

WE KNOW MELB- OURNE

SUBURB PROFILE



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MELBOURNE 3004



3.9km

Distance from GPO



47.3k

Population

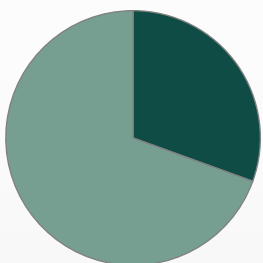
↑66.7%

5 year population change

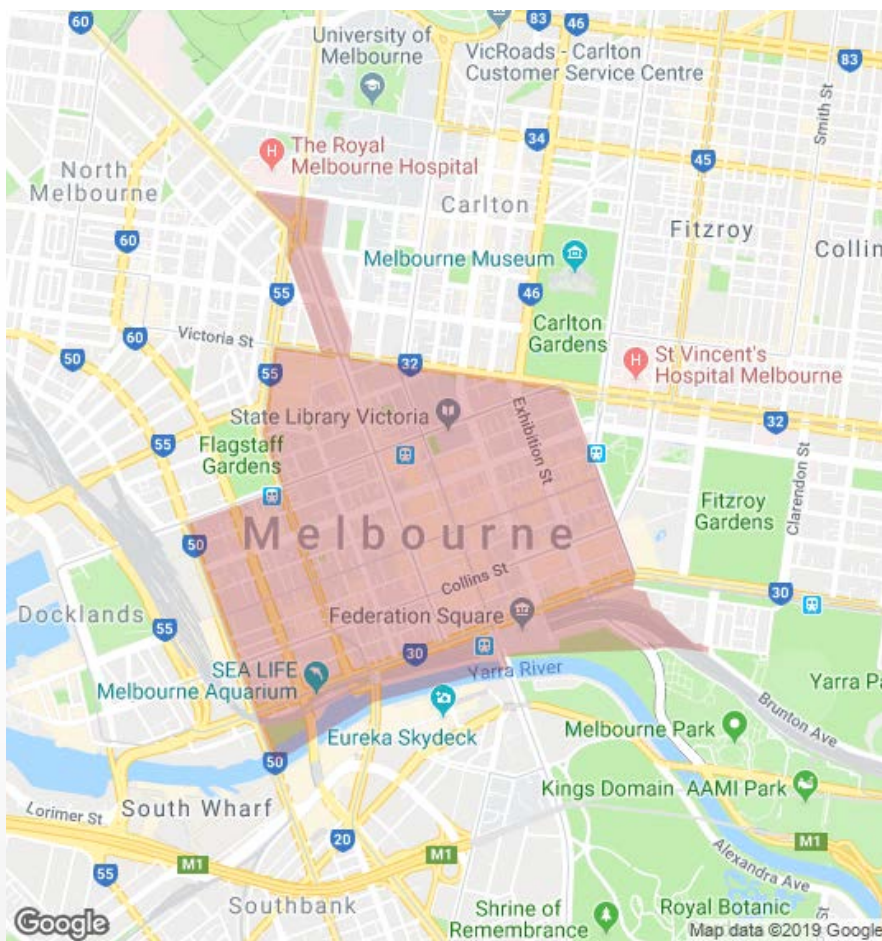


10 years

Average length of ownership



Owner Occupiers Renters



The size of Melbourne is approximately 3.8 square kilometres. It has 21 parks covering nearly 33.2% of total area. The population of Melbourne in 2011 was 28,370 people. By 2016 the population was 47,293 showing a population growth of 66.7% in the area during that time. The predominant age group in Melbourne is 20-29 years. Households in Melbourne are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Melbourne work in a professional occupation. In 2011, 34.7% of the homes in Melbourne were owner-occupied compared with 29% in 2016. Currently the median sales price of houses in the area is \$540,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



43

5

\$681,185

0



8,102

359

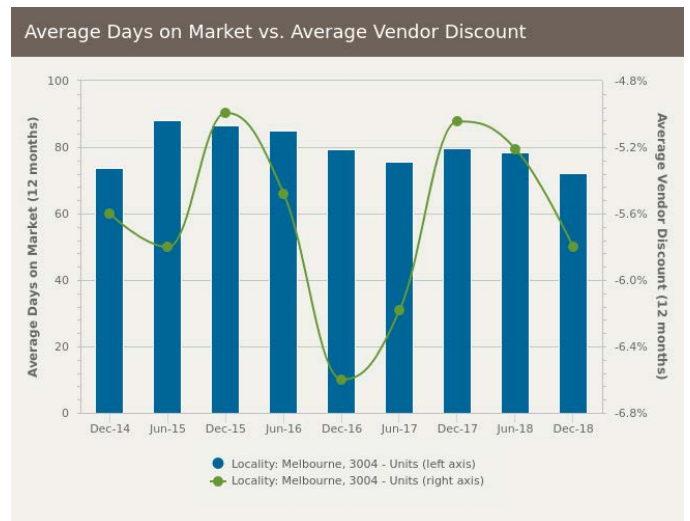
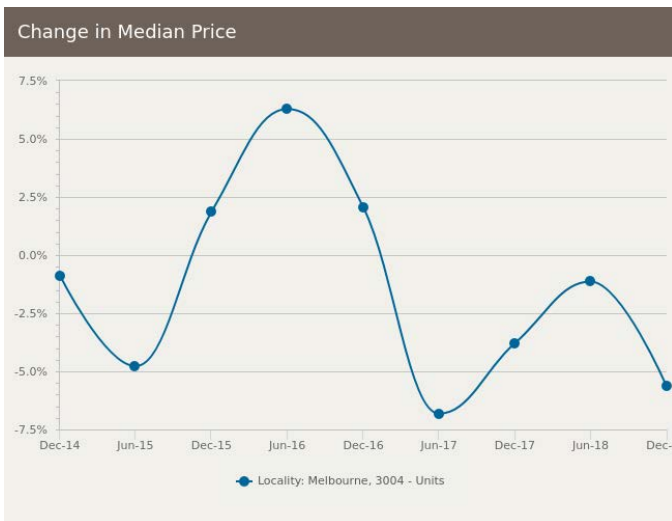
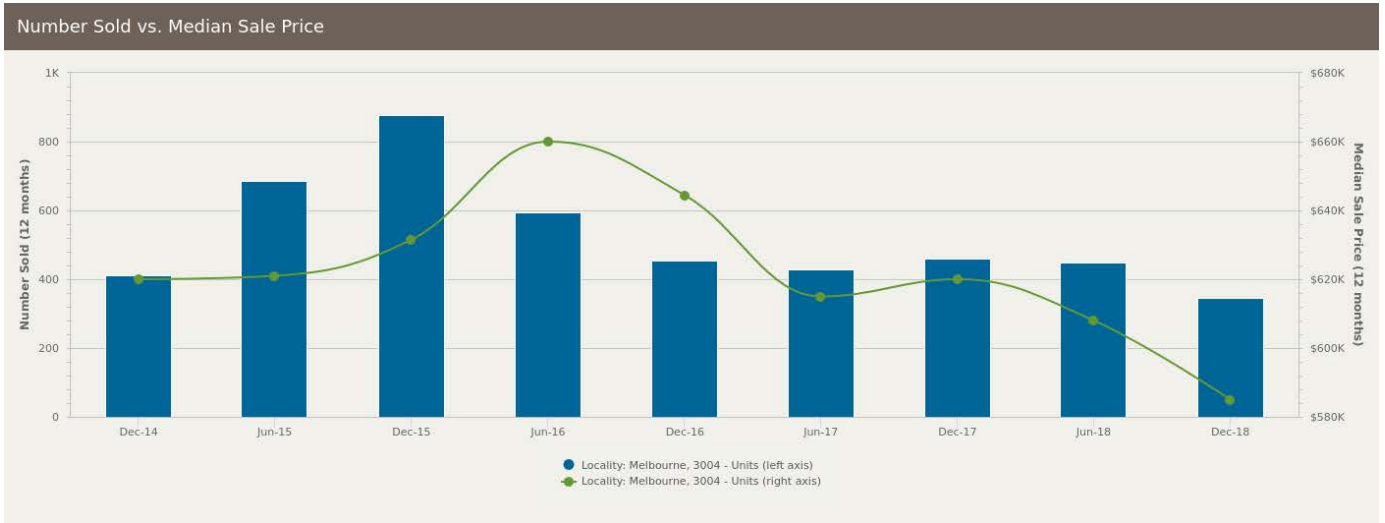
\$596,569

167

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$870,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$585,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$435,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

67

1
BEDROOMS



**306/12 Queens Road
Melbourne VIC 3004**

Listed on 19 Mar 2019
\$430,000 - \$450,000



**504/12 Queens Road
Melbourne VIC 3004**

Listed on 19 Mar 2019
\$465,000



**1214/568 St Kilda Road
Melbourne VIC 3004**

Sold on 06 Mar 2019
Not Disclosed



**1004/70 Queens Road
Melbourne VIC 3004**

Sold on 05 Mar 2019
\$410,000*



62

2
BEDROOMS



**408/35 Albert Road
Melbourne VIC 3004**

Listed on 18 Mar 2019
\$650,000 - \$718,000



**1409/12 Queens Road
Melbourne VIC 3004**

Listed on 18 Mar 2019
\$600,000 - \$630,000



**7/32 Queens Road
Melbourne VIC 3004**

Sold on 06 Mar 2019
\$540,000*



**55/485-489 St Kilda Road
Melbourne VIC 3004**

Sold on 05 Mar 2019
Not Disclosed



35

3
BEDROOMS



**1801/12 Queens Road
Melbourne VIC 3004**

Listed on 16 Mar 2019
Contact Agent



**1701/35 Albert Road
Melbourne VIC 3004**

Listed on 15 Mar 2019
Not Disclosed



28



**1104/82 Queens Road
Melbourne VIC 3004**

Sold on 02 Mar 2019
Not Disclosed



**11E/481 St Kilda Road
Melbourne VIC 3004**

Sold on 18 Feb 2019
Not Disclosed

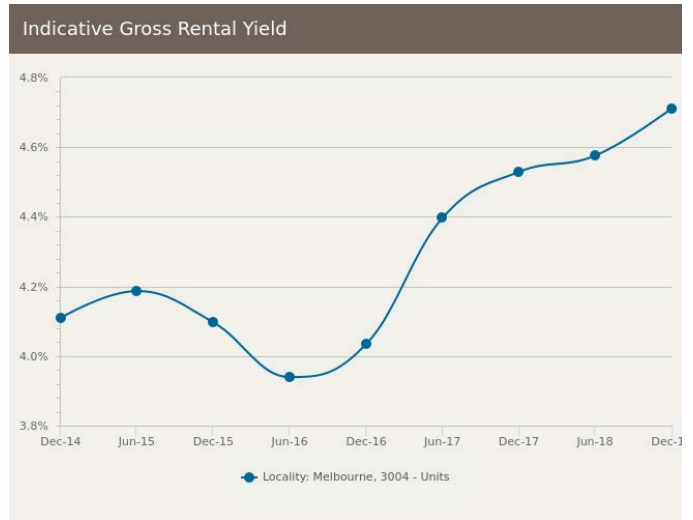
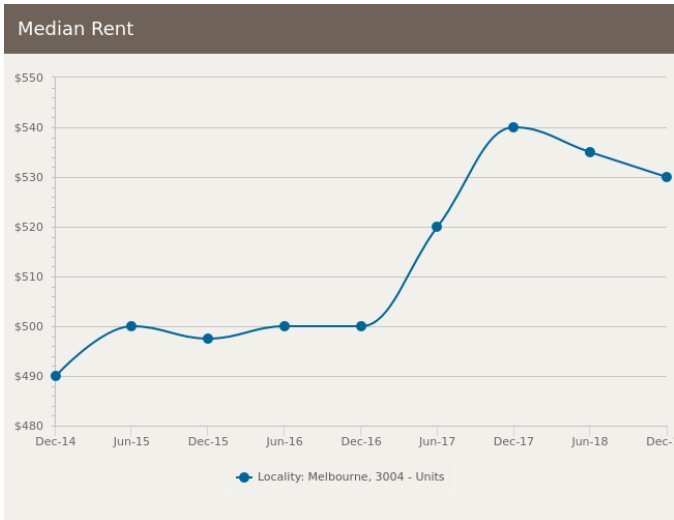


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

48

1
BEDROOMS

<p>70 Queens Road Melbourne VIC 3004 Listed on 18 Mar 2019 \$450/W</p> <p> 1 1 2,343m²</p>	<p>805/74 Queens Road Melbourne VIC 3004 Listed on 18 Mar 2019 - /W</p> <p> 1 1 -</p>
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64

2
BEDROOMS

<p>411/35 Albert Road Melbourne VIC 3004 Listed on 18 Mar 2019 \$570/W</p> <p> 1 1 -</p>	<p>1309/12 Queens Road Melbourne VIC 3004 Listed on 18 Mar 2019 \$550/W</p> <p> 1 1 -</p>
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13

3
BEDROOMS

<p>208/26 Queens Road Melbourne VIC 3004 Listed on 18 Mar 2019 \$750/W</p> <p> 2 2 133m²</p>	<p>114/55 Queens Road Melbourne VIC 3004 Listed on 16 Mar 2019 \$700/W</p> <p> 2 2 1,752m²</p>
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= number of units observed as On the Market for Rent within the last month

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