



# South Melbourne Suburb Report

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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>

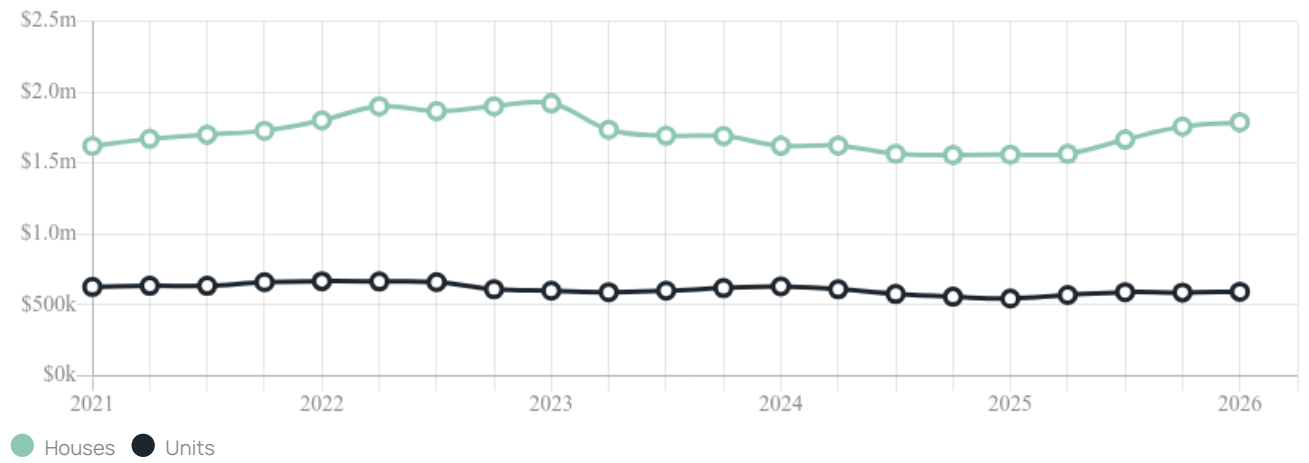
Median

**\$593k**

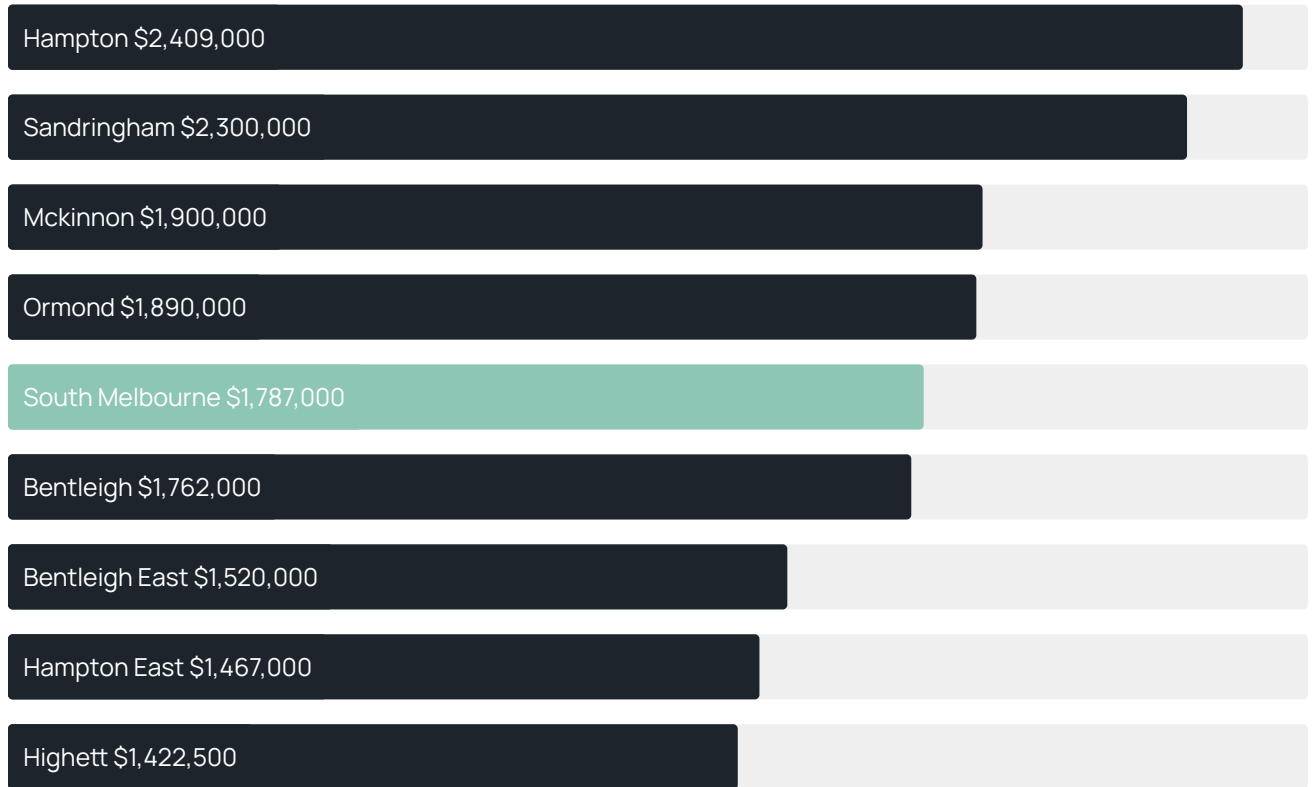
Quarterly price change

**0.93% ↑**

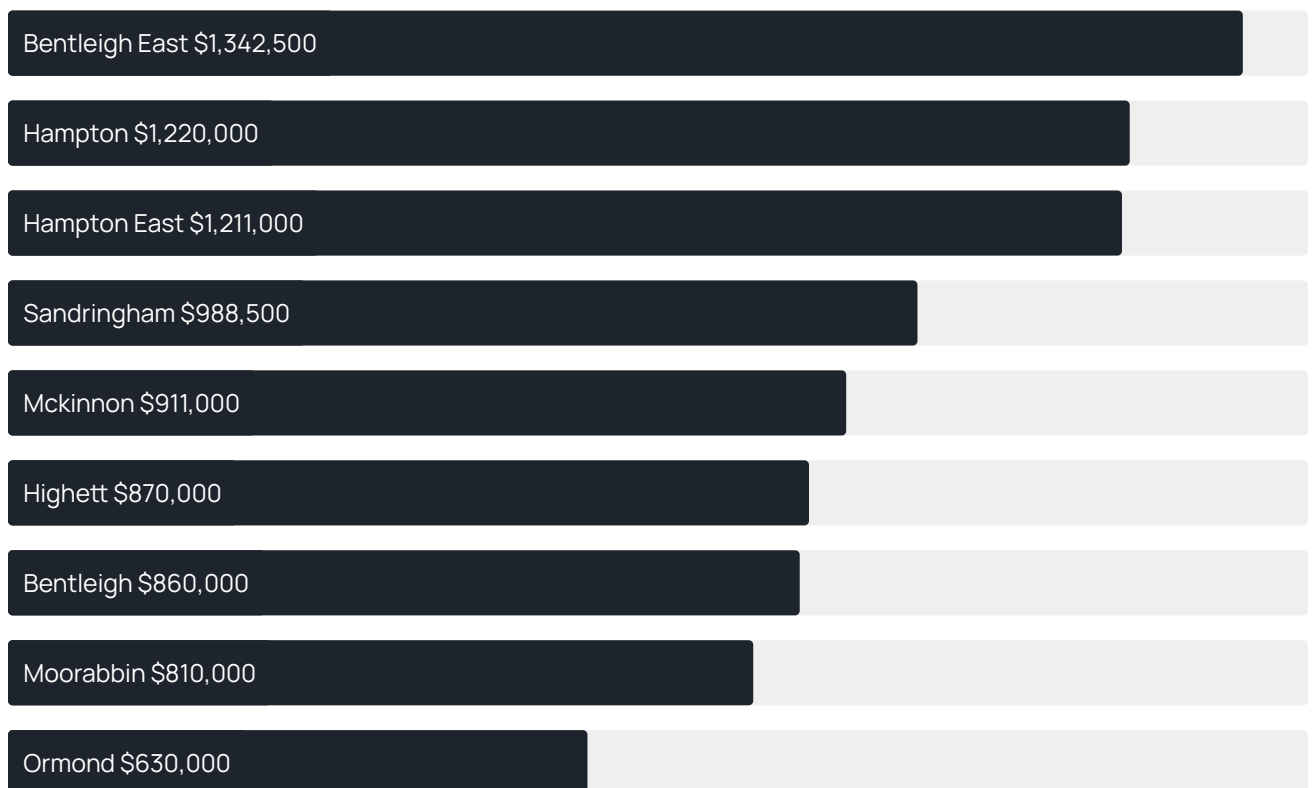
### Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 40%  
● Private 60%

Auction clearance rate<sup>3</sup>

74.36%

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

24 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






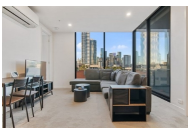




Median household size<sup>5</sup>

1.9 people











SOUTH MELBOURNE SUBURB REPORT

## Recent South Melbourne sales




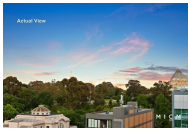


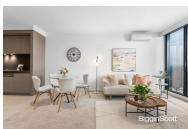



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 509/39 Park St South Melbourne	2	Apartment	\$595,000	30 Apr 2026
 709/148 Wells St South Melbourne	2	Apartment	\$610,000	29 Apr 2026
 191 Nelson Rd South Melbourne	2	House	\$1,381,000	28 Apr 2026
 406/244 Dorcas St South Melbourne	1	Apartment	\$470,000	22 Apr 2026
 907/39 Park St South Melbourne	2	Apartment	\$615,000	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
 71/39 Dorcas St SOUTH MELBOURNE	2	Apartment	\$630,000	20 Apr 2026
 110 Moray St SOUTH MELBOURNE	3	House	\$1,616,500	18 Apr 2026
 704/74 Eastern Rd South Melbourne	1	Subdivided Flat - Single OYO Flat	\$530,000	14 Apr 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 207/51 Thistlethwaite St South Melbourne	2	Apartment	\$650,000	14 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
 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
 116 Cobden St SOUTH MELBOURNE	4	House	\$1,800,000	21 Mar 2026
 1003/52 Park St South Melbourne	1	Apartment	\$365,000	19 Mar 2026
 206/274 Coventry St South Melbourne	2	Subdivided Flat - Single OYO Flat	\$885,000	17 Mar 2026
 75/39 Dorcas St South Melbourne	1	Apartment	\$450,000	17 Mar 2026
 87 Thomson St South Melbourne	2	House	\$1,120,000	14 Mar 2026

## SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Coote St South Melbourne	3	House	\$1,105,000	12 Mar 2026
 807/50 Albert Rd South Melbourne	1	Apartment	\$455,000	12 Mar 2026
 604/2-14 Albert Rd South Melbourne	1	Apartment	\$621,500	12 Mar 2026
 1011/148 Wells St South Melbourne	2	Apartment	\$815,000	12 Mar 2026
 814/338 Kings Way South Melbourne	2	Subdivided Flat - Single OYO Flat	\$490,000	08 Mar 2026
 708/28 Bank St South Melbourne	2	Apartment	\$620,000	08 Mar 2026
 2209/50 Albert Rd South Melbourne	2	Apartment	\$587,000	07 Mar 2026
 83/63 Dorcas St South Melbourne	3	Apartment	\$901,000	06 Mar 2026
 39/69 Dorcas St SOUTH MELBOURNE	2	Apartment	\$732,000	05 Mar 2026
 16 Nelson Rd South Melbourne	3	House	\$1,300,000	04 Mar 2026



**Jellis Craig 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.

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Data is current as of PDF generation date 01/05/2026

- 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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