



Southbank Suburb Report

Your connection to property insights



JellisCraig

SOUTHBANK SUBURB REPORT

Median unit price¹

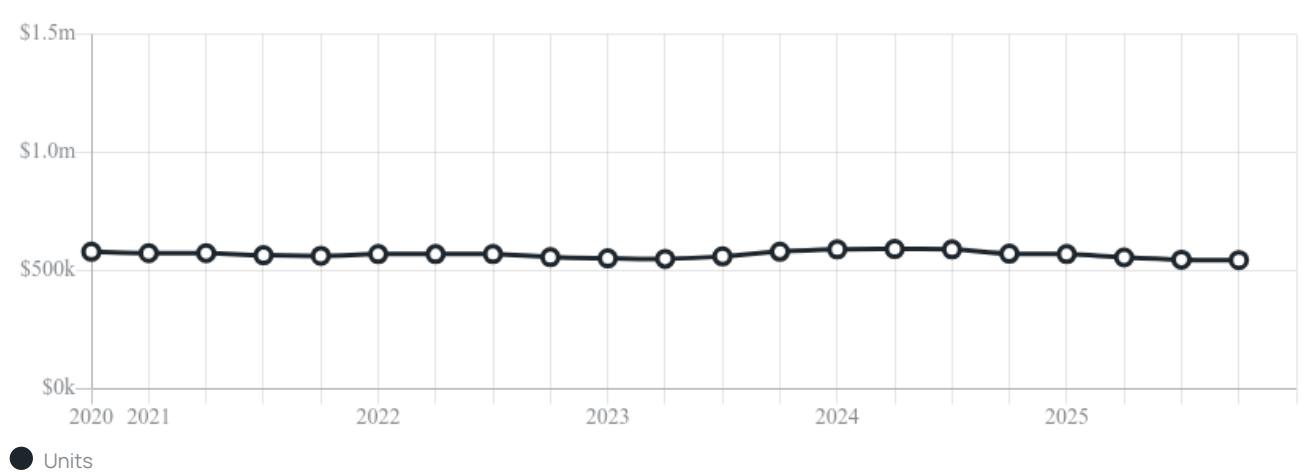
Median

\$545k

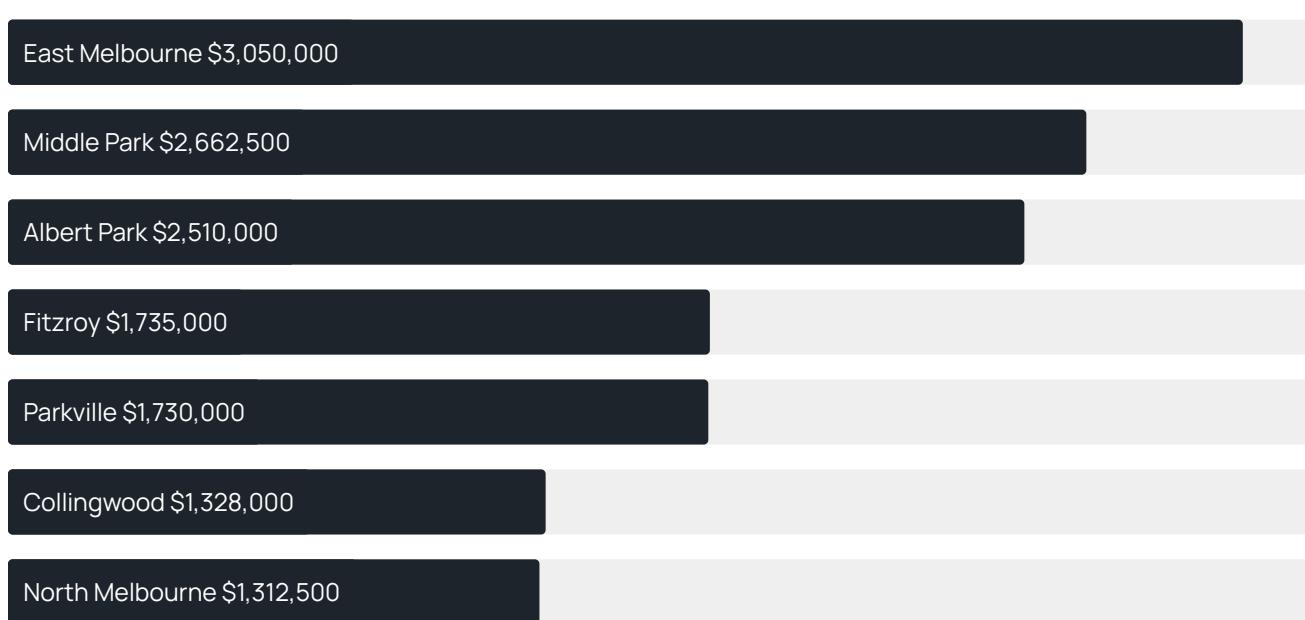
Quarterly price change

-0.27% ↓

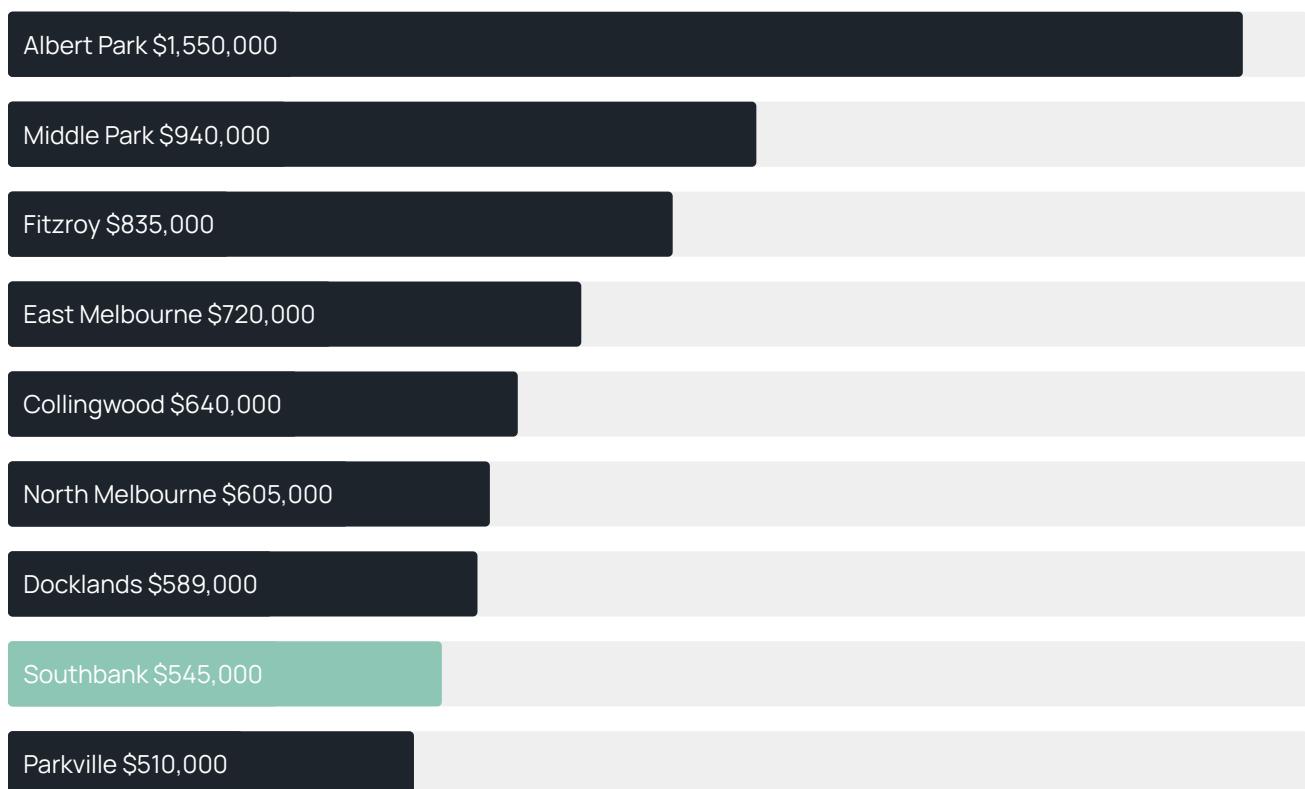
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

SOUTHBANK SUBURB REPORT

Sale method²



● Auction 8%
● Private 92%

Auction clearance rate³

80%

Median days on market³

46 days

Jellis Craig average inspection attendance per listing⁴

46 groups

Average hold period¹

7.8 years

Insights

Dwelling type⁵



● Houses 0% ● Units 100%

Ownership⁵



● Owned outright 14% ● Mortgaged 19% ● Rented 67%

Population⁵

22,631

Median asking rent¹

\$650 per week

Population growth⁵

20.96%

Rental yield¹

2.68%

Median age⁵

31 years

Median household size⁵

1.8 people

SOUTHBANK SUBURB REPORT

Recent Southbank sales

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
 514/22 Dorcas St Southbank	1	Apartment	\$395,000	29 Jan 2026
 3304/118 Kavanagh St Southbank	2	Apartment	\$625,000	28 Jan 2026
 2501/9 Power St Southbank	2	Apartment	\$505,000	27 Jan 2026
 3410/18 Hoff Blvd Southbank	1	Apartment	\$412,000	23 Jan 2026
 2009/45 Clarke St Southbank	2	Apartment	\$460,000	22 Jan 2026
 1103/8 Kavanagh St Southbank	2	Apartment	\$1,100,000	21 Jan 2026
 5007/45 Clarke St Southbank	3	Apartment	\$1,060,000	21 Jan 2026
 8607/70 Southbank Blvd Southbank	3	Apartment	\$1,550,000	19 Jan 2026
 1321/65 Coventry St Southbank	2	Apartment	\$670,000	16 Jan 2026
 1706/241 City Rd Southbank	2	Apartment	\$560,000	16 Jan 2026

Sold Properties

SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41/88 Kavanagh St SOUTHBANK	2	Apartment	\$610,000	16 Jan 2026
 2009/118 Kavanagh St Southbank	2	Apartment	\$530,000	14 Jan 2026
 903/42 Balston St Southbank	1	Apartment	\$398,000	13 Jan 2026
 2611/63 Whiteman St Southbank	1	Apartment	\$460,000	13 Jan 2026
 3/100 Coventry St Southbank	2	Apartment	\$675,000	12 Jan 2026
 345/173 City Rd Southbank	1	Apartment	\$380,000	09 Jan 2026
 75/183 City Rd Southbank	1	Apartment	\$400,000	09 Jan 2026
 2308/1 Freshwater Pl Southbank	1	Apartment	\$565,000	07 Jan 2026
	2	Apartment	\$510,000	07 Jan 2026
 171/22 Kavanagh St Southbank	1	Apartment	\$402,000	06 Jan 2026

Sold Properties

SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1508/81 City Rd Southbank	1	Apartment	\$410,000	06 Jan 2026
	2205/56 Dorcas St Southbank	3	Flat/Unit/Apartment	\$1,408,000
	1803/105 Clarendon St Southbank	2	Apartment	\$520,000
	3110/60 Kavanagh St Southbank	2	Apartment	\$722,000
	2601/283 City Rd Southbank	2	Apartment	\$463,000
	3705/151 City Rd Southbank	2	Apartment	\$685,000
	1413/8 Dorcas St Southbank	1	Apartment	\$410,000
	1703/105 Clarendon St Southbank	2	Unit	\$590,000
	3913/151 City Rd Southbank	2	Apartment	\$677,000
	2807/18 Hoff Blvd Southbank	1	Apartment	\$420,000



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 01/02/2026

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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