



South Melbourne

Suburb Report



Your connection to property insights



JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.79m

Quarterly price change

1.76% ↑

Median unit price¹

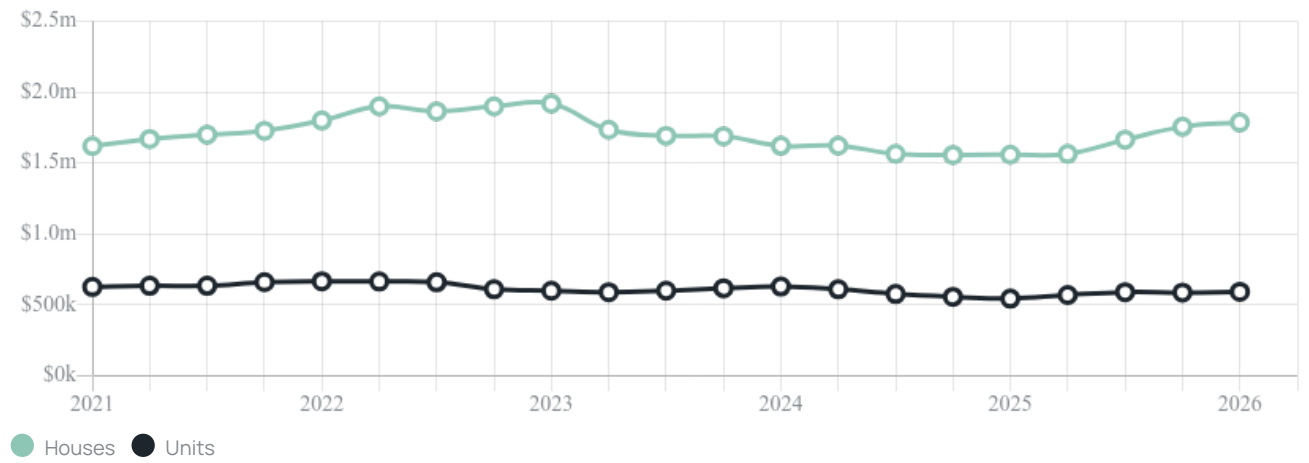
Median

\$593k

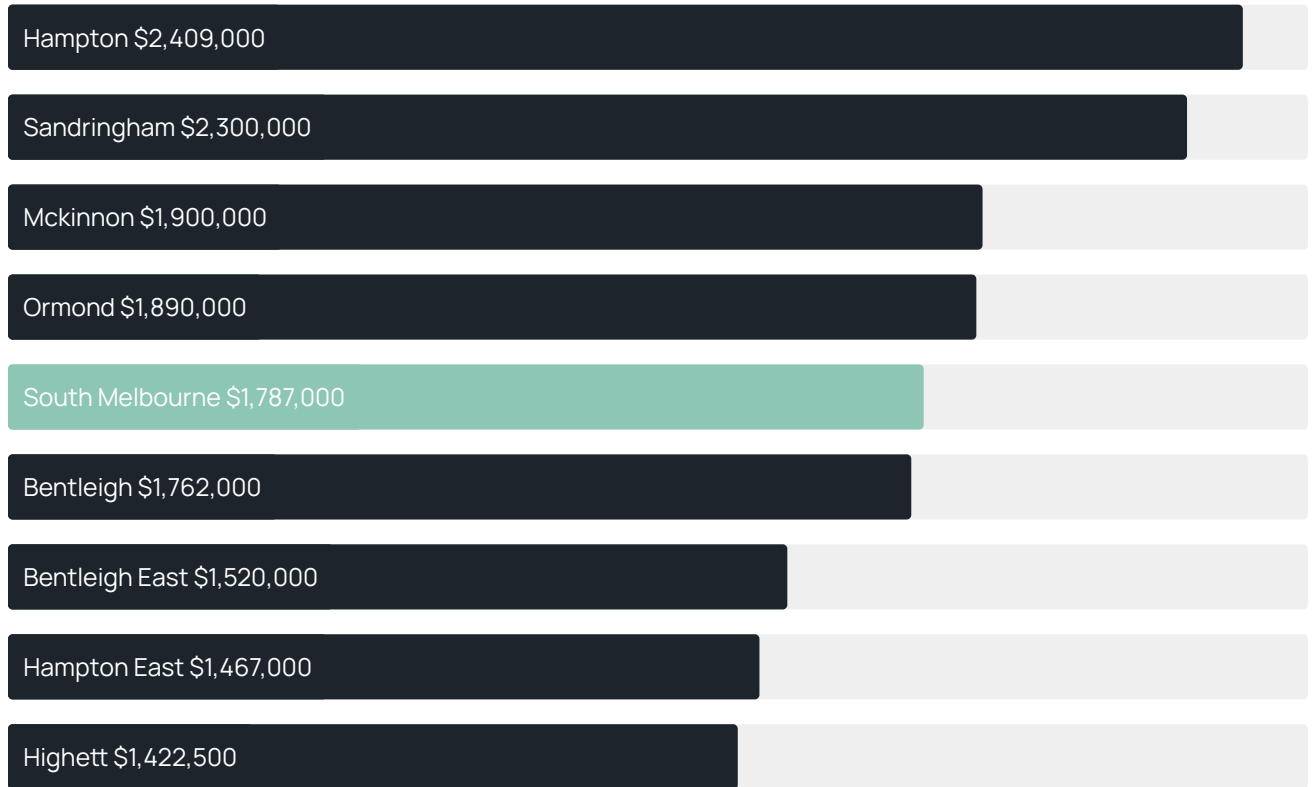
Quarterly price change

0.93% ↑

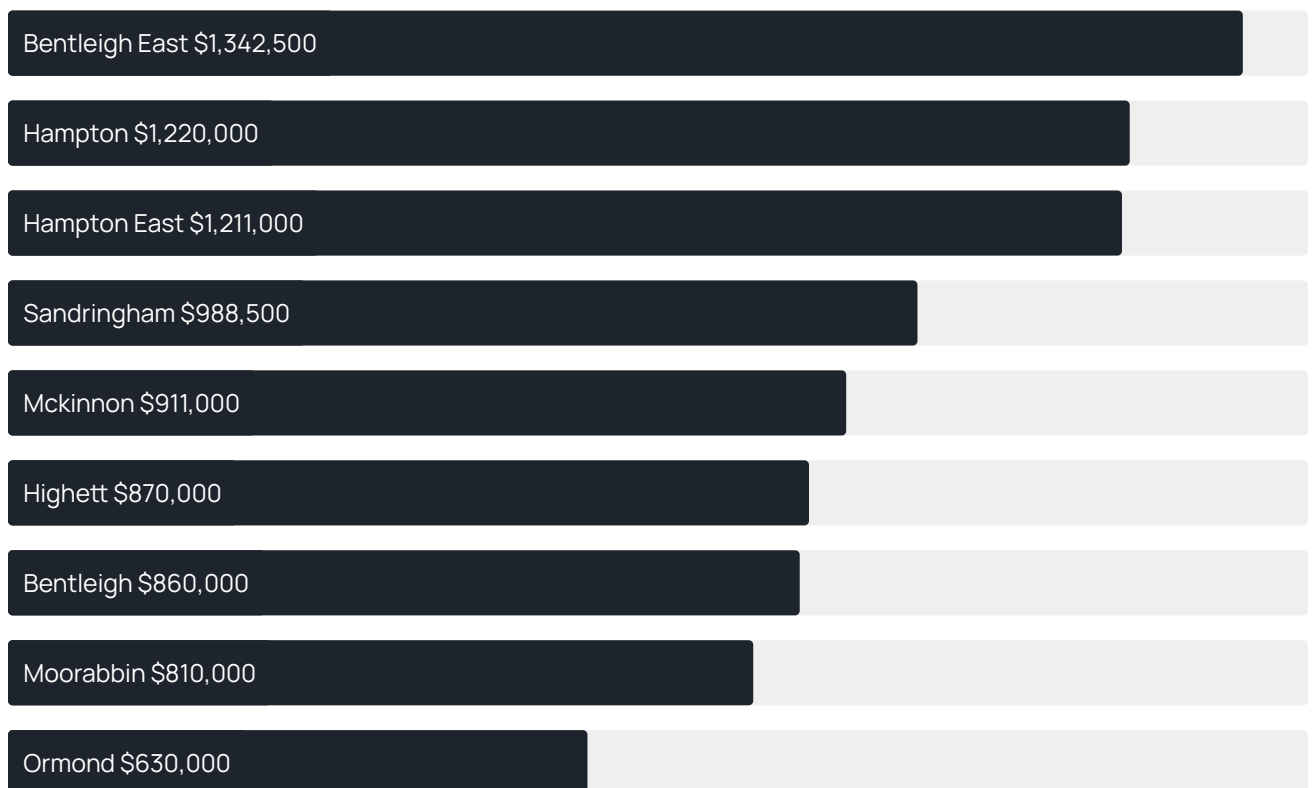
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 36%
- Private 64%

Auction clearance rate³

81.82%

Median days on market³

25 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
 191 Montague St South Melbourne	3	House	\$1,500,000	30 May 2026
 71/88 Park St South Melbourne	2	Apartment	\$612,000	16 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
 509/39 Park St South Melbourne	2	Apartment	\$595,000	30 Apr 2026
 203/67-71 Stead St South Melbourne	1	Apartment	\$415,000	30 Apr 2026
 604/79 Market St South Melbourne	2	Apartment	\$605,000	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

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Address	Bedrooms	Type	Price	Sold
 37 Cobden St South Melbourne	2	House	\$1,200,000	25 Apr 2026
 914/52 Park St South Melbourne	1	Apartment	\$312,500	23 Apr 2026
 907/39 Park St South Melbourne	2	Apartment	\$615,000	22 Apr 2026
 406/244 Dorcas St South Melbourne	1	Apartment	\$470,000	22 Apr 2026
 1909/259 Normanby Rd South Melbourne	2	Apartment	\$1,170,000	22 Apr 2026
 302/167 Gladstone St South Melbourne	2	Apartment	\$500,000	21 Apr 2026
 163 Nelson Rd South Melbourne	2	House	\$1,530,000	20 Apr 2026
 110 Moray St SOUTH MELBOURNE	3	House	\$1,616,500	18 Apr 2026
 79 Thomson St South Melbourne	3	House	\$1,650,000	15 Apr 2026
 704/74 Eastern Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$530,000	14 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 207/51 Thistlethwaite St South Melbourne	2	Apartment	\$650,000	14 Apr 2026
 37 Iffla St South Melbourne	2	House	\$1,406,000	12 Apr 2026
 1513/50 Albert Rd South Melbourne	1	Apartment	\$365,000	10 Apr 2026
 705/51 Thistlethwaite St South Melbourne	2	Apartment	\$660,000	10 Apr 2026
 24c Napier St South Melbourne	1	Apartment	\$390,000	07 Apr 2026
 71/39 Dorcas St SOUTH MELBOURNE	2	Apartment	\$630,000	03 Apr 2026
 510/67 Stead St South Melbourne	1	Subdivided Flat - Single OYO Flat	\$442,500	02 Apr 2026
 802/89 Gladstone St South Melbourne	2	Apartment	\$495,000	01 Apr 2026
 1812/259 Normanby Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$698,000	01 Apr 2026
 75 Nelson Rd South Melbourne	1	House	\$1,000,000	28 Mar 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.

Data is current as of PDF generation date 01/06/2026

- 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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