



South Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

SOUTH MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.79m

Quarterly price change

1.76% ↑

Median unit price<sup>1</sup>

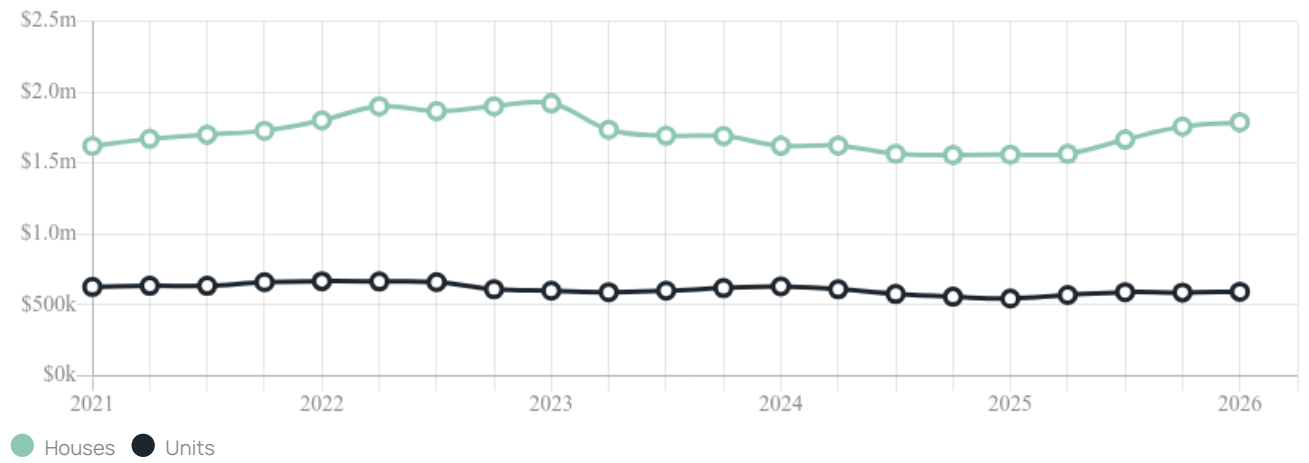
Median

\$593k

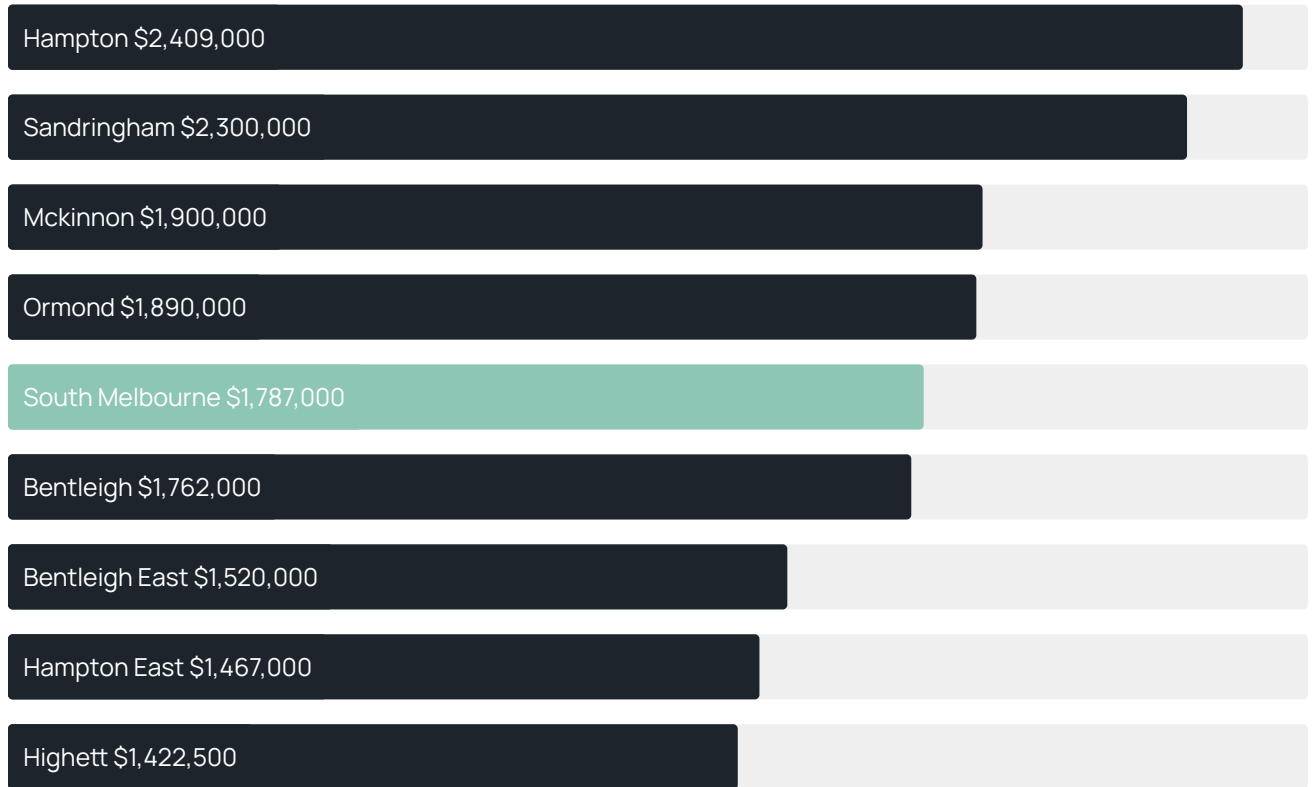
Quarterly price change

0.93% ↑

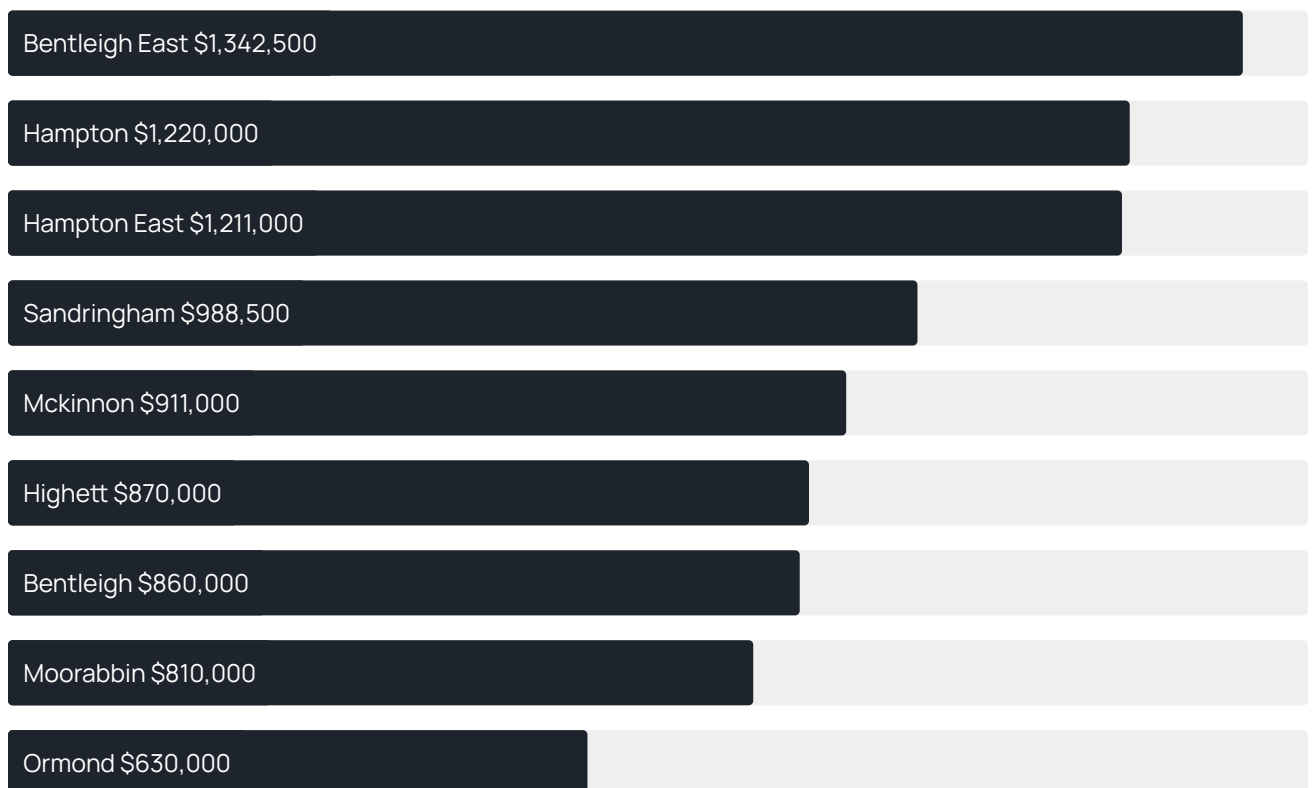
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 31%  
● Private 69%

Auction clearance rate<sup>3</sup>

82.14%

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

25 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>

\$820 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







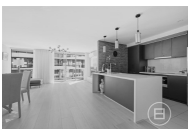

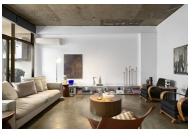

SOUTH MELBOURNE SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 91/69 Dorcas St South Melbourne	2	Apartment	\$710,291	29 Jun 2026
 339 Park St South Melbourne	2	House	\$1,010,000	25 Jun 2026
 502/38 Bank St South Melbourne	2	Apartment	\$708,000	15 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
 52a Napier St SOUTH MELBOURNE	2	Apartment	\$760,000	01 Jun 2026
 191 Montague St South Melbourne	3	House	\$1,500,000	30 May 2026
 1811/50 Albert Rd South Melbourne	2	Apartment	\$536,000	29 May 2026
 815/52 Park St South Melbourne	2	Apartment	\$450,000	26 May 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 403/297 Clarendon St South Melbourne	3	Apartment	\$1,400,000	26 May 2026
 12 Napier St South Melbourne	2	Strata Flat - Single OYO Flat	\$580,000	22 May 2026
 225 York St South Melbourne	2	House	\$1,200,000	20 May 2026
 203/58 Stead St South Melbourne	2	Apartment	\$580,000	20 May 2026
 208/274 Coventry St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$568,000	17 May 2026
 71/88 Park St South Melbourne	2	Apartment	\$612,000	16 May 2026
 503/78 Eastern Rd SOUTH MELBOURNE	2	Apartment	\$864,000	15 May 2026
 405/79 Market St South Melbourne	2	Apartment	\$630,000	14 May 2026
 4c/18 Albert Rd South Melbourne	3	Apartment	\$1,050,000	11 May 2026
 11/70 Albert Rd South Melbourne	2	Apartment	\$760,000	09 May 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1510/50 Albert Rd South Melbourne	2	Subdivided Flat - Single OYO Flat	\$785,000	06 May 2026
 22 Cobden St South Melbourne	2	House	\$1,085,000	02 May 2026
 509/39 Park St South Melbourne	2	Apartment	\$595,000	30 Apr 2026
 604/79 Market St South Melbourne	2	Apartment	\$605,000	30 Apr 2026
 203/67-71 Stead St South Melbourne	1	Apartment	\$415,000	30 Apr 2026
 203/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$415,000	30 Apr 2026
 1210/338 Kings Way South Melbourne	1	Apartment	\$371,000	30 Apr 2026
 191 Nelson Rd South Melbourne	2	House	\$1,381,000	28 Apr 2026
 709/148 Wells St South Melbourne	2	Apartment	\$610,000	27 Apr 2026
 37 Cobden St South Melbourne	2	House	\$1,200,000	25 Apr 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 01/07/2026

- 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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