



Dion Besser

Suburb profile report St Kilda East



St Kilda East, postcode 3183 has seen sales and rental prices increase steadily during the December 2019 quarter. The strongest growth has been from the housing sales market which is due to banks easing up on lending and low levels of stock. We expect stock to remain low over the next year with demand continuing to remain strong.

Recent sales and auction results

Address	Property	Price
23 Bailey Avenue	House	\$2,310,000
2/30 Balaclava Road	Unit	\$521,000
6/20 Cardigan Street	Unit	\$399,000
7/10 Celeste Court	Unit	\$625,000
14/33 Hotham Street	Unit	\$635,000
36 Hotham Street	House	\$1,957,000

Address	Property	Price
101/82 Hotham Street	Unit	\$617,000
5/13 Lansdowne Road	Unit	\$695,000
2/25 Leslie Street	Unit	\$615,500
4/7 Wando Grove	Unit	\$917,000
19 Young Street	House	\$842,500

Houses Sales data

Median sale price	Quarterly price change
\$1.54M	24.7%
Metro Melbourne	Metro Melbourne
\$860k	3.7%

Median price by bedrooms	Suburb	Metro
2 bedrooms	\$955,000	\$861,000
3 bedrooms	\$1,368,500	\$730,000
4 bedrooms	\$1,875,000	\$865,000

Units Sales data

Median sale price	Quarterly price change
\$622k	13.1%
Metro Melbourne	Metro Melbourne
\$639k	3.8%

Median price by bedrooms	Suburb	Metro
1 bedroom	\$350,000	\$365,000
2 bedrooms	\$610,000	\$573,400
3 bedrooms	\$829,500	\$767,000

Insight (houses & units)	Suburb	Metro
Days on market	34.5	34

Rental data

Median rent	Rental yield
\$695	2.4%
Metro Melbourne	Metro Melbourne
\$460	2.9%

Median rent by bedrooms	Suburb	Metro
2 bedrooms	\$560	\$500
3 bedrooms	\$700	\$430
4 bedrooms	n/a	\$480

Rental data

Median rent	Rental yield
\$420	3.7%
Metro Melbourne	Metro Melbourne
\$430	3.7%

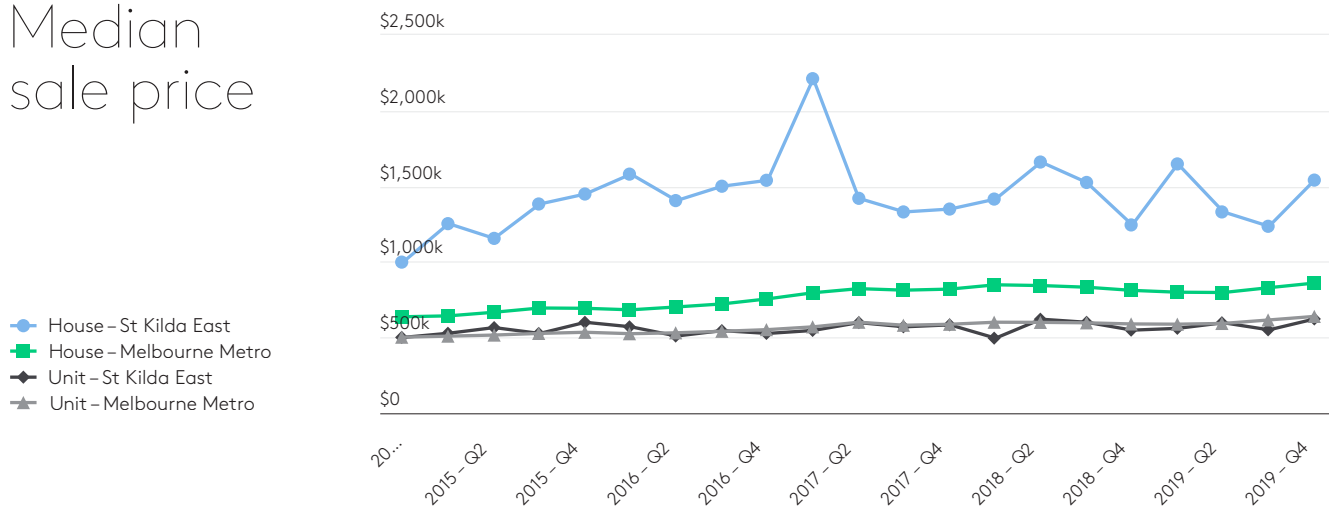
Median rent by bedrooms	Suburb	Metro
1 bedroom	\$330	\$370
2 bedrooms	\$450	\$450
3 bedrooms	\$580	\$530

Suburb profile report

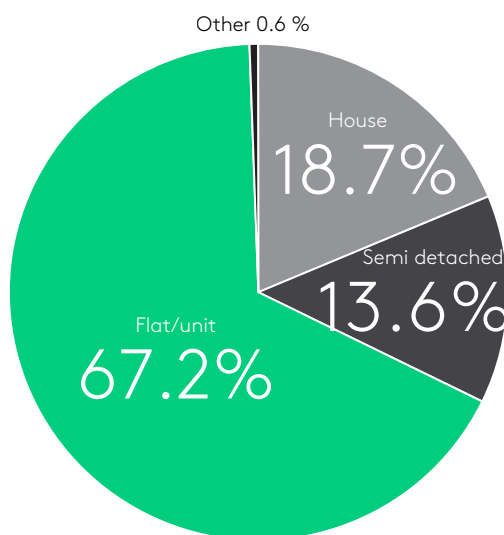
St Kilda East



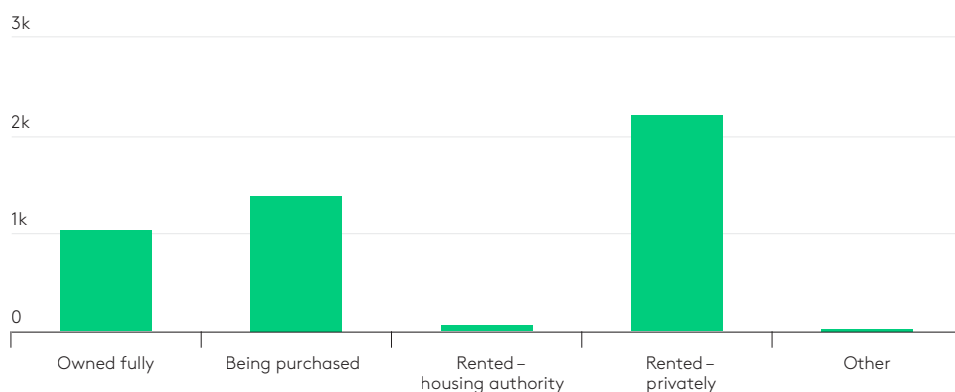
Median sale price



Dwelling types



Rent vs. own



Data supplied by reiv.com.au

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Postcode
3183