



South Melbourne Suburb Report

— ●
Your connection to property insights



JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.75m

Quarterly price change

5.22% ↑

Median unit price¹

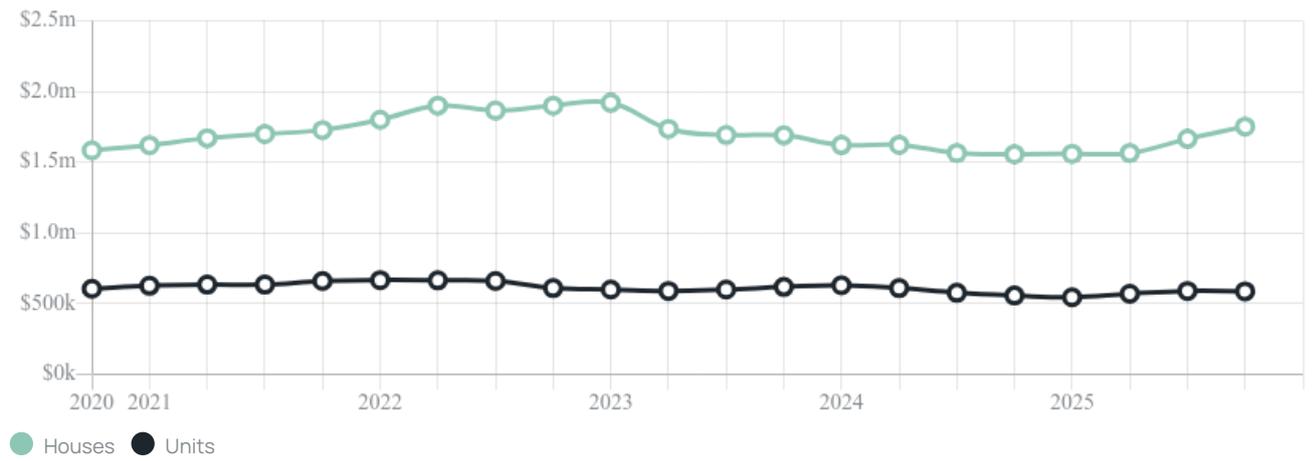
Median

\$588k

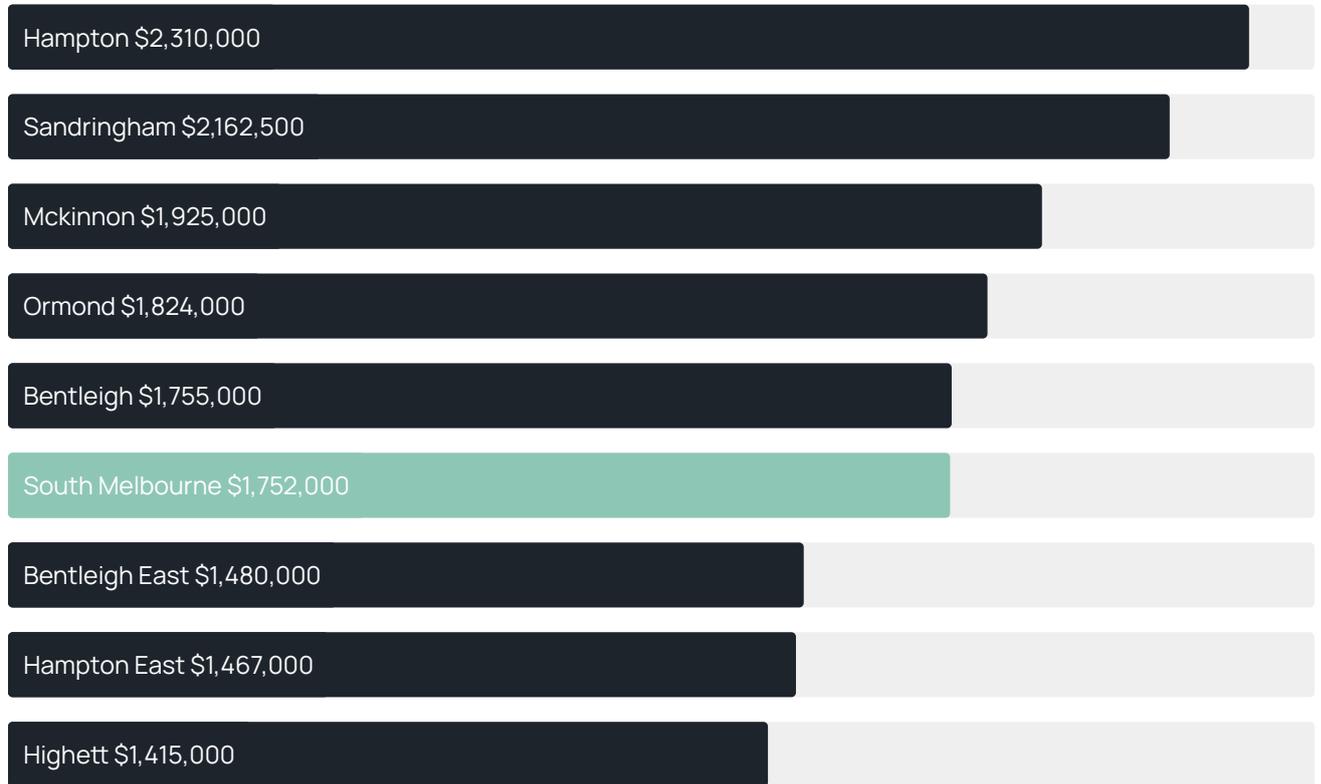
Quarterly price change

-0.42% ↓

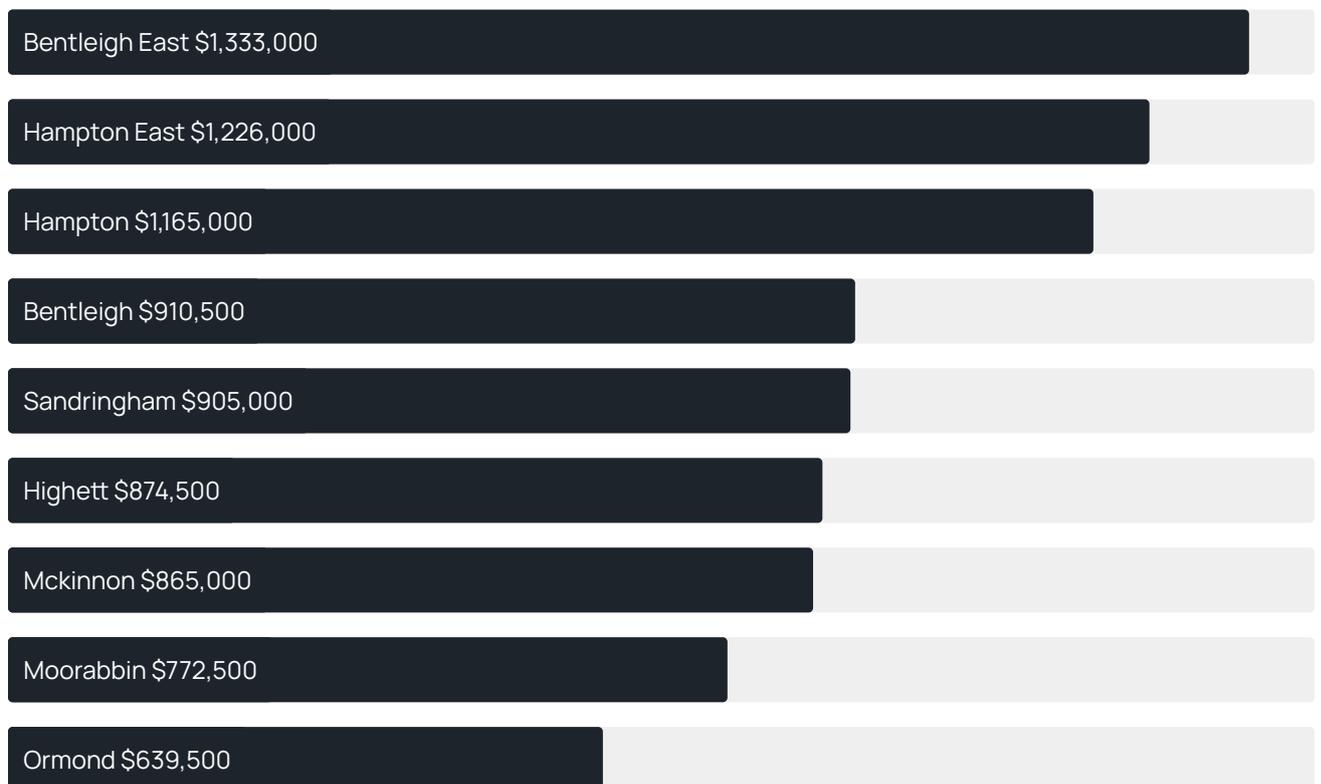
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 33%
● Private 67%

Auction clearance rate³

69.23%

Median days on market³

30 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

\$843 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
 356 Albert Rd South Melbourne	4	House	\$2,495,000	25 Feb 2026
 516/338 Kings Way South Melbourne	1	Apartment	\$330,000	24 Feb 2026
 1813/50 Albert Rd South Melbourne	1	Apartment	\$346,000	23 Feb 2026
 389 Park St South Melbourne	2	House	\$1,646,000	21 Feb 2026
 91 Raglan St South Melbourne	4	House	\$3,100,000	21 Feb 2026
 26 Mountain St South Melbourne	2	House	\$1,007,000	21 Feb 2026
 1/333 Coventry St South Melbourne	2	Apartment	\$798,000	16 Feb 2026
 906/38 Albert Rd South Melbourne	2	Apartment	\$648,000	15 Feb 2026
 306 Moray St South Melbourne	3	House	\$1,910,000	07 Feb 2026
 1305/52 Park St South Melbourne	2	Apartment	\$535,000	02 Feb 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 903/38 Albert Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$495,000	27 Jan 2026
 812/28 Bank St South Melbourne	1	Apartment	\$481,000	24 Jan 2026
 311/38 Bank St South Melbourne	3	Apartment	\$890,000	23 Jan 2026
 1106/52 Park St South Melbourne	1	Apartment	\$320,000	22 Jan 2026
 16/39 Dorcas St South Melbourne	1	Apartment	\$450,000	20 Jan 2026
 907/148 Wells St South Melbourne	1	Apartment	\$455,000	19 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
 302/159 Eastern Rd South Melbourne	3	Subdivided Flat - Single OYO Flat	\$1,525,000	13 Jan 2026
 106/28 Bank St South Melbourne	2	Apartment	\$580,000	12 Jan 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 118 Palmerston Cr South Melbourne	2	House	\$1,400,000	11 Jan 2026
 2206/259 Normanby Rd South Melbourne	3	Apartment	\$1,300,000	09 Jan 2026
 2401/259 Normanby Rd South Melbourne	3	Apartment	\$1,000,000	07 Jan 2026
 201/148 Wells St South Melbourne	2	Apartment	\$590,000	05 Jan 2026
 112/59 Thistlethwaite St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$635,000	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
 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
 301/79 Market St South Melbourne	2	Apartment	\$630,000	18 Dec 2025



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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.