



Southbank

# Suburb Report



Your connection to property insights



**JellisCraig**

SOUTHBANK SUBURB REPORT

Median unit price<sup>1</sup>

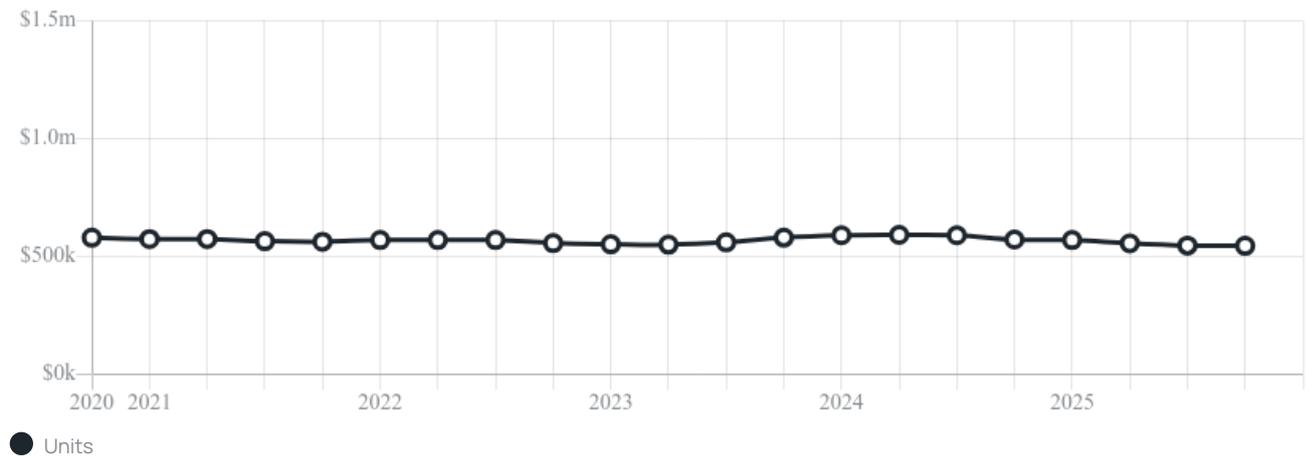
Median

\$545k

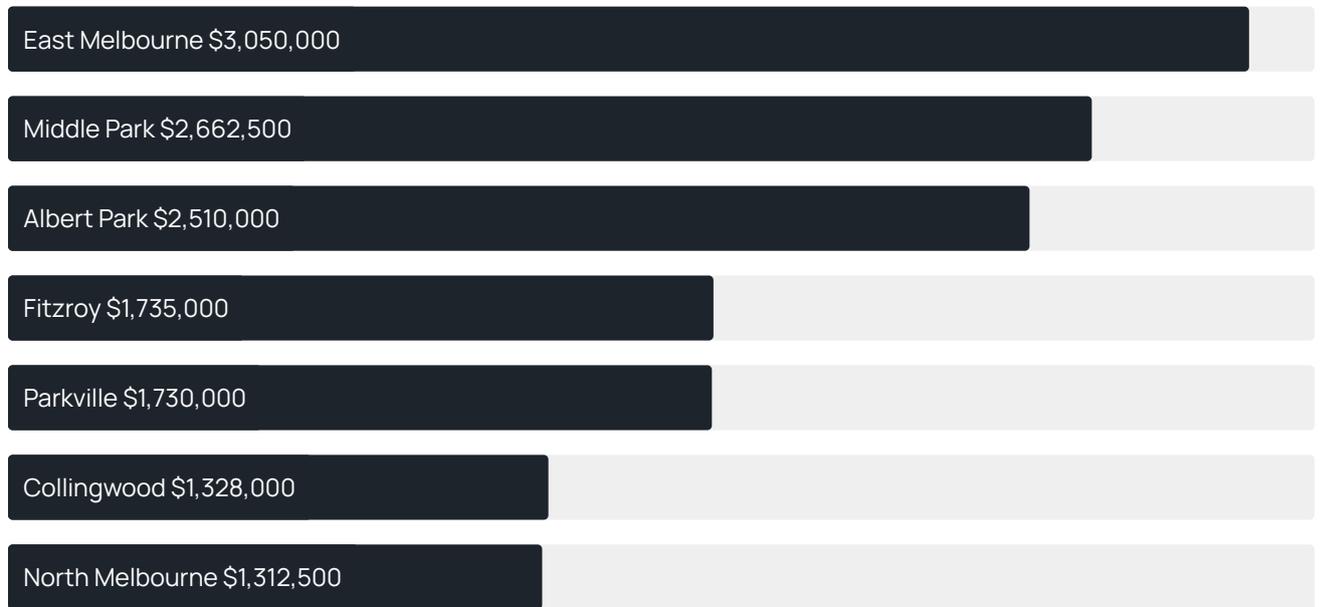
Quarterly price change

-0.27% ↓

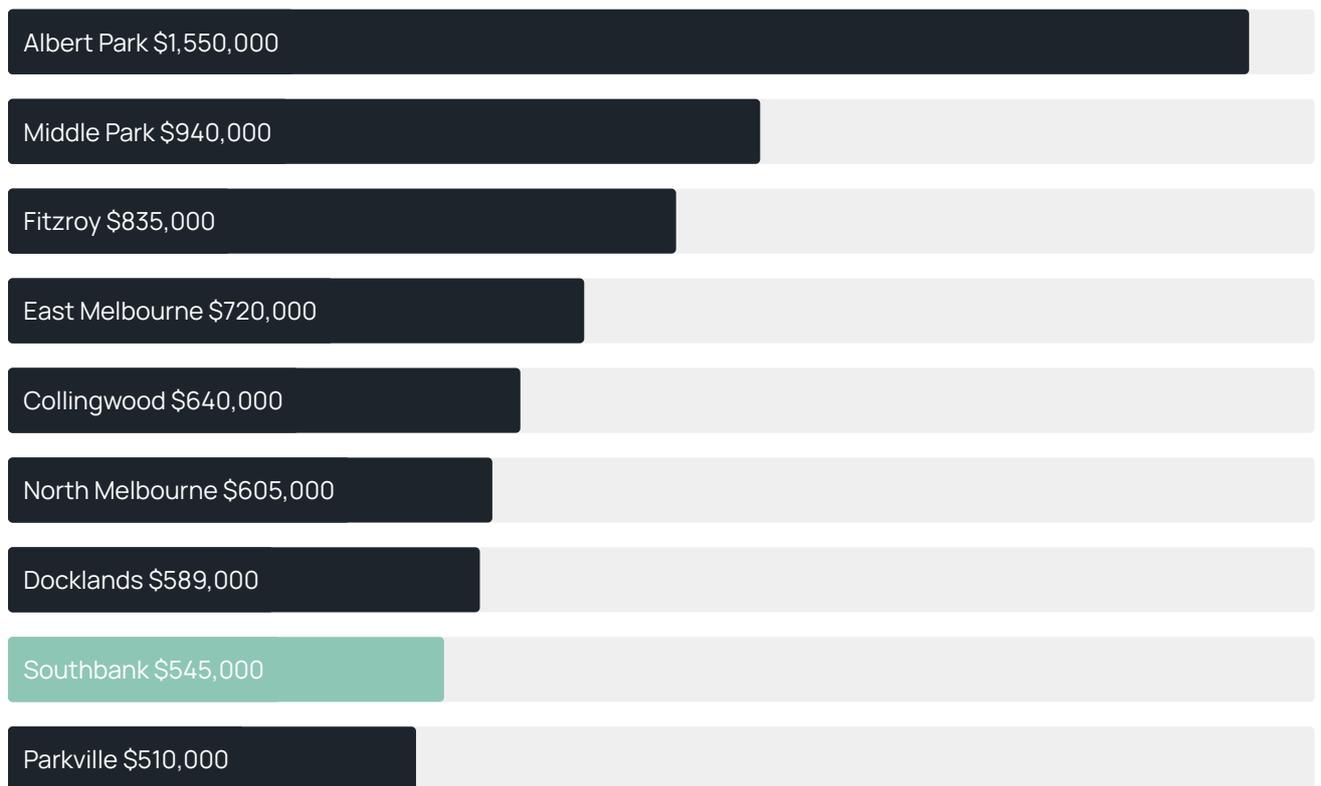
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 6%
- Private 94%

Auction clearance rate<sup>3</sup>

80%

Median days on market<sup>3</sup>

45 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

45 groups

Average hold period<sup>1</sup>

7.8 years

Dwelling type<sup>5</sup>



- Houses 0%
- Units 100%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

22,631

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

20.96%

Rental yield<sup>1</sup>

2.68%

Median age<sup>5</sup>

31 years

Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1100/118 Kavanagh St Southbank	3	Apartment	\$800,000	27 Feb 2026
 807/151 City Rd Southbank	1	Apartment	\$340,000	26 Feb 2026
 704/81 City Rd Southbank	2	Apartment	\$650,000	25 Feb 2026
 405/56 Dorcas St Southbank	1	Apartment	\$550,000	25 Feb 2026
 1807/250 City Rd Southbank	2	Apartment	\$440,000	25 Feb 2026
 2302/201 Normanby Rd Southbank	2	Apartment	\$639,000	21 Feb 2026
 2102/45 Clarke St Southbank	2	Apartment	\$566,888	20 Feb 2026
 2106/22 Dorcas St Southbank	2	Apartment	\$645,000	17 Feb 2026
 909/8 Dorcas St Southbank	1	Apartment	\$405,000	13 Feb 2026
 2706/133 City Rd Southbank	2	Apartment	\$510,000	12 Feb 2026

## SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2703/1 Freshwater Pl Southbank	2	Apartment	\$645,000	11 Feb 2026
 1412/83 Queensbridge St SOUTHBANK	2	Apartment	\$685,000	10 Feb 2026
 158/99 Whiteman St Southbank	2	Apartment	\$615,000	10 Feb 2026
 705/250 City Rd Southbank	1	Apartment	\$320,000	09 Feb 2026
 210/83 Queens Bridge St SOUTHBANK	2	Apartment	\$635,000	09 Feb 2026
 2314/151 City Rd Southbank	1	Apartment	\$330,000	09 Feb 2026
 2905/118 Kavanagh St Southbank	2	Apartment	\$600,000	09 Feb 2026
 1006/118 Kavanagh St Southbank	2	Apartment	\$639,000	06 Feb 2026
 505/144 Clarendon St Southbank	2	Apartment	\$490,000	03 Feb 2026
 1310/163 City Rd SOUTHBANK	1	Strata Unit/Flat	\$449,999	01 Feb 2026

## SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 514/22 Dorcas St Southbank	1	Apartment	\$395,000	29 Jan 2026
 1802/109 Clarendon St Southbank	2	Apartment	\$413,723	29 Jan 2026
 2009/1 Balston St Southbank	1	Apartment	\$392,000	29 Jan 2026
 2501/9 Power St Southbank	2	Apartment	\$505,000	27 Jan 2026
 1108/180 City Rd Southbank	2	Flat/Unit/Apartment	\$579,000	24 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
 2304/61-63 Haig St Southbank	2	Apartment	\$510,000	21 Jan 2026
 1103/8 Kavanagh St Southbank	2	Apartment	\$1,100,000	21 Jan 2026
 2805/48 Balston St Southbank	1	Apartment	\$362,800	21 Jan 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.

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Data is current as of PDF generation date 01/03/2026

- 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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