South Melbourne

Suburb Report

Your connection to property insights

JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price

Median[1]

$1.65m

Monthly median price change[2]

5.58% ↑

Median unit price

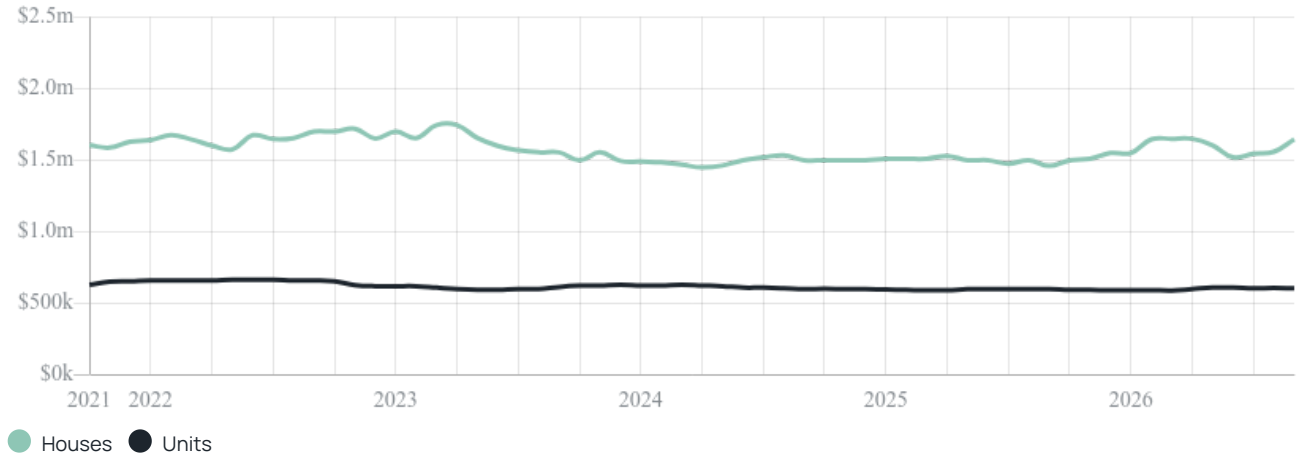
Median[1]

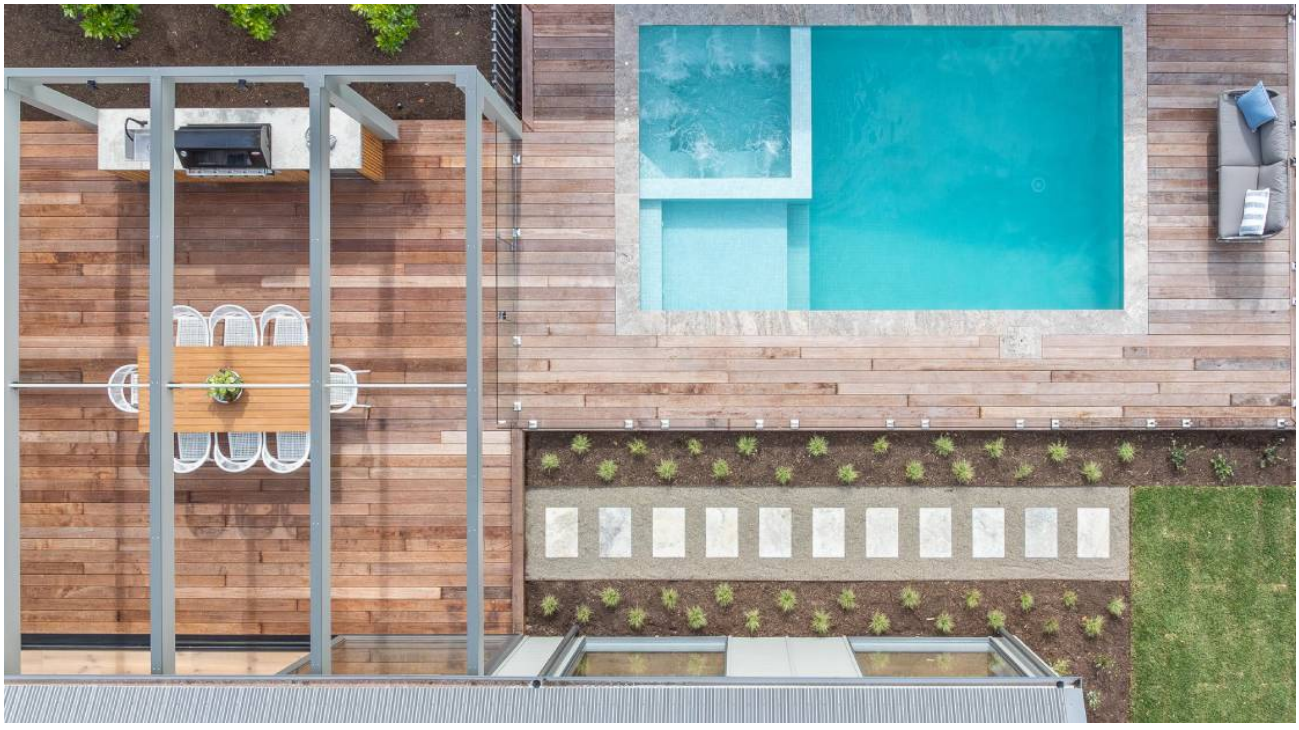
$605k

Monthly median price change[2]

-0.58% ↓

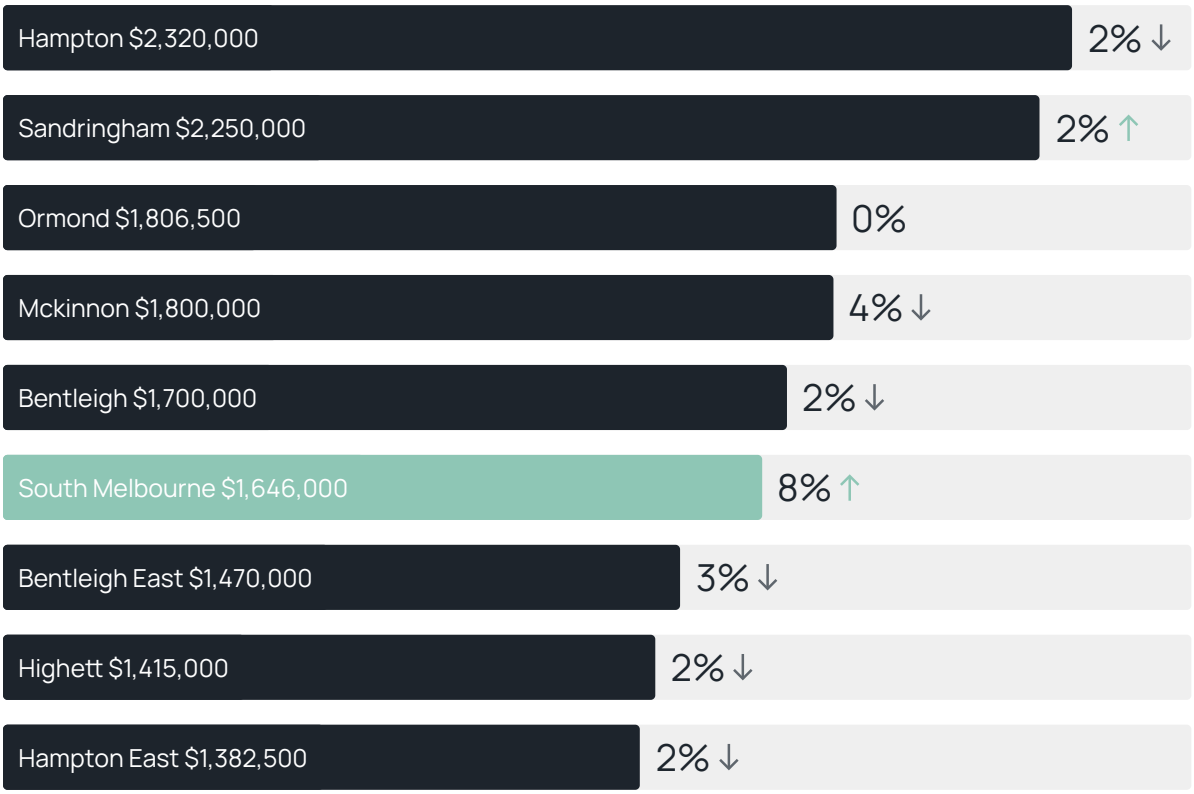
South Melbourne monthly median property prices[3]



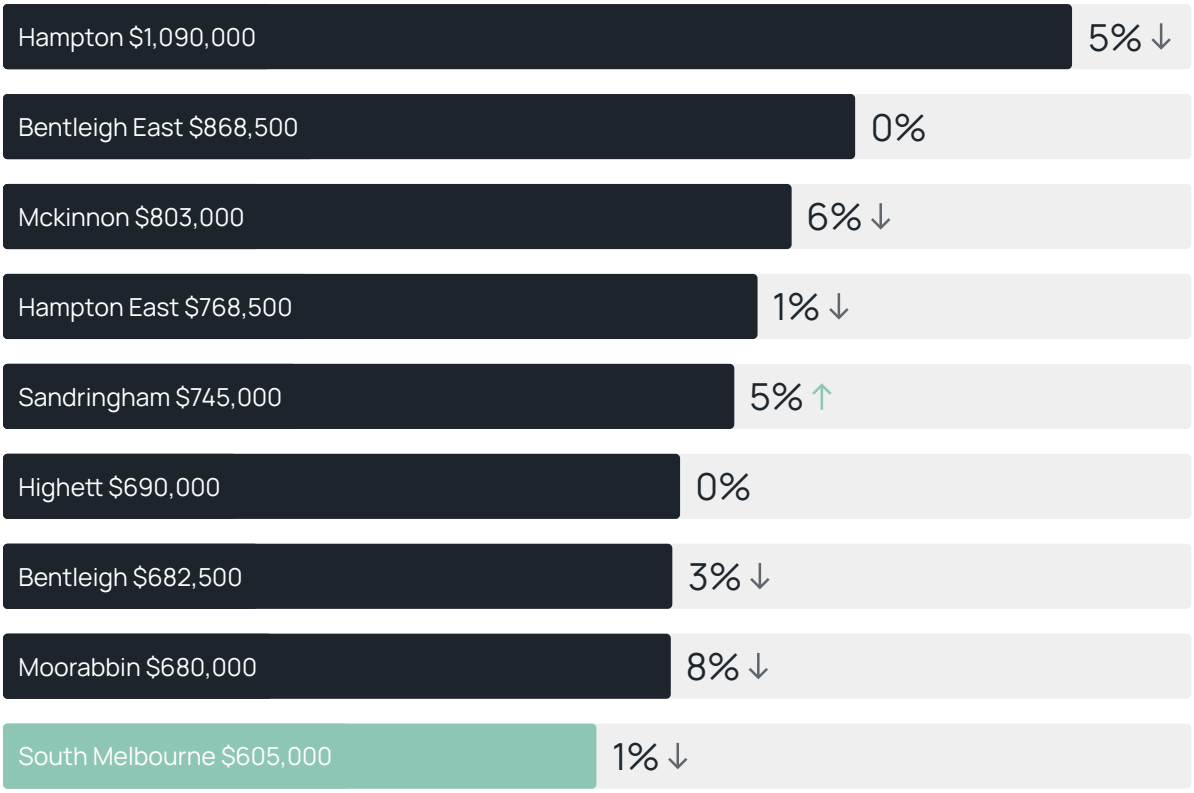


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

60%

Median days on market[5]

House	Unit
25 days	34 days

Average hold period[1]

House	Unit
16.8 years	11.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

11,548

Population growth[7]

5.75%

Median age[7]

39 years

Median household size[7]

1.9 people

Median asking rent per week[1]

House	Unit
$850	$660

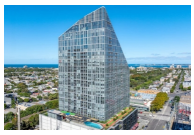
Rental yield[8]

House	Unit
3.18%	5.63%

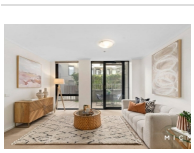
Sold Properties

Recent South Melbourne sales[5]

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

Address		Bedrooms	Type	Price	Sold
	614/259 Normanby Road South Melbourne	1	Apartment	Undisclosed	28 Oct 2026
	3/8 Boundary Street South Melbourne	4	Apartment	Undisclosed	26 Oct 2026
	2110/50 Albert Road South Melbourne	2	Apartment	$805,000	22 Oct 2026
	607/338 Kings Way South Melbourne	2	Apartment	$510,000	21 Oct 2026
	127/69 Dorcas Street South Melbourne	3	Apartment	$883,000	21 Oct 2026
	209/148 Wells Street South Melbourne	2	Apartment	$650,000	17 Oct 2026
	2/352 Albert Road South Melbourne	2	Apartment	$640,000	16 Oct 2026
	15 Ferrars Place South Melbourne	4	House	Undisclosed	16 Oct 2026
	333 Moray Street South Melbourne	4	House	$1,881,000	13 Oct 2026
	703/85 Market Street South Melbourne	2	Apartment	$650,000	12 Oct 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 85 Cobden Street South Melbourne	3	House	$1,750,000	10 Oct 2026
 909/52 Park Street South Melbourne	1	Apartment	$290,000	09 Oct 2026
 701/2-14 Albert Road South Melbourne	2	Apartment	$632,500	08 Oct 2026
 404/67 Market Street South Melbourne	2	Apartment	Undisclosed	08 Oct 2026
 42/88 Park Street South Melbourne	3	Apartment	$730,000	05 Oct 2026
 1604/2-14 Albert Road South Melbourne	2	Apartment	$1,425,000	05 Oct 2026
 270 Ferrars Street South Melbourne	2	House	$1,110,000	02 Oct 2026
 121-123 Nelson Road South Melbourne	4	House	Undisclosed	02 Oct 2026
 1112/32 Palmerston Crescent South Melbourne	2	Apartment	$1,000,000	30 Sep 2026
 2/63 Dorcas Street South Melbourne	2	Apartment	$677,000	28 Sep 2026

Sold Properties

Address		Bedrooms	Type	Price	Sold
	416/51 Thistlethwaite Street South Melbourne	1	Apartment	$380,000	24 Sep 2026
	512/39 Park Street South Melbourne	2	Apartment	$601,000	22 Sep 2026
	512/148 Wells Street South Melbourne	1	Apartment	Undisclosed	21 Sep 2026
	805/338 Kings Way South Melbourne	2	Apartment	Undisclosed	20 Sep 2026
	97 Bank Street South Melbourne	3	House	Undisclosed	20 Sep 2026
	2/396 Clarendon Street South Melbourne	2	Townhouse	$1,444,000	19 Sep 2026
	7 Morris Street South Melbourne	3	House	Undisclosed	19 Sep 2026
	411/39 Park Street South Melbourne	2	Apartment	$620,000	18 Sep 2026
	18 Little Mountain Street South Melbourne	2	House	$1,120,000	18 Sep 2026
	279 Bank Street South Melbourne	3	House	$2,035,000	18 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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