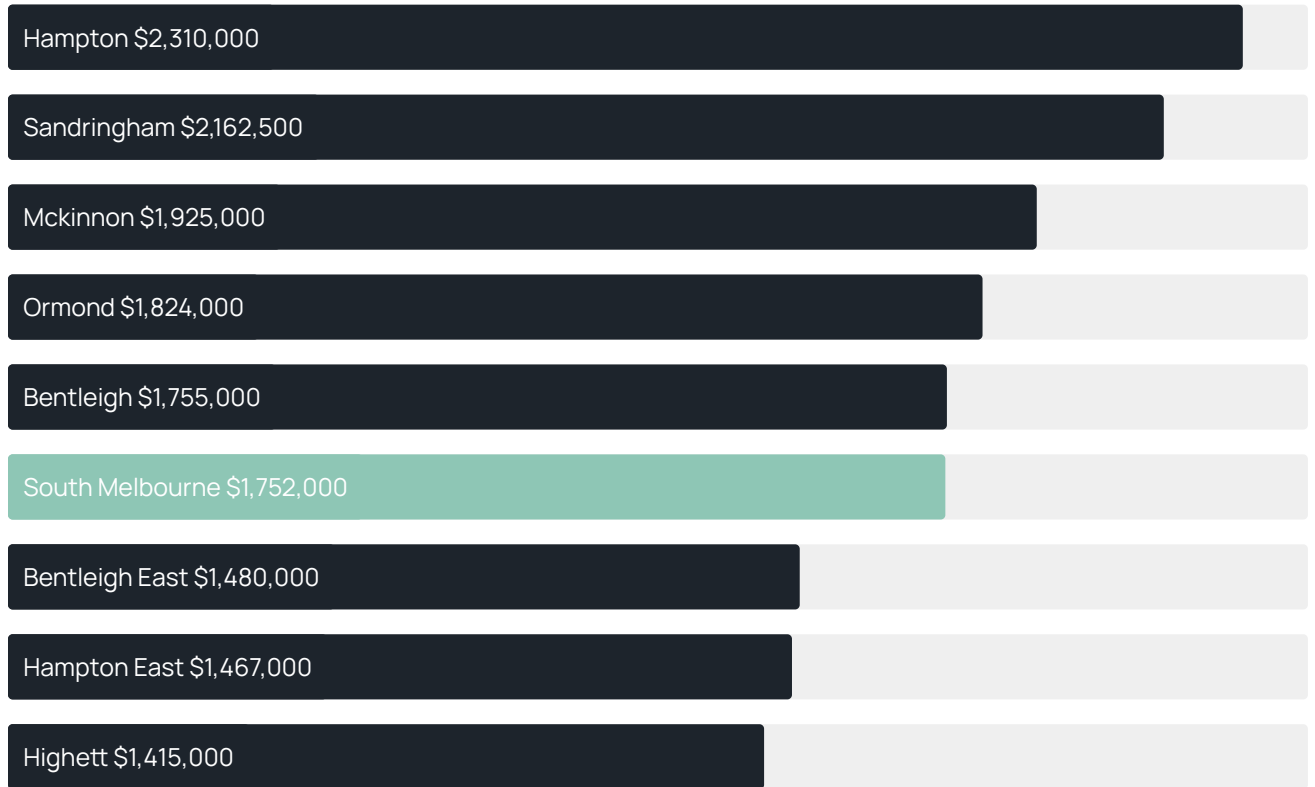
Quarterly price change

-0.42% ↓

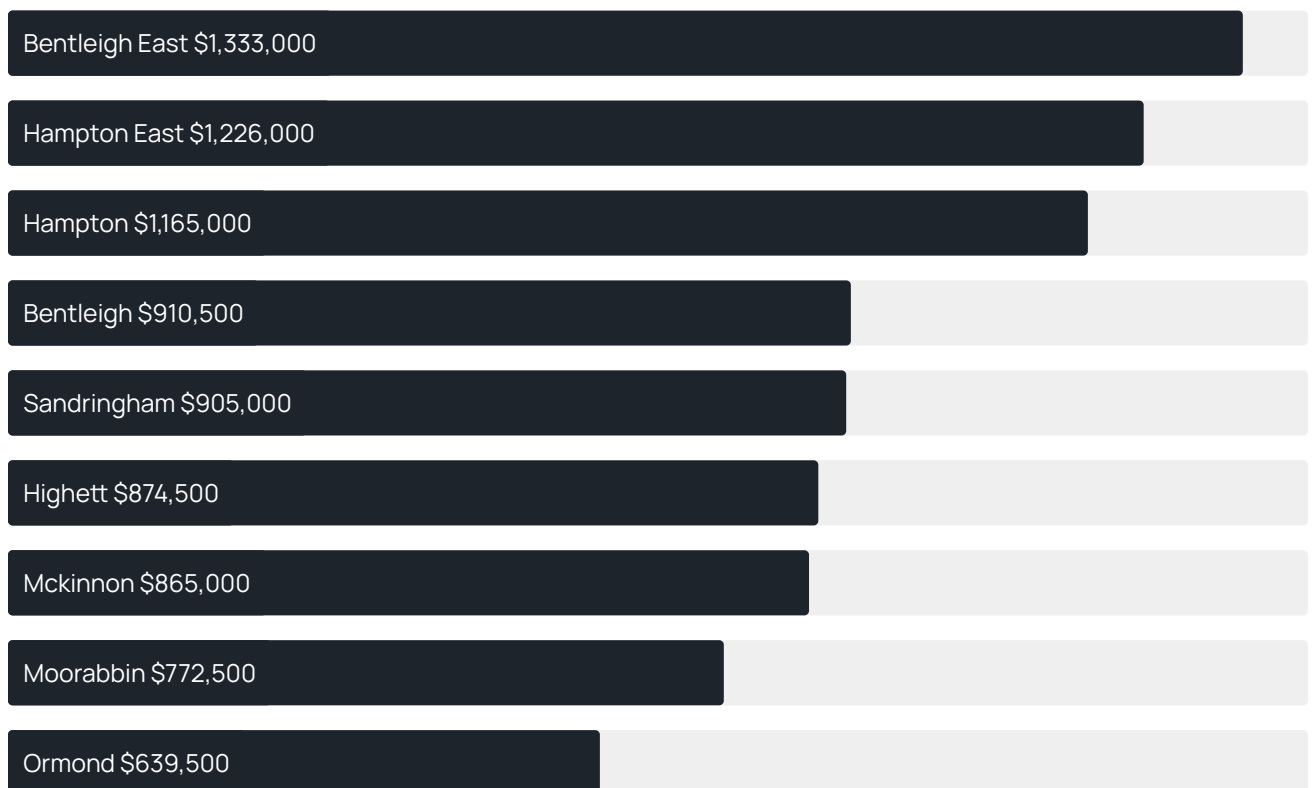
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 36%  
● Private 64%

Auction clearance rate<sup>3</sup>

74.19%

Median days on market<sup>3</sup>

32 days

Average hold period<sup>1</sup>

7.8 years

Dwelling type<sup>5</sup>



● Houses 5% ● Units 95%

Ownership<sup>5</sup>



● Owned outright 21% ● Mortgaged 26% ● Rented 52%

Population<sup>5</sup>

11,548

Median asking rent<sup>1</sup>

\$843 per week

Population growth<sup>5</sup>

5.75%

Rental yield<sup>1</sup>

2.67%

Median age<sup>5</sup>

39 years








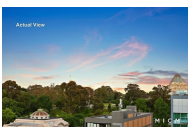

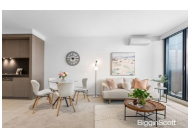
Median household size<sup>5</sup>

1.9 people




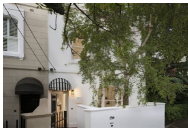






SOUTH MELBOURNE SUBURB REPORT

## Recent South Melbourne sales











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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 39/69 Dorcas St SOUTH MELBOURNE	2	Apartment	\$732,000	27 Mar 2026
 83/63 Dorcas St South Melbourne	3	Apartment	\$901,000	24 Mar 2026
 116 Cobden St SOUTH MELBOURNE	4	House	\$1,800,000	21 Mar 2026
 1003/52 Park St South Melbourne	1	Apartment	\$365,000	19 Mar 2026
 9 Coote St South Melbourne	3	House	\$1,105,000	12 Mar 2026
 807/50 Albert Rd South Melbourne	1	Apartment	\$455,000	12 Mar 2026
 604/2-14 Albert Rd South Melbourne	1	Apartment	\$621,500	12 Mar 2026
 1011/148 Wells St South Melbourne	2	Apartment	\$815,000	12 Mar 2026
 708/28 Bank St South Melbourne	2	Apartment	\$620,000	08 Mar 2026
 2209/50 Albert Rd South Melbourne	2	Apartment	\$587,000	07 Mar 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 416/338 Kings Way South Melbourne	1	Apartment	\$350,000	03 Mar 2026
 229/85 Market St South Melbourne	1	Apartment	\$350,000	26 Feb 2026
 52/88 Park St South Melbourne	3	Apartment	\$765,000	26 Feb 2026
 356 Albert Rd South Melbourne	4	House	\$2,495,000	25 Feb 2026
 516/338 Kings Way South Melbourne	1	Apartment	\$330,000	24 Feb 2026
 1813/50 Albert Rd South Melbourne	1	Apartment	\$346,000	23 Feb 2026
 808/338 Kings Way South Melbourne	2	Apartment	\$550,000	23 Feb 2026
 389 Park St South Melbourne	2	House	\$1,646,000	21 Feb 2026
 91 Raglan St South Melbourne	4	House	\$3,100,000	21 Feb 2026
 26 Mountain St South Melbourne	2	House	\$1,007,000	21 Feb 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 93a Eastern Rd South Melbourne	3	Townhouse	\$1,075,000	19 Feb 2026
 812/32 Palmerston Cr South Melbourne	2	Subdivided Flat - Single OYO Flat	\$1,056,000	17 Feb 2026
 1/333 Coventry St South Melbourne	2	Apartment	\$798,000	15 Feb 2026
 906/38 Albert Rd South Melbourne	2	Apartment	\$648,000	15 Feb 2026
 201/28 Bank St South Melbourne	2	Apartment	\$690,000	12 Feb 2026
 306 Moray St South Melbourne	3	House	\$1,910,000	07 Feb 2026
 190 Bank St South Melbourne	2	Strata Unit/Flat	\$740,000	06 Feb 2026
 12/182 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$473,000	03 Feb 2026
 1305/52 Park St South Melbourne	2	Apartment	\$535,000	02 Feb 2026
 G3/244 Dorcas St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$358,000	27 Jan 2026



**Jellis Craig Albert Park**  
332 Montague Street, Albert Park  
03 8644 5500

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.

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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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