



South Melbourne

Suburb Report



Your connection to property insights



JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

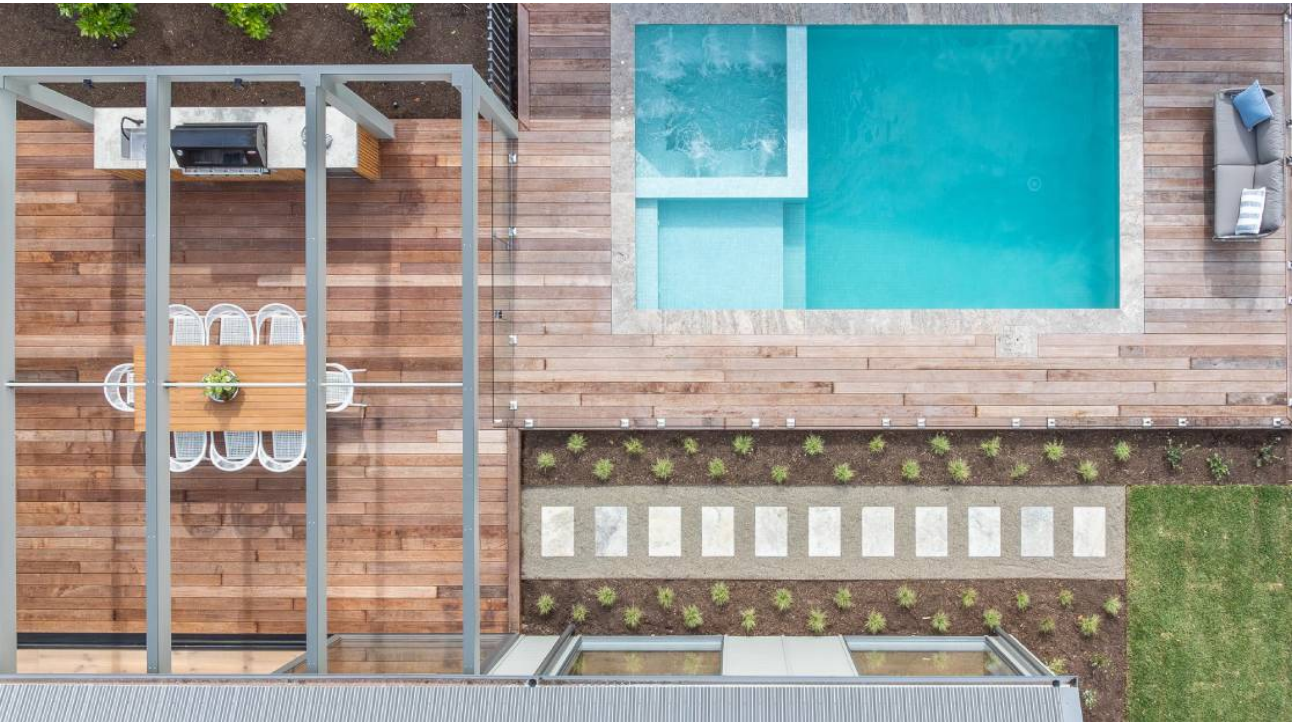
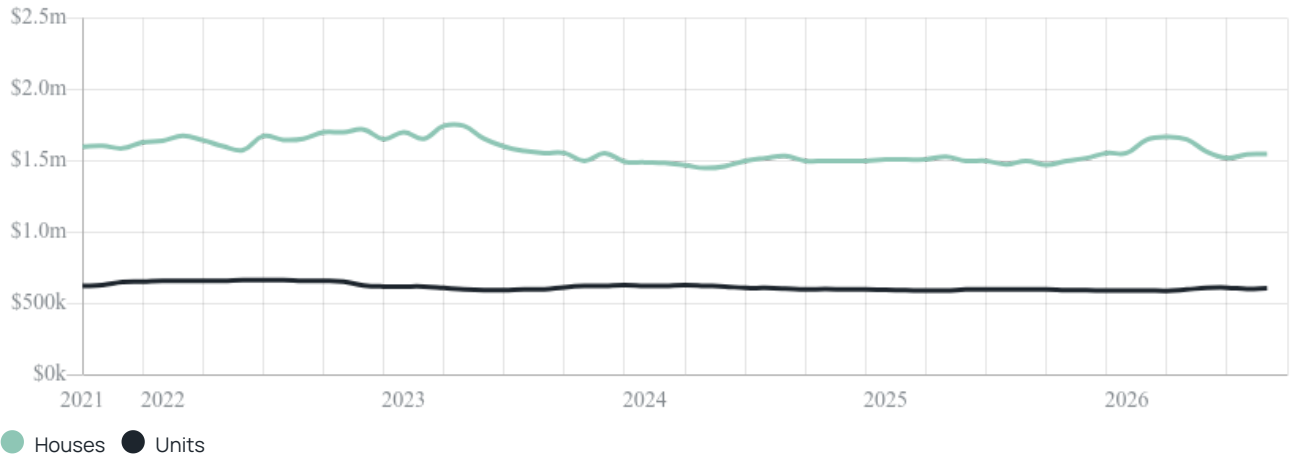
\$1.55m

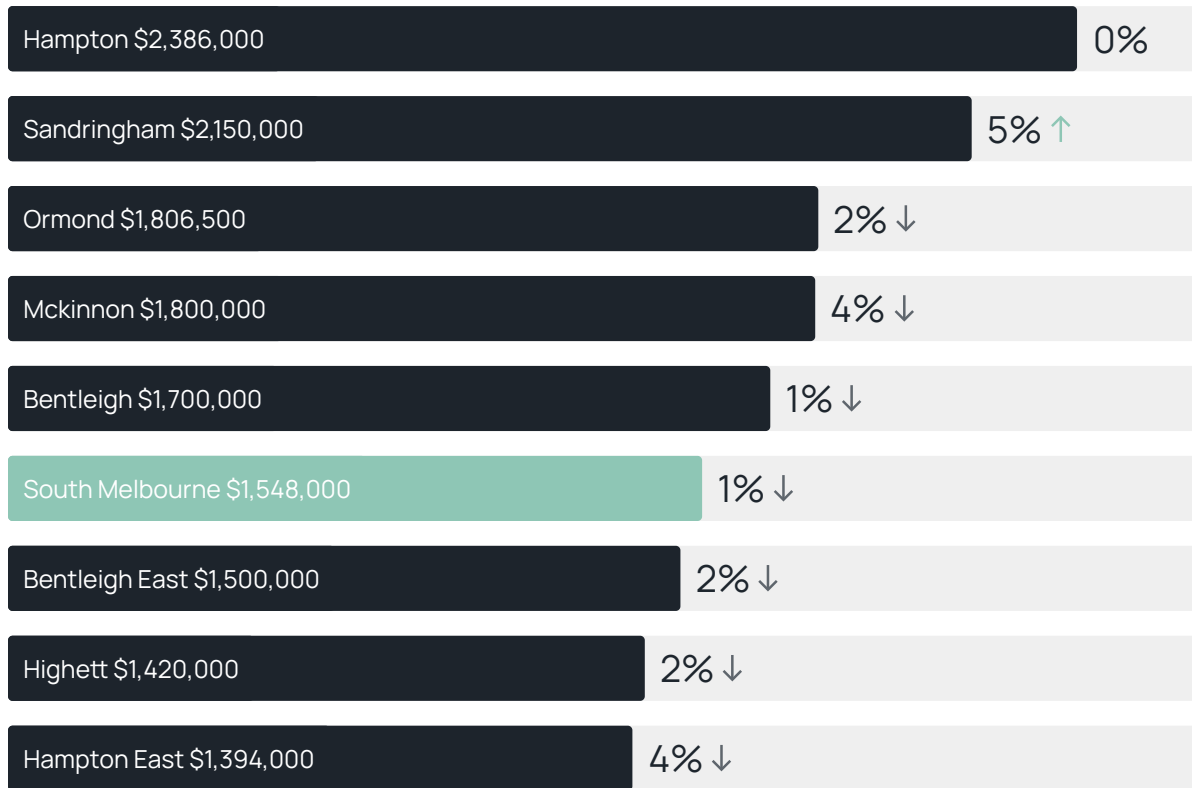
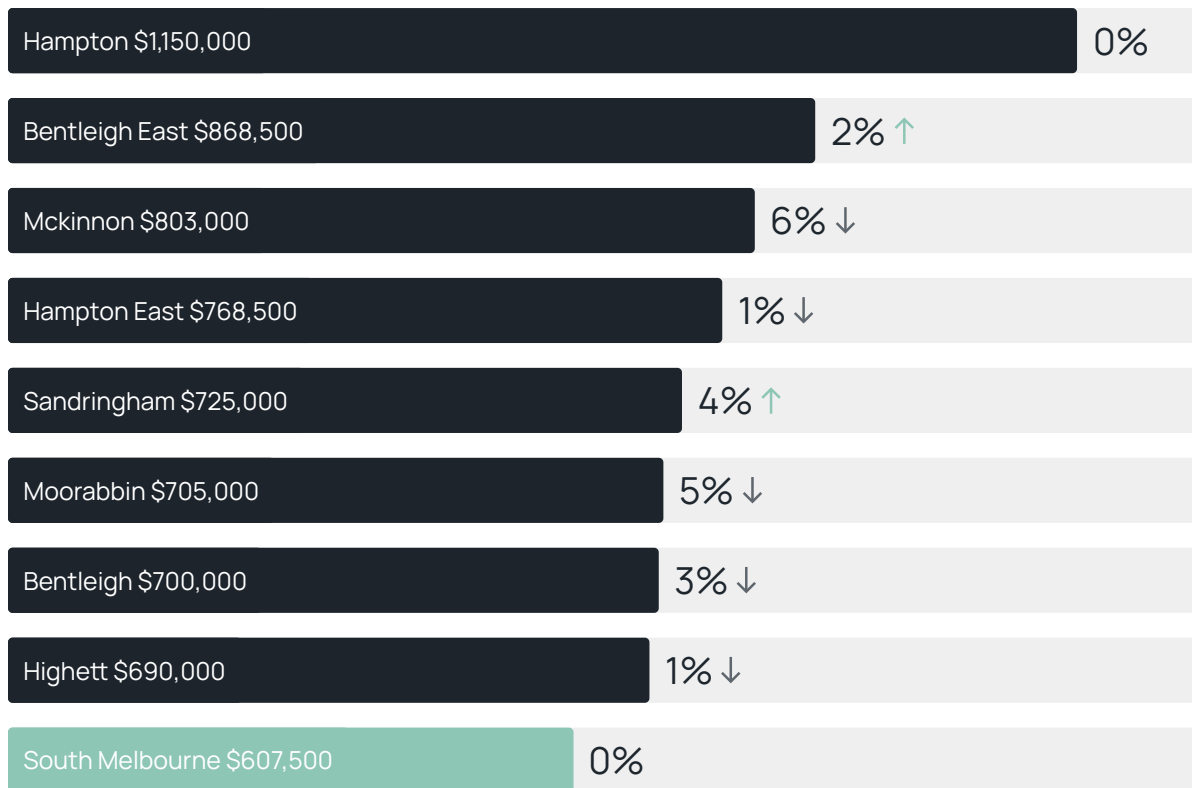
0.13% ↑

\$608k

0.83% ↑

South Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 22%
● Private 78%

Auction clearance rate³

58.82%

Median days on market³

House

Unit

25 days

34 days

Average hold period¹

House

Unit

15.9 years

10.6 years

Dwelling type⁵

● Houses 7% ● Units 93%

Ownership⁵

● Owned outright 19% ● Mortgaged 24% ● Rented 56%

Population⁵

11,548

Median asking rent per week¹

Unit

\$833

\$660

Population growth⁵

5.75%

Rental yield¹

House

Unit

3.16%

5.83%

Median age⁵

39 years

Median household size⁵

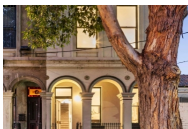
1.9 people

Recent South Melbourne sales²

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
 2/63 Dorcas Street South Melbourne	2	Apartment	\$677,000	28 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
 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
 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
 130/85 Market Street South Melbourne	2	Apartment	\$625,000	18 Sep 2026
 1303/89 Gladstone Street South Melbourne	1	Apartment	\$336,500	16 Sep 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Morris Street South Melbourne	2	House	Undisclosed	16 Sep 2026
 802/67-71 Stead Street South Melbourne	1	Apartment	\$475,000	14 Sep 2026
 106 Cobden Street South Melbourne	2	House	\$1,356,000	12 Sep 2026
 257 Montague Street South Melbourne	2	House	\$1,035,000	12 Sep 2026
 401/75 Palmerston Crescent South Melbourne	2	Apartment	\$695,000	11 Sep 2026
 20 Dow Street South Melbourne	2	House	Undisclosed	11 Sep 2026
 38B Napier Street South Melbourne	1	Apartment	Undisclosed	11 Sep 2026
 2306/38 Albert Road South Melbourne	3	Apartment	\$1,185,000	11 Sep 2026
 344 Moray Street South Melbourne	3	House	Undisclosed	09 Sep 2026
 1013/50 Albert Road South Melbourne	1	Apartment	\$360,000	07 Sep 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 404/67 Market Street South Melbourne	2	Apartment	Undisclosed	03 Sep 2026
 1/5 Thomson Street South Melbourne	2	Townhouse	Undisclosed	03 Sep 2026
 3C/18 Albert Road South Melbourne	3	Apartment	Undisclosed	03 Sep 2026
 604/52 Park Street South Melbourne	1	Apartment	\$345,000	31 Aug 2026
 61 Napier Street South Melbourne	3	House	Undisclosed	29 Aug 2026
 105 Raglan Street South Melbourne	3	House	Undisclosed	29 Aug 2026
 69 Napier Street South Melbourne	3	Townhouse	\$1,750,000	28 Aug 2026
 6 Anderson Street South Melbourne	4	House	Undisclosed	22 Aug 2026
 513/85 Market Street South Melbourne	2	Apartment	\$535,000	21 Aug 2026
 79/63 Dorcas Street South Melbourne	1	Apartment	\$452,000	21 Aug 2026



Jellis Craig Albert Park
332 Montague Street, 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.

Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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