



**WE
KNOW
SOUTH
MELB-
OURNE**

SUBURB PROFILE



motionproperty

SOUTH MELBOURNE



2.5km

Distance from GPO



10.9k

Population

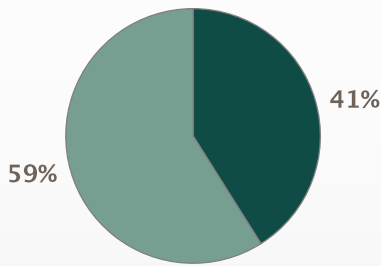
↑16.9%

5 year population change

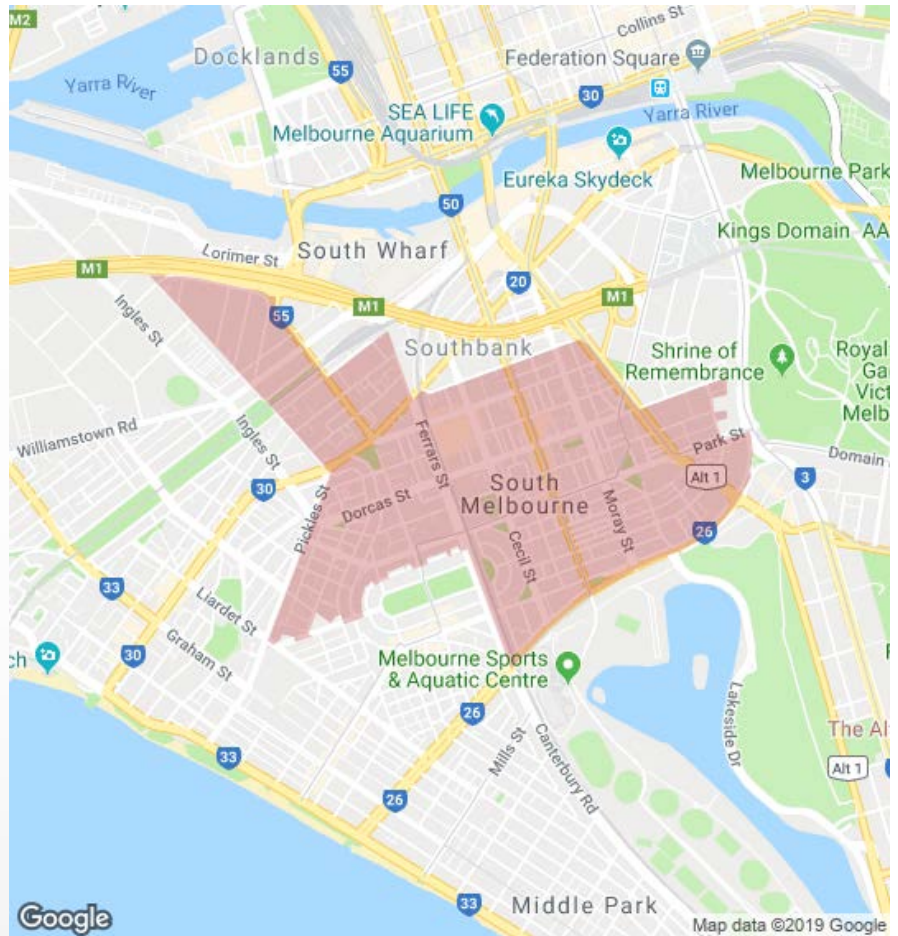


10 years

Average length of ownership



Owner Occupiers Renters



The size of South Melbourne is approximately 2.2 square kilometres. It has 6 parks covering nearly 0.9% of total area. The population of South Melbourne in 2011 was 9,317 people. By 2016 the population was 10,892 showing a population growth of 16.9% in the area during that time. The predominant age group in South Melbourne is 30-39 years. Households in South Melbourne are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in South Melbourne work in a professional occupation. In 2011, 44.8% of the homes in South Melbourne were owner-occupied compared with 40.2% in 2016. Currently the median sales price of houses in the area is \$1,242,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,016

86

\$1,162,459

26



4,207

213

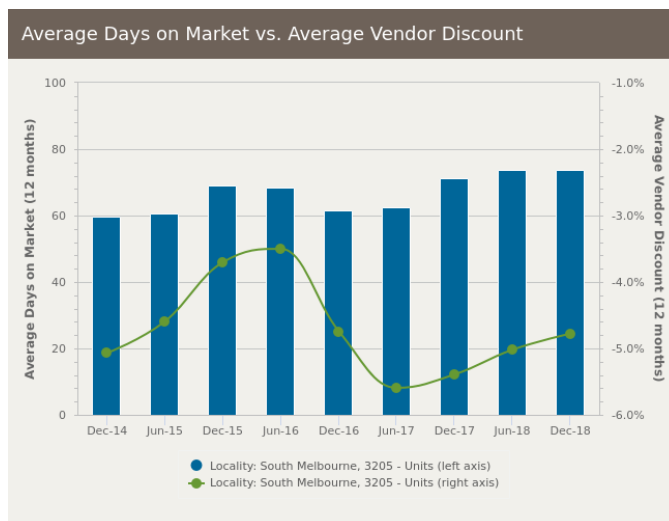
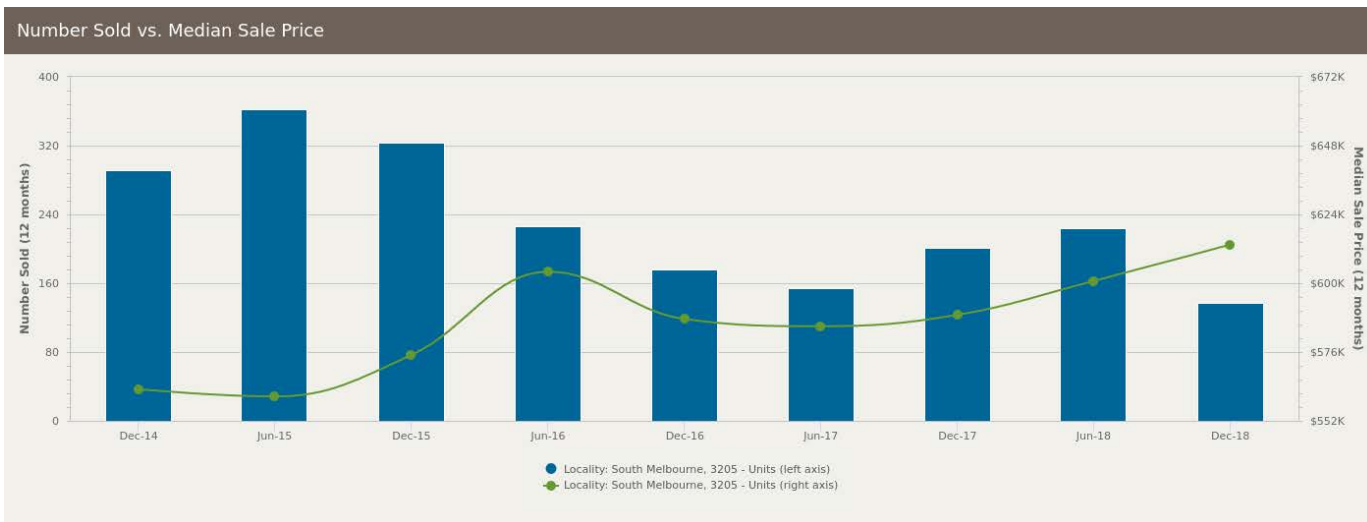
\$554,038

121

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



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$732,750

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

\$\$

Median Price*

\$613,500

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*

\$475,000

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

43

1
BEDROOMS



**107/1 Cobden Street South
Melbourne VIC 3205**

Listed on 18 Mar 2019
From \$499,000



**815/338 Kings Way South
Melbourne VIC 3205**

Listed on 18 Mar 2019
Auction



**33 Emerald Hill Place South
Melbourne VIC 3205**

Sold on 15 Mar 2019
Not Disclosed



**1913/50 Albert Road South
Melbourne VIC 3205**

Sold on 04 Mar 2019
Not Disclosed



59

2
BEDROOMS



**713/38 Bank Street South
Melbourne VIC 3205**

Listed on 18 Mar 2019
\$700,000 - \$730,000



**309/1 Cobden Street South
Melbourne VIC 3205**

Listed on 18 Mar 2019
From \$770,000



**79/69 Dorcas Street South
Melbourne VIC 3205**

Sold on 14 Mar 2019
Not Disclosed



**504/78-82 Eastern Road
South Melbourne VIC 3205**

Sold on 09 Mar 2019
\$845,000*



16

3
BEDROOMS



**240 Moray Street South
Melbourne VIC 3205**

Listed on 16 Mar 2019
Not Disclosed



**1110/28 Bank Street South
Melbourne VIC 3205**

Listed on 15 Mar 2019
\$768,888



**321 Bank Street South
Melbourne VIC 3205**

Sold on 23 Feb 2019
\$2,000,000*



**118/69 Dorcas Street South
Melbourne VIC 3205**

Sold on 24 Nov 2018
\$793,500

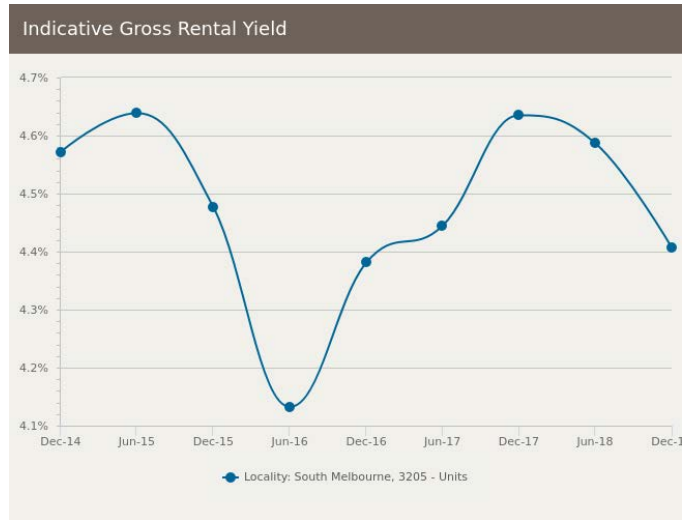
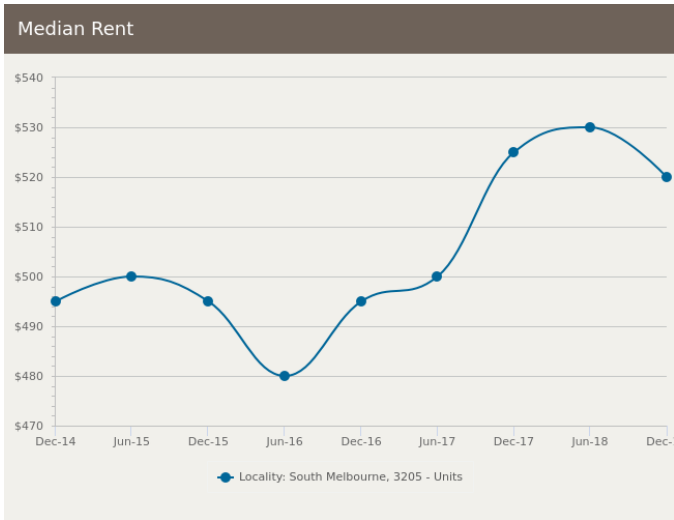


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

38

1
BEDROOMS

<p>1006/2-14 Albert Road South Melbourne VIC 3205 Listed on 18 Mar 2019 \$480/W</p> <p> 1 1 3,020m²</p>	<p>707/52-58 Park Street South Melbourne VIC 3205 Listed on 18 Mar 2019 \$380/W</p> <p> - 1 -</p>
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74

2
BEDROOMS

<p>21/63 Dorcas Street South Melbourne VIC 3205 Listed on 18 Mar 2019 \$520/W</p> <p> 1 1 -</p>	<p>2/5 Heather Street South Melbourne VIC 3205 Listed on 18 Mar 2019 \$750/W</p> <p> - 2 253m²</p>
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28

3
BEDROOMS

<p>9 Francis Street South Melbourne VIC 3205 Listed on 18 Mar 2019 \$900/W</p> <p> 2 2 86m²</p>	<p>1/5 Heather Street South Melbourne VIC 3205 Listed on 18 Mar 2019 \$925/W</p> <p> 3 1 253m²</p>
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= number of units observed as On the Market for Rent within the last month

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