



South Melbourne

Suburb Report



Your connection to property insights



JellisCraig

SOUTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.55m

Quarterly price change

0.13% ↑

Median unit price¹

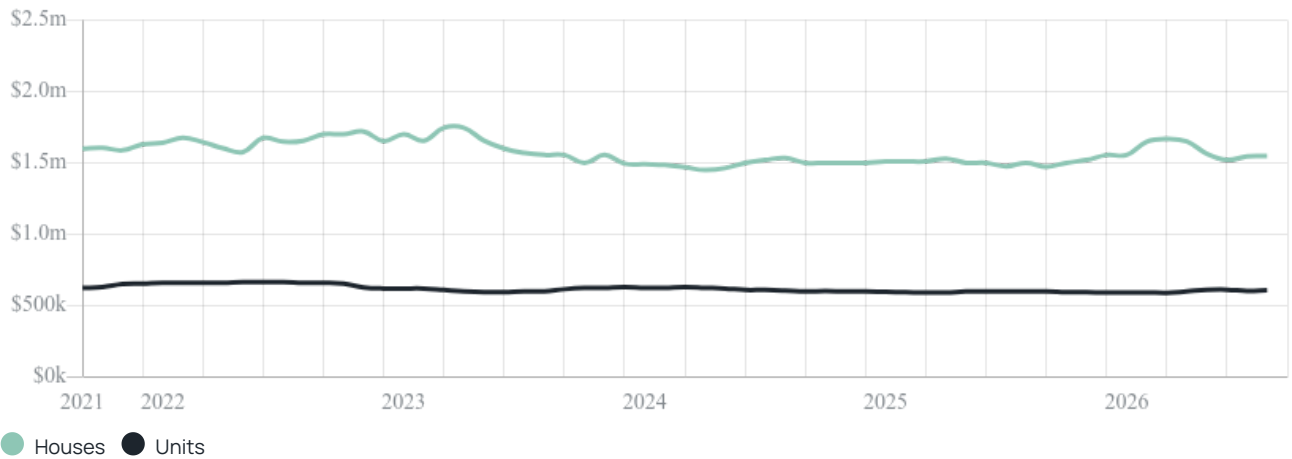
Median

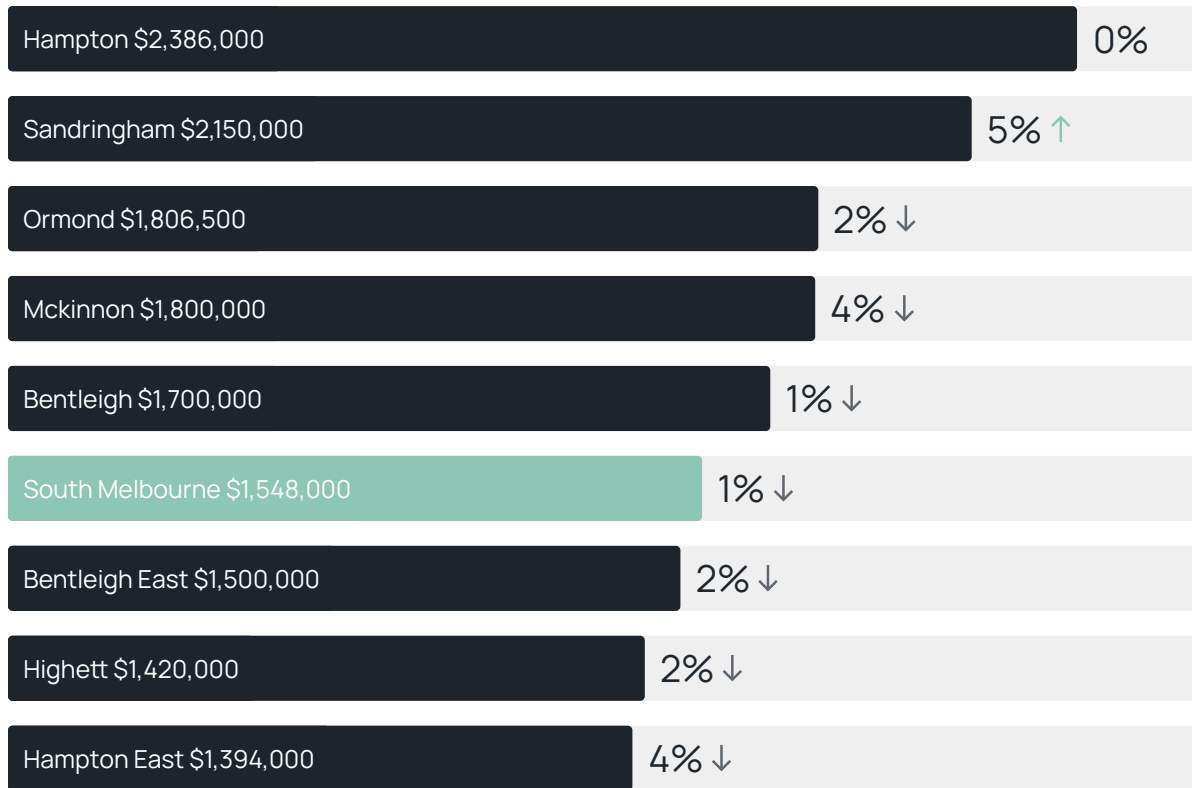
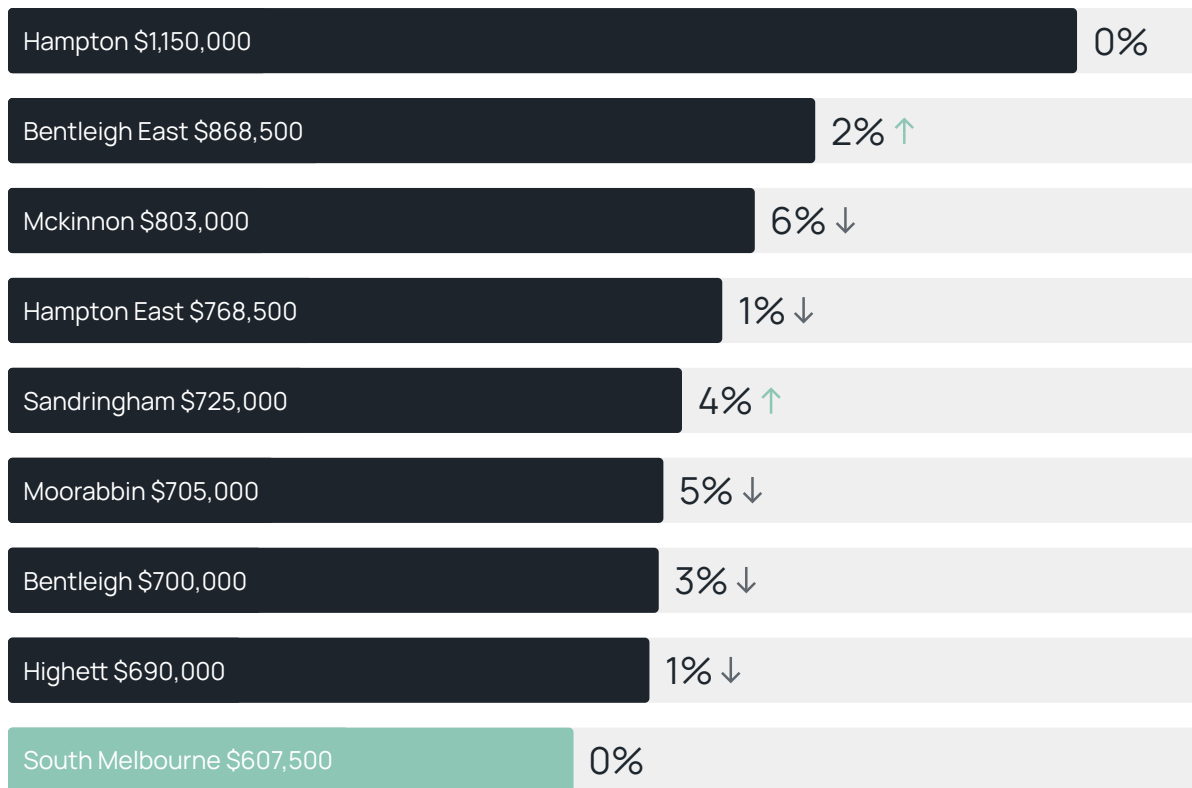
\$608k

Quarterly price change

0.83% ↑

South Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 23%
● Private 77%

Auction clearance rate³

57.14%

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

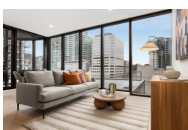
1.9 people

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
 404/67 Market Street South Melbourne	2	Apartment	Undisclosed	03 Sep 2026
 604/52 Park Street South Melbourne	1	Apartment	\$345,000	31 Aug 2026
 105 Raglan Street South Melbourne	3	House	Undisclosed	29 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	Undisclosed	21 Aug 2026
 Residence 1/284 Dorcas Street South Melbourne	3	House	Undisclosed	21 Aug 2026
 306/148 Wells Street South Melbourne	2	Apartment	\$608,500	20 Aug 2026
 97/39 Dorcas Street South Melbourne	3	Apartment	Undisclosed	19 Aug 2026
 502/79 Market Street South Melbourne	1	Apartment	\$460,000	19 Aug 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1702/38 Albert Road South Melbourne	1	Apartment	\$437,500	17 Aug 2026
 813/52 Park Street South Melbourne	1	Apartment	\$306,000	17 Aug 2026
 808/52 Park Street South Melbourne	2	Apartment	Undisclosed	16 Aug 2026
 1505/39 Park Street South Melbourne	2	Apartment	\$645,000	14 Aug 2026
 10/11 Anderson Street South Melbourne	1	Apartment	Undisclosed	13 Aug 2026
 609/2-14 Albert Road South Melbourne	2	Apartment	Undisclosed	12 Aug 2026
 2711/50 Albert Road South Melbourne	2	Apartment	\$550,000	12 Aug 2026
 198 Park Street South Melbourne	3	House	\$1,485,000	08 Aug 2026
 608/39 Park Street South Melbourne	2	Apartment	\$620,000	07 Aug 2026
 2005/50 Albert Road South Melbourne	3	Apartment	Undisclosed	06 Aug 2026

SOUTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 106/51-59 Thistlethwaite Street South Melbourne	2	Apartment	Undisclosed	06 Aug 2026
 306/67 Market Street South Melbourne	2	Apartment	Undisclosed	03 Aug 2026
 402/188 Albert Road South Melbourne	2	Apartment	\$960,000	03 Aug 2026
 5/56 Smith Street South Melbourne	2	Apartment	\$512,000	01 Aug 2026
 111 Park Street South Melbourne	3	Apartment	\$860,000	01 Aug 2026
 306/74-76 Eastern Road South Melbourne	1	Apartment	Undisclosed	31 Jul 2026
 111/2-14 Albert Road South Melbourne	1	Apartment	\$385,000	29 Jul 2026
 401/41 Bank Street South Melbourne	2	Apartment	\$506,000	28 Jul 2026
 303/52 Park St South Melbourne	1	Apartment	\$275,000	22 Jul 2026
 302/21 Thistlethwaite Street South Melbourne	3	Apartment	\$950,000	20 Jul 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 06/09/2026

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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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