



Southbank

Suburb Report



Your connection to property insights



JellisCraig

SOUTHBANK SUBURB REPORT

Median unit price¹

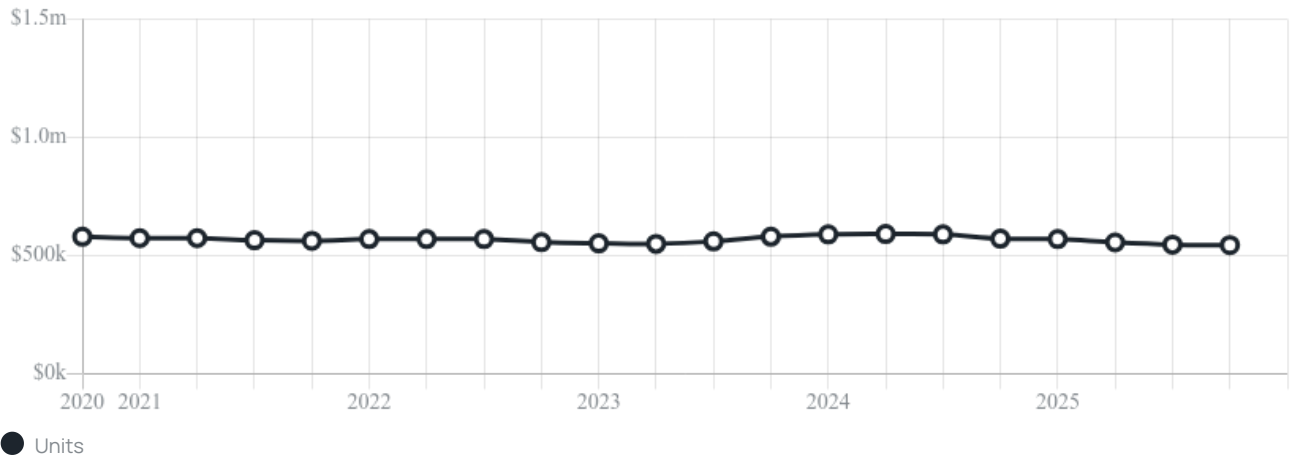
Median

\$545k

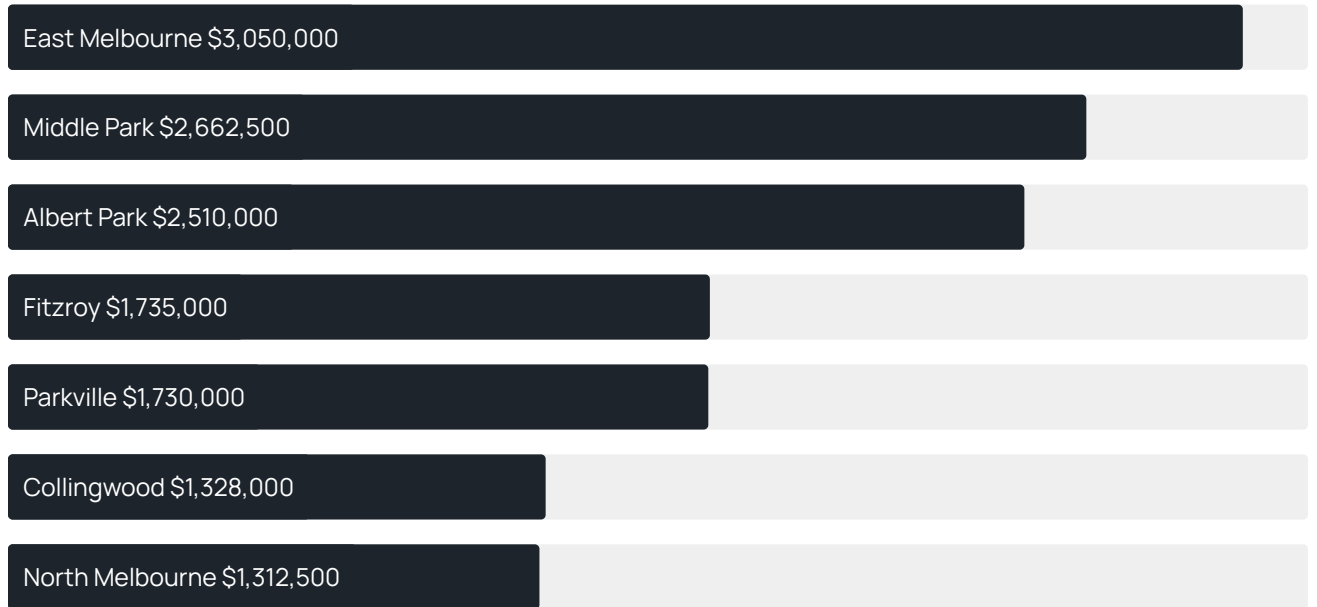
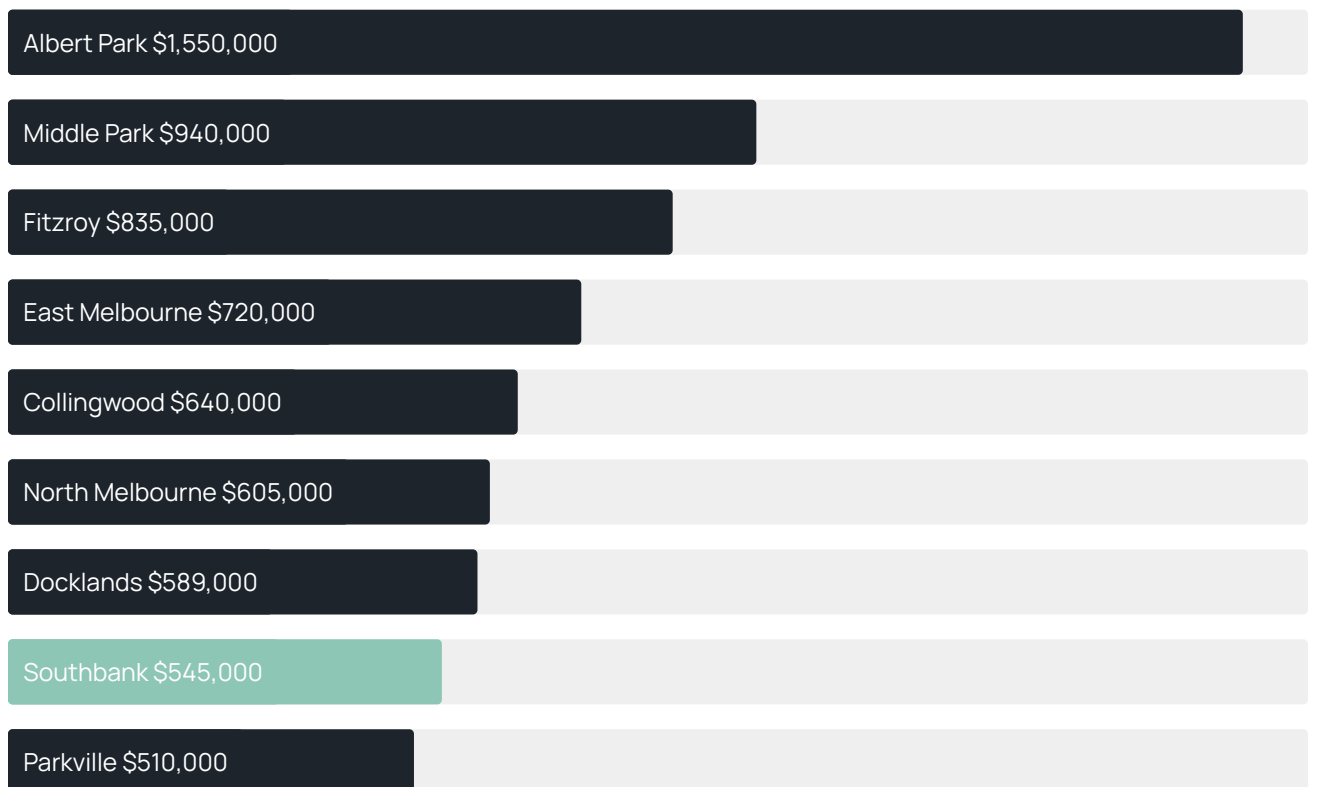
Quarterly price change

-0.27% ↓

Quarterly price change¹



SOUTHBANK SUBURB REPORT

Median house price¹Median unit price¹

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

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 |

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 |
|  2711/45 Clarke St Southbank | 2 | Apartment | \$510,000 | 07 Jan 2026 |
|  171/22 Kavanagh St Southbank | 1 | Apartment | \$402,000 | 06 Jan 2026 |

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 | 24 Dec 2025 |
|  1803/105 Clarendon St Southbank | 2 | Apartment | \$520,000 | 24 Dec 2025 |
|  3110/60 Kavanagh St Southbank | 2 | Apartment | \$722,000 | 23 Dec 2025 |
|  2601/283 City Rd Southbank | 2 | Apartment | \$463,000 | 23 Dec 2025 |
|  3705/151 City Rd Southbank | 2 | Apartment | \$685,000 | 23 Dec 2025 |
|  1413/8 Dorcas St Southbank | 1 | Apartment | \$410,000 | 22 Dec 2025 |
|  1703/105 Clarendon St Southbank | 2 | Unit | \$590,000 | 21 Dec 2025 |
|  3913/151 City Rd Southbank | 2 | Apartment | \$677,000 | 19 Dec 2025 |
|  2807/18 Hoff Blvd Southbank | 1 | Apartment | \$420,000 | 19 Dec 2025 |



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.

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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