



Southbank

Suburb Report



Your connection to property insights



JellisCraig

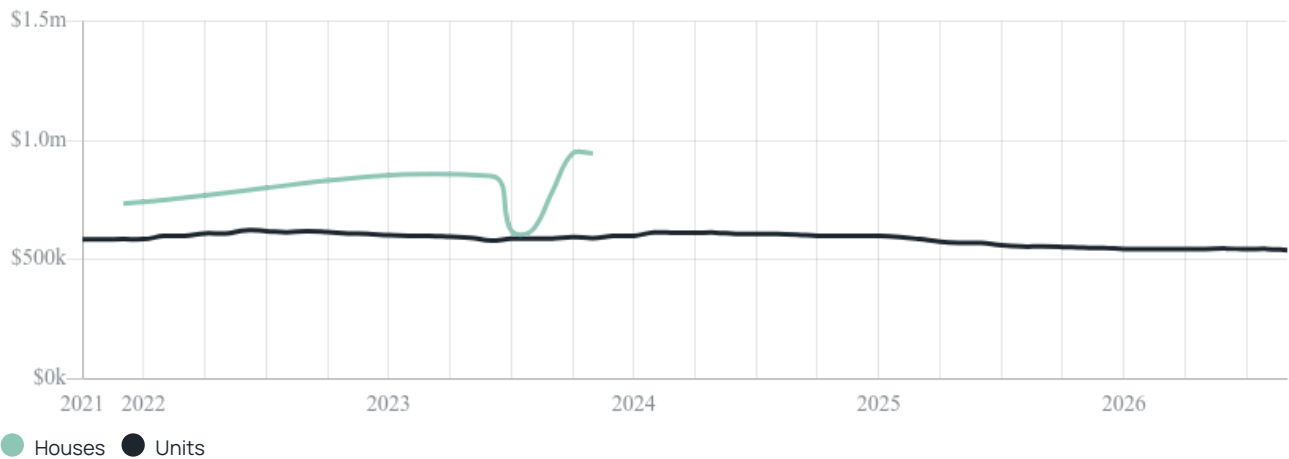
SOUTHBANK SUBURB REPORT

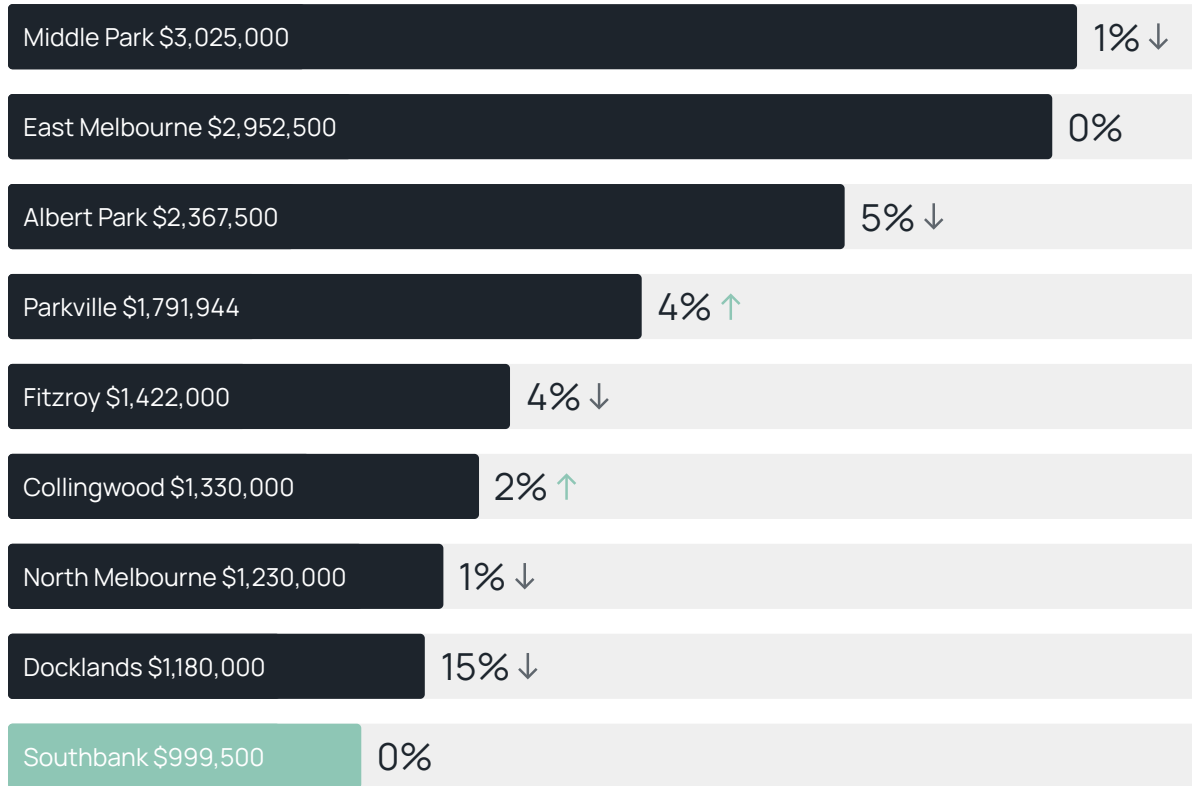
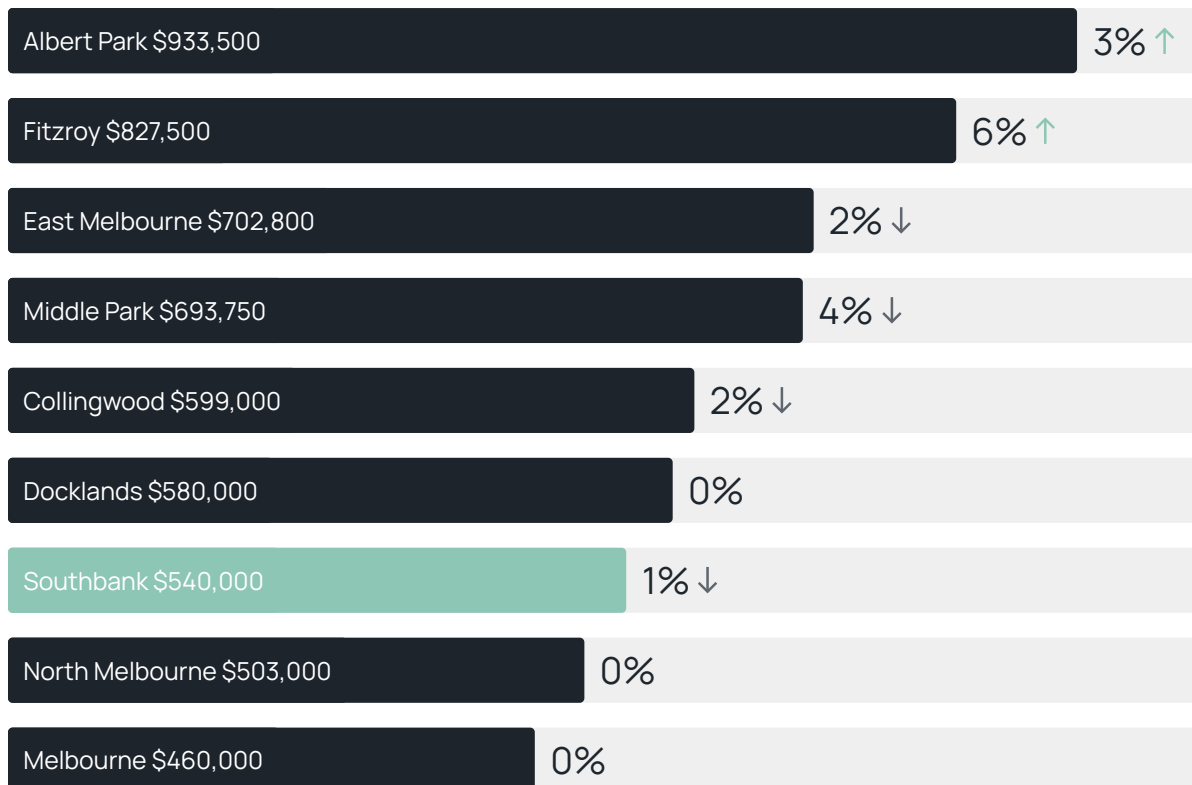
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$945k	0.00% ↓	\$540k	-0.92% ↓

Southbank monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 3%
● Private 97%

Auction clearance rate⁴

20%

Median days on market⁵

House

Unit

35 days

53 days

Jellis Craig average inspection attendance per listing⁶

19 groups

Average hold period¹

House

Unit

22.1 years

11.6 years

Dwelling type⁷

● Houses 0% ● Units 100%

Ownership⁷

● Owned outright 13% ● Mortgaged 18% ● Rented 69%

Population⁷

22,631

Population growth⁷

20.96%

Median age⁷

31 years

Median household size⁷

1.8 people

Median asking rent per week¹

House

Unit

\$635

\$700

Rental yield⁸

House

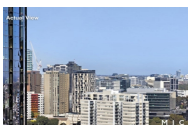
Unit

4.15%

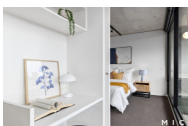
7.07%

Recent Southbank sales⁵

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
 43/106 Southbank Boulevard Southbank	3	Apartment	\$775,000	30 Oct 2026
 85/79 Whiteman Street Southbank	2	Apartment	\$600,000	30 Oct 2026
 607/163 City Road Southbank	2	Apartment	\$575,000	29 Oct 2026
 246/183 City Road Southbank	1	Apartment	\$408,000	29 Oct 2026
 914/81 City Road Southbank	1	Apartment	\$420,000	28 Oct 2026
 1507-1508/26 Southgate Avenue Southbank	2	Apartment	\$1,250,000	27 Oct 2026
 3306/180 City Road Southbank	2	Apartment	\$725,000	27 Oct 2026
 2712/9 Power Street Southbank	1	Apartment	\$510,000	26 Oct 2026
 106/39 Coventry Street Southbank	2	Apartment	\$638,000	26 Oct 2026
 248/88 Kavanagh Street Southbank	2	Apartment	\$560,000	23 Oct 2026

SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3505/105 Clarendon Street Southbank	2	Apartment	\$470,000	22 Oct 2026
 78/88 Southbank Boulevard Southbank	2	Apartment	\$585,000	22 Oct 2026
 1409/105 Clarendon Street Southbank	1	Apartment	\$338,500	20 Oct 2026
 702/33 Coventry Street Southbank	1	Apartment	\$352,000	19 Oct 2026
 3504/135 City Road Southbank	2	Apartment	\$587,000	16 Oct 2026
 3214/151 City Road Southbank	1	Apartment	\$325,000	16 Oct 2026
 162/183 City Road Southbank	2	Apartment	\$590,000	15 Oct 2026
 504/250 City Road Southbank	1	Apartment	\$315,000	14 Oct 2026
 9/8 Wells Street Southbank	2	Apartment	\$832,000	14 Oct 2026
 522/152 Sturt Street Southbank	1	Apartment	\$379,000	14 Oct 2026

SOUTHBANK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3014/151 City Road Southbank	1	Apartment	\$320,000	13 Oct 2026
 717/25 Coventry Street Southbank	2	Apartment	\$475,000	12 Oct 2026
 607/39 Coventry Street Southbank	2	Apartment	\$495,000	12 Oct 2026
 1712/63 Whiteman Street Southbank	1	Apartment	\$450,000	09 Oct 2026
 3404/180 City Road Southbank	1	Apartment	\$448,000	09 Oct 2026
 3401/245 City Road Southbank	2	Apartment	\$460,000	09 Oct 2026
 2105/109 Clarendon Street Southbank	2	Apartment	\$585,000	09 Oct 2026
 4001/151 City Road Southbank	3	Apartment	\$920,000	09 Oct 2026
 36/38 Kavanagh Street Southbank	3	Apartment	\$755,000	09 Oct 2026
 706/118 Kavanagh Street Southbank	2	Apartment	\$715,000	09 Oct 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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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