



South Melbourne Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median
\$1.75m

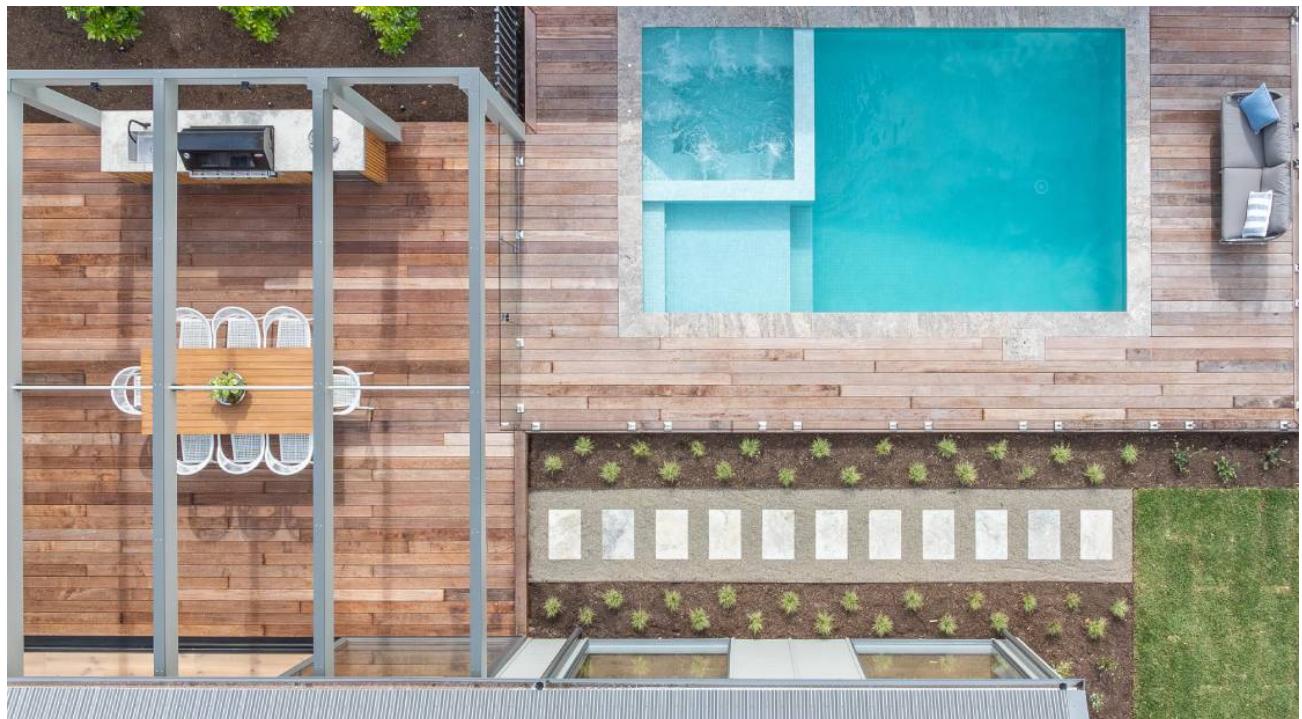
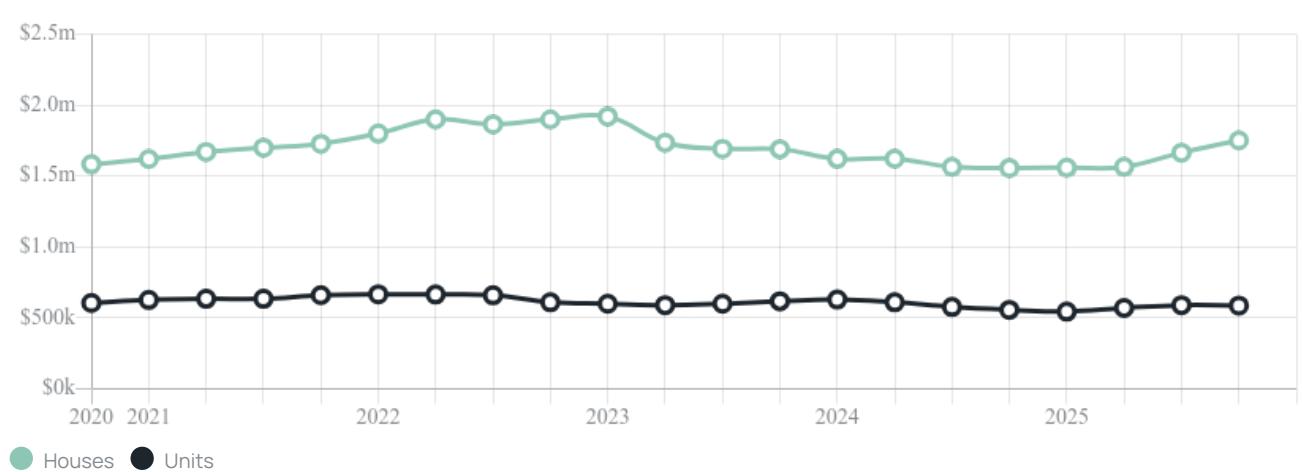
Quarterly price change
5.22% 

Median unit price¹

Median
\$588k

Quarterly price change
-0.42% 

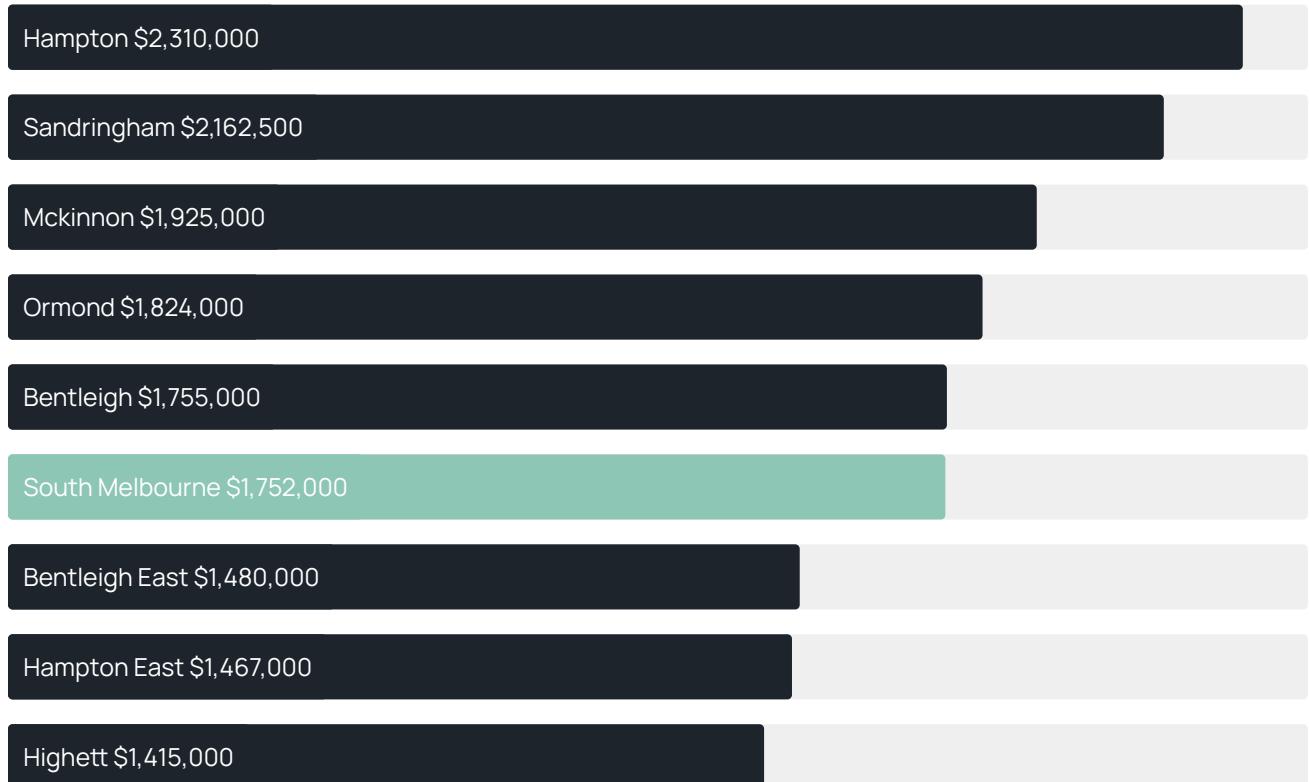
Quarterly price change¹



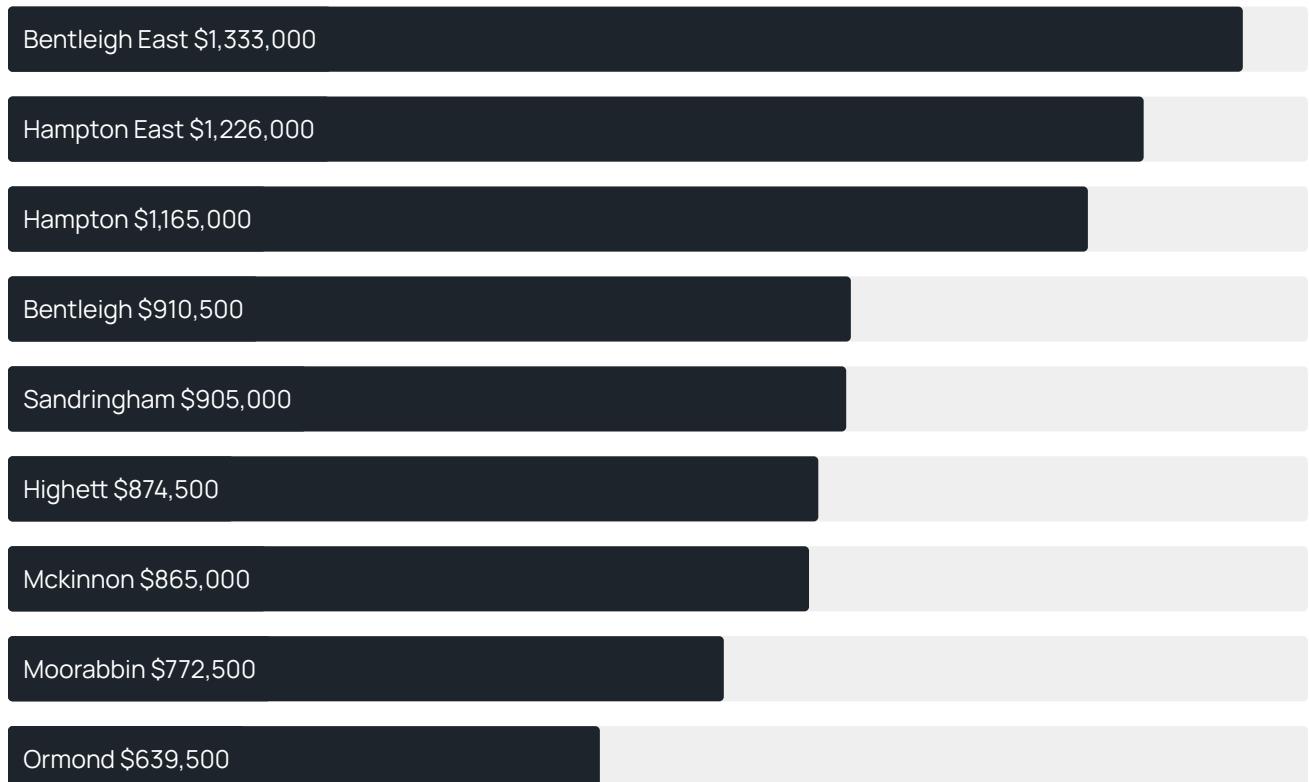
Surrounding Suburbs

SOUTH MELBOURNE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SOUTH MELBOURNE SUBURB REPORT

Sale method²



● Auction 23%
● Private 77%

Auction clearance rate³

70.59%

Median days on market³

36 days

Average hold period¹

7.8 years

Insights

Dwelling type⁵



● Houses 5% ● Units 95%

Ownership⁵



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

Population⁵

11,548

Median asking rent¹

\$843 per week

Population growth⁵

5.75%

Rental yield¹

2.67%

Median age⁵

39 years

Median household size⁵

1.9 people

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1106/52 Park St South Melbourne	1	Apartment	\$320,000	28 Jan 2026
 311/38 Bank St South Melbourne	3	Apartment	\$890,000	28 Jan 2026
 16/39 Dorcas St South Melbourne	1	Apartment	\$450,000	20 Jan 2026
 1112/52 Park St South Melbourne	2	Apartment	\$532,000	17 Jan 2026
 1801/38 Albert Rd South Melbourne	2	Apartment	\$560,000	14 Jan 2026
 106/28 Bank St South Melbourne	2	Apartment	\$580,000	12 Jan 2026
 2206/259 Normanby Rd South Melbourne	3	Apartment	\$1,300,000	09 Jan 2026
 201/148 Wells St South Melbourne	2	Apartment	\$590,000	05 Jan 2026
 1106/259 Normanby Rd South Melbourne	1	Apartment	\$520,000	26 Dec 2025
 511/338 Kings Way South Melbourne	1	Apartment	\$325,000	23 Dec 2025

Sold Properties

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1708/39 Park St South Melbourne	3	Apartment	\$1,060,000	20 Dec 2025
 1505/38 Albert Rd South Melbourne	2	Apartment	\$615,000	19 Dec 2025
 76/88 Park St South Melbourne	2	Apartment	\$620,000	16 Dec 2025
 308/79 Market St South Melbourne	2	Apartment	\$530,000	12 Dec 2025
 304/201 Ferrars St South Melbourne	2	Apartment	\$822,500	09 Dec 2025
 101 Park St South Melbourne	2	Townhouse	\$892,000	09 Dec 2025
 706/79 Market St South Melbourne	1	Apartment	\$520,000	09 Dec 2025
 407/244 Dorcas St South Melbourne	1	Apartment	\$465,000	09 Dec 2025
 1802/259 Normanby Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$824,000	08 Dec 2025
 5 Hotham St South Melbourne	3	House	\$2,520,000	06 Dec 2025

Sold Properties

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/24 Raglan St South Melbourne	1	Strata Flat - Single OYO Flat	\$481,000	06 Dec 2025
 1 Anderson St South Melbourne	8	House	\$4,285,000	03 Dec 2025
 280 Moray St South Melbourne	3	House	\$1,900,000	01 Dec 2025
 87 Napier St South Melbourne	3	House	\$2,210,000	29 Nov 2025
 12 Little Tribe St South Melbourne	2	House	\$1,225,000	29 Nov 2025
 1207/39 Park St South Melbourne	2	Apartment	\$625,000	26 Nov 2025
 105/211 Dorcas St South Melbourne	1	Apartment	\$360,000	25 Nov 2025
 16/297 Dorcas St South Melbourne	3	Townhouse	\$1,710,000	21 Nov 2025
 908/2 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$620,000	19 Nov 2025
 507/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$380,000	18 Nov 2025



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 01/02/2026

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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