



South Melbourne Suburb Report



Your connection to property insights



JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.67m

Quarterly price change

-6.84% ↓

Median unit price¹

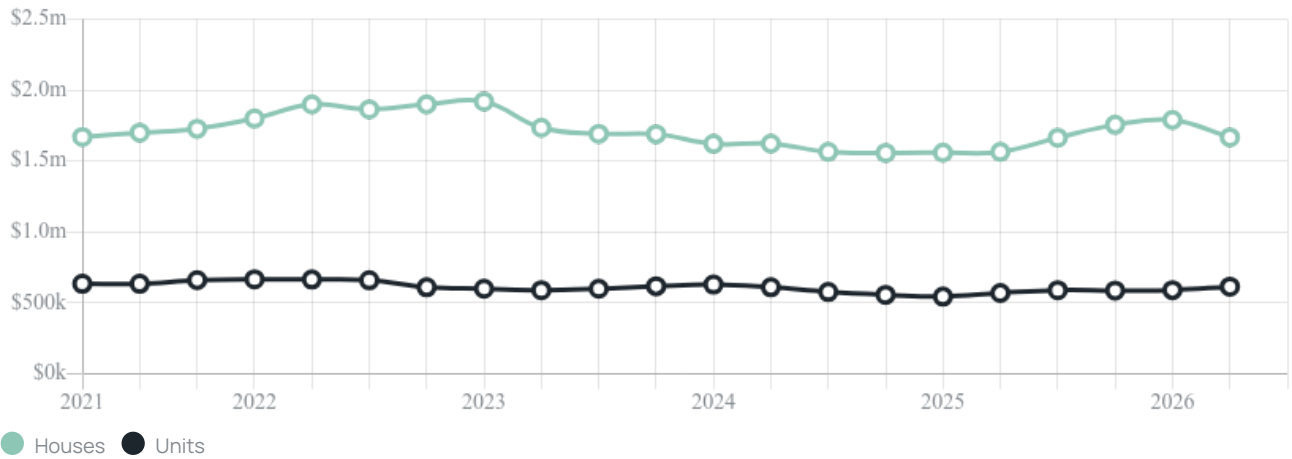
Median

\$615k

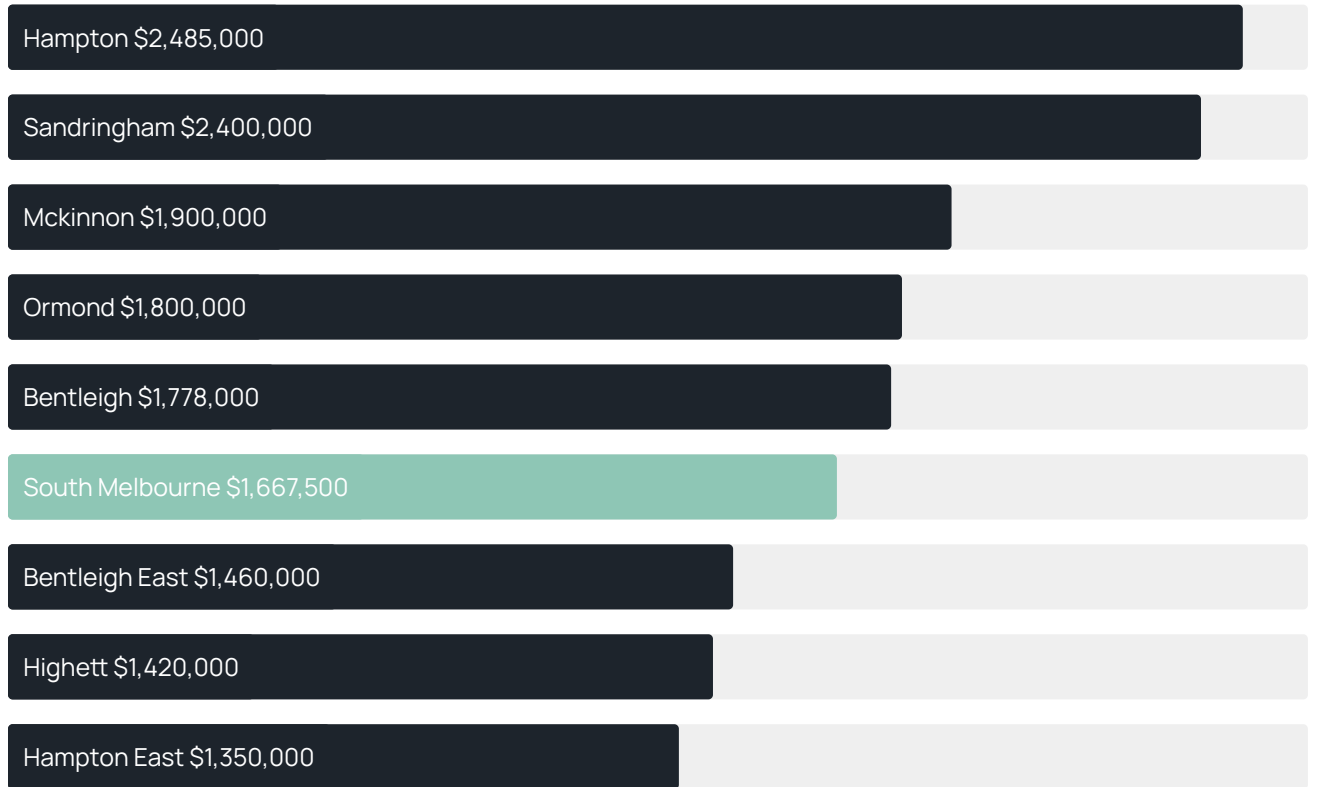
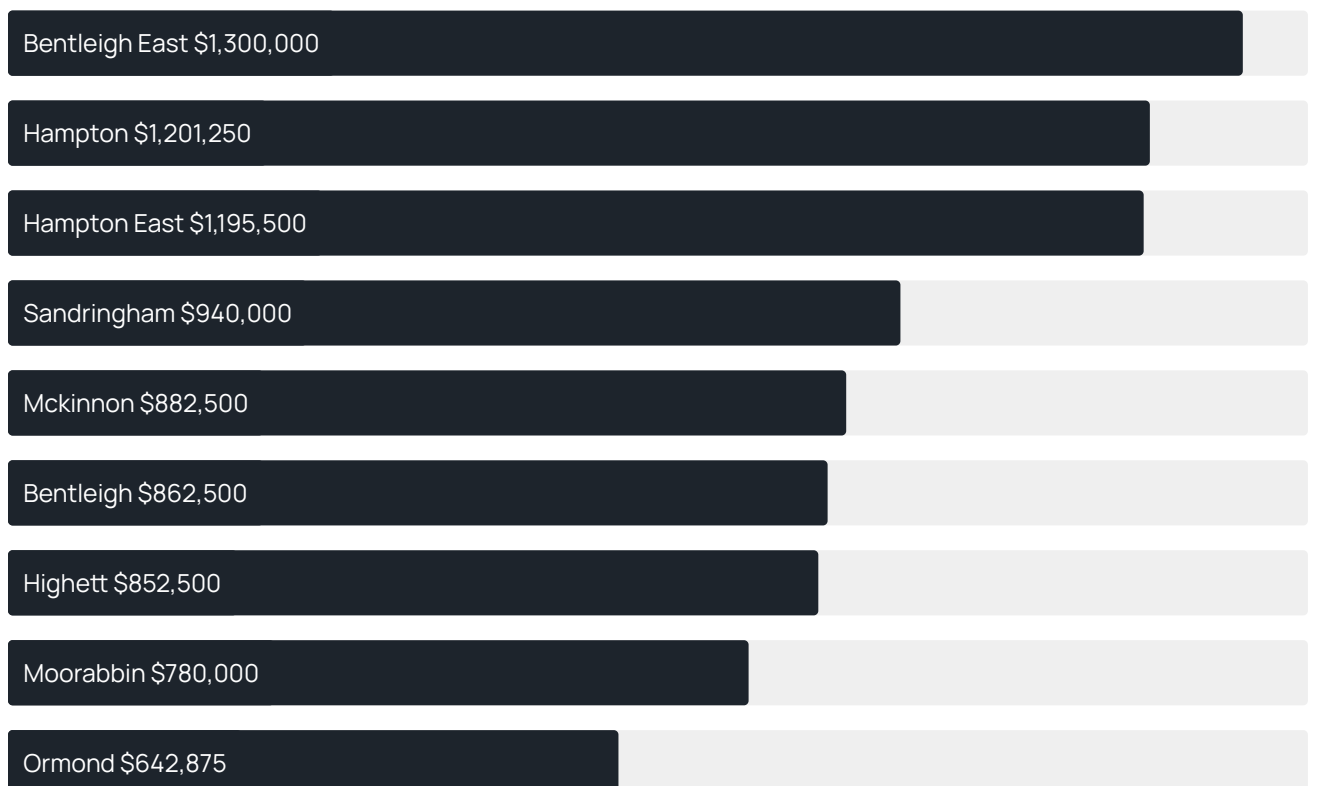
Quarterly price change

4.14% ↑

Quarterly price change¹



SOUTH MELBOURNE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

80%

Median days on market³

31 days

Average hold period¹

7.8 years

Dwelling type⁵

● Houses 5% ● Units 95%

Ownership⁵

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

Population⁵

11,548

Median asking rent¹

\$820 per week

Population growth⁵

5.75%

Rental yield¹

2.67%

Median age⁵

39 years

Median household size⁵

1.9 people

SOUTH MELBOURNE SUBURB REPORT

Recent South Melbourne sales

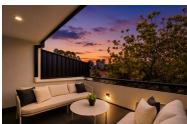
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 401/41 Bank St South Melbourne	2	Apartment	\$506,000	28 Jul 2026
 302/21 Thistlethwaite St South Melbourne	3	Apartment	\$950,000	20 Jul 2026
 1802/89 Gladstone St South Melbourne	2	Apartment	\$524,000	01 Jul 2026
 201/211 Dorcas St South Melbourne	1	Apartment	\$355,000	01 Jul 2026
 77/88 Park St South Melbourne	2	Apartment	\$565,000	29 Jun 2026
 706/39 Park St South Melbourne	3	Apartment	\$765,000	25 Jun 2026
 339 Park St South Melbourne	2	House	\$1,010,000	25 Jun 2026
 36/69 Dorcas St South Melbourne	1	Apartment	\$465,000	25 Jun 2026
 91/69 Dorcas St South Melbourne	2	Apartment	\$710,291	24 Jun 2026
 2610/50 Albert Rd South Melbourne	2	Apartment	\$850,000	23 Jun 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1705/38 Albert Rd South Melbourne	2	Apartment	\$610,000	22 Jun 2026
 368 Albert Rd South Melbourne	5	House	\$3,700,000	18 Jun 2026
 512/32 Palmerston Cr South Melbourne	3	Subdivided Flat - Single OYO Flat	\$1,210,000	15 Jun 2026
 24a Dow St SOUTH MELBOURNE	2	House	\$1,270,000	15 Jun 2026
 502/38 Bank St South Melbourne	2	Apartment	\$708,000	15 Jun 2026
 2502/50 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$477,000	13 Jun 2026
 51 Iffla St South Melbourne	2	House	\$1,230,000	13 Jun 2026
 396 Coventry St South Melbourne	3	House	\$1,600,000	13 Jun 2026
 307/75 Palmerston Cr South Melbourne	1	Apartment	\$390,000	12 Jun 2026
 34 Little Boundary St South Melbourne	2	House	\$1,315,000	10 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 707/74 Eastern Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$865,000	03 Jun 2026
 207/274 Coventry St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$568,000	03 Jun 2026
 9/81 Palmerston Cr South Melbourne	2	Apartment	\$1,080,000	02 Jun 2026
 36/70 Albert Rd South Melbourne	3	Subdivided Flat - Single OYO Flat	\$784,000	01 Jun 2026
 72/88 Park St South Melbourne	3	Apartment	\$755,000	01 Jun 2026
 52a Napier St SOUTH MELBOURNE	2	Apartment	\$760,000	01 Jun 2026
 276 Moray St South Melbourne	3	House	\$1,520,000	31 May 2026
 191 Montague St South Melbourne	3	House	\$1,500,000	30 May 2026
 65/69 Dorcas St South Melbourne	2	Apartment	\$726,100	30 May 2026
 105 Cobden St South Melbourne	2	House	\$1,200,000	30 May 2026



Jellis Craig Albert Park
332 Montague Street, Albert Park
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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 01/08/2026

- 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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