

JellisCraig

SOUTH MELBOURNE

Suburb Report

Know your neighbourhood.



SOUTH MELBOURNE SUBURB REPORT

Median House Price*

Median

\$1.70m

Quarterly Price Change

8.62% ↑

Median Unit Price*

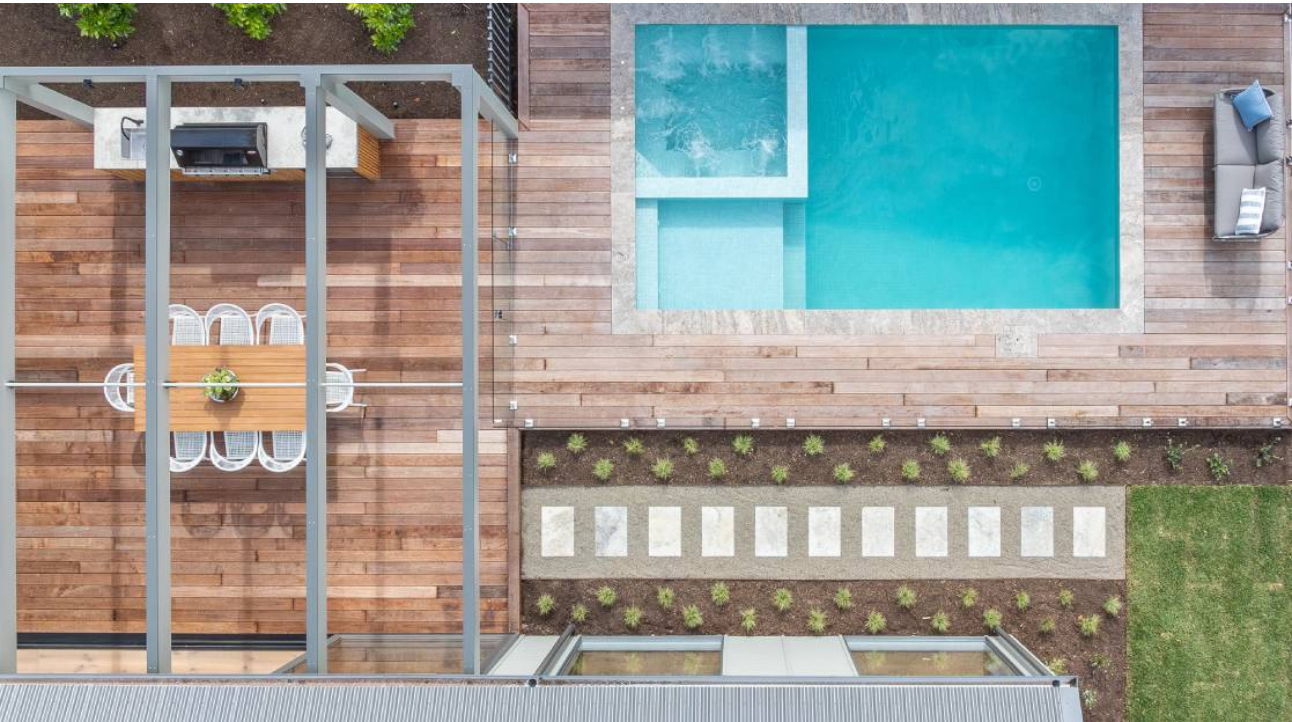
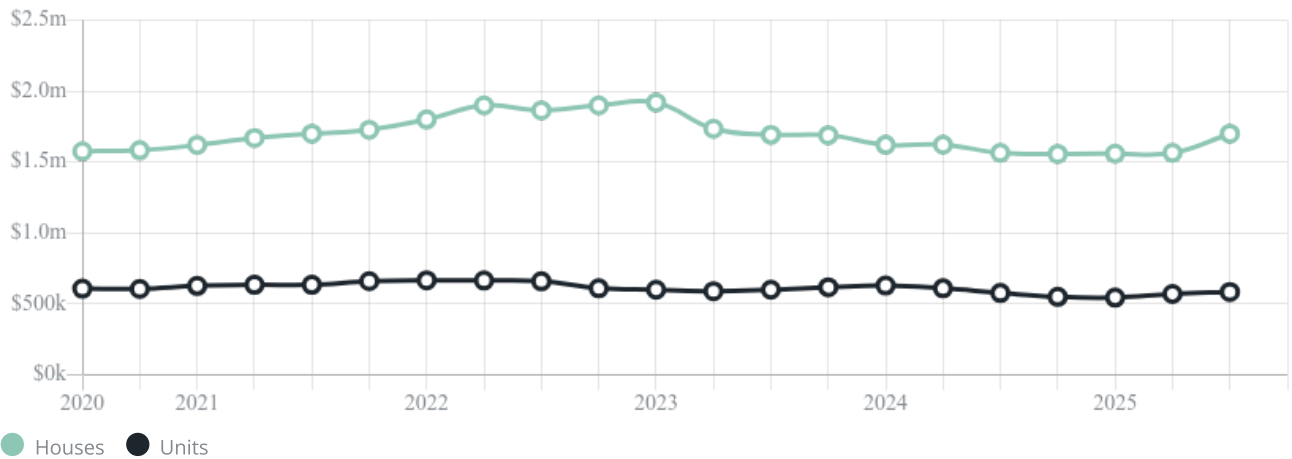
Median

\$585k

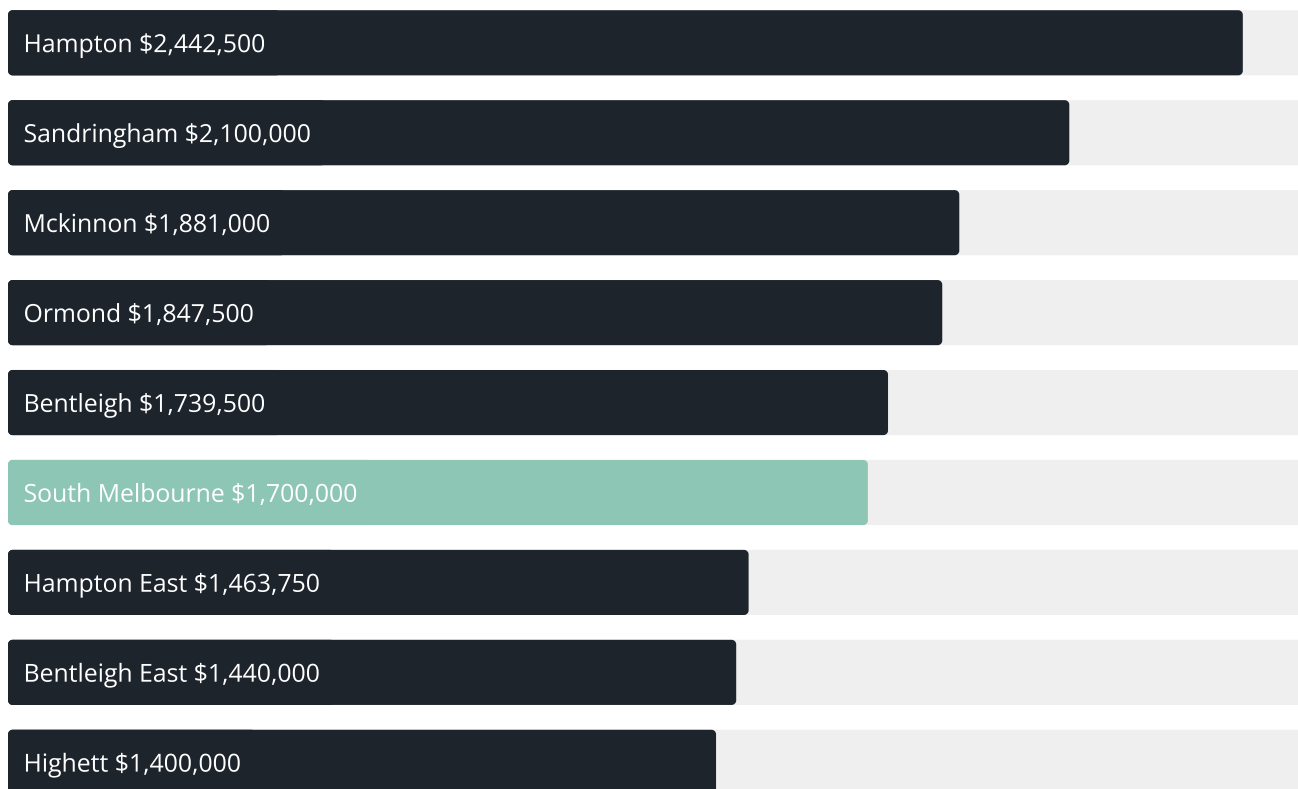
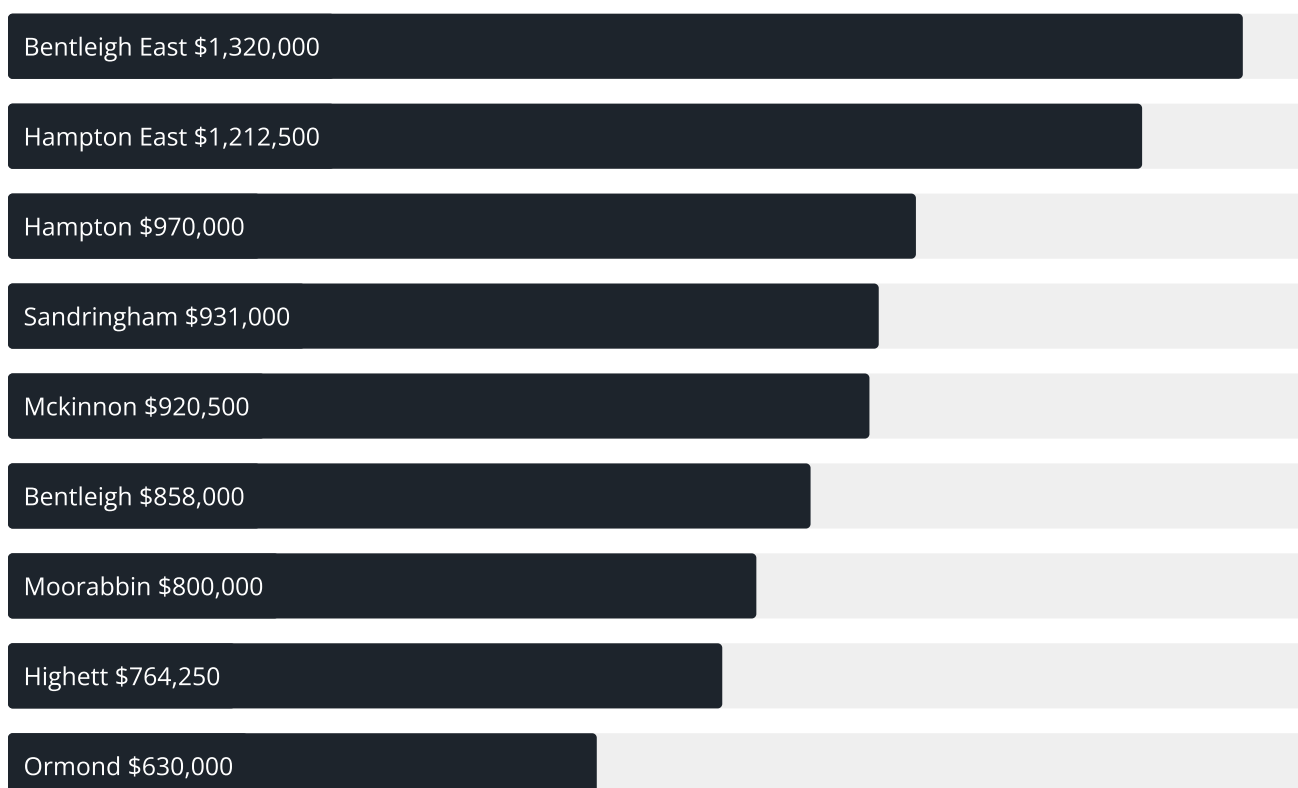
Quarterly Price Change

2.63% ↑

Quarterly Price Change*



SOUTH MELBOURNE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SOUTH MELBOURNE SUBURB REPORT

Sale Method*



● Auction 29%
● Private 71%

Auction Clearance Rate*

85.19%

Median Days on Market^

26 days

Average Hold Period*

7.8 years

Dwelling Type^



● Houses 5% ● Units 95%

Ownership^



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

Population^

11,548

Median Asking Rent per week*

\$848

Population Growth^

5.75%

Rental Yield*

2.67%

Median Age^









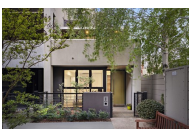

39 years

Median Household Size^











1.9 people

SOUTH MELBOURNE SUBURB REPORT


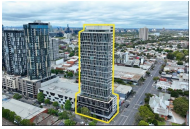








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 407/244 Dorcas St South Melbourne	1	Apartment	\$465,000	09 Dec 2025
 5 Hotham St South Melbourne	3	House	\$2,520,000	06 Dec 2025
 280 Moray St South Melbourne	3	House	\$1,900,000	01 Dec 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

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 507/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$380,000	18 Nov 2025
 2511/50 Albert Rd South Melbourne	2	Apartment	\$540,000	17 Nov 2025
 705/74 Eastern Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$575,000	14 Nov 2025
 2514/50 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$510,000	13 Nov 2025
 144 Pickles St South Melbourne	3	House	\$1,650,000	12 Nov 2025
 612/338 Kings Way South Melbourne	1	Apartment	\$367,000	12 Nov 2025
 22a Napier St South Melbourne	2	Apartment	\$615,000	11 Nov 2025
 1402/50 Albert Rd South Melbourne	1	Apartment	\$352,500	08 Nov 2025
 2512/50 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$740,000	08 Nov 2025
 4 Woodgate St South Melbourne	3	Subdivided Unit/Villa/Townhouse	\$2,562,750	03 Nov 2025

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 807/38 Albert Rd South Melbourne	1	Apartment	\$370,000	31 Oct 2025
 1906/89 Gladstone St South Melbourne	2	Apartment	\$460,000	30 Oct 2025
 2614/50 Albert Rd South Melbourne	2	Apartment	\$545,000	30 Oct 2025
 902/32 Palmerston Cr South Melbourne	3	Subdivided Flat - Single OYO Flat	\$1,002,000	30 Oct 2025
 102/75 Palmerston Cr South Melbourne	2	Apartment	\$680,000	29 Oct 2025
 268 Montague St South Melbourne	4	House	\$3,950,000	28 Oct 2025
 401 Dorcas St South Melbourne	3	House	\$2,011,000	25 Oct 2025
 7 Wilson St South Melbourne	3	House	\$1,685,000	25 Oct 2025
 205/79 Market St South Melbourne	2	Apartment	\$595,000	25 Oct 2025
 81/69 Dorcas St South Melbourne	2	Apartment	\$707,453	24 Oct 2025



Albert Park Office
332 Montague Street, Albert Park
03 8644 5500

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Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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