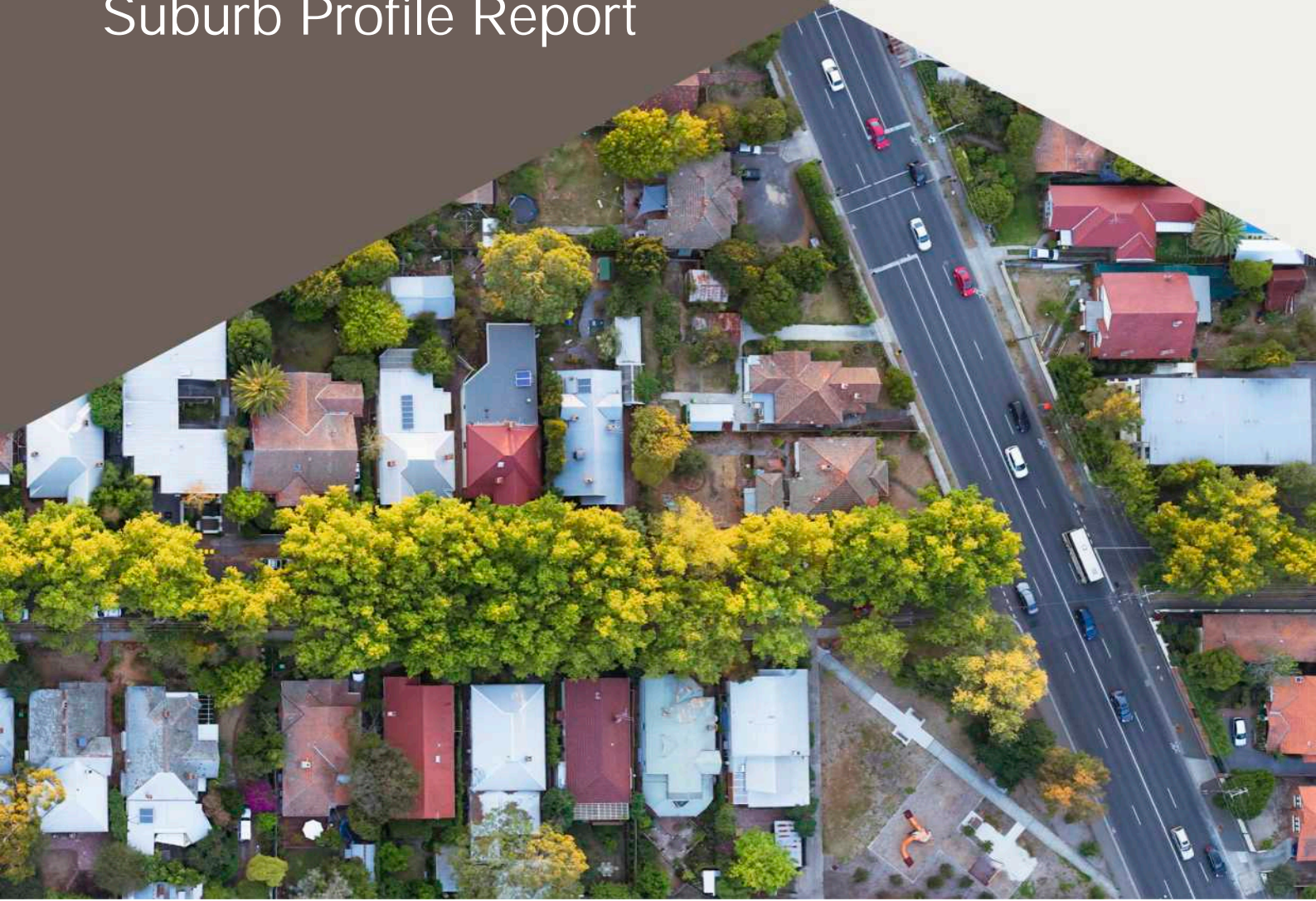


Suburb Profile Report



Melbourne VIC 3000

Prepared on: 11 January 2019

MELBOURNE


0.8km

Distance from GPO


47.3k

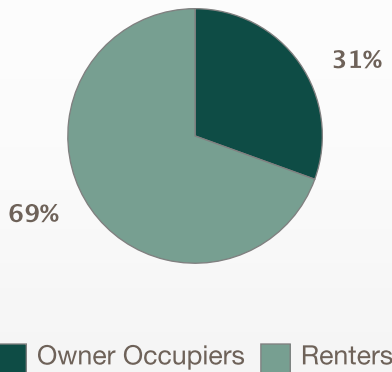
Population

↑66.7%

5 year population change


9 years

Average length of ownership



The size of Melbourne is approximately 2.7 square kilometres. It has 3 parks covering nearly 1% 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 \$420,500.



Total dwellings



Total new listings*



Median Value

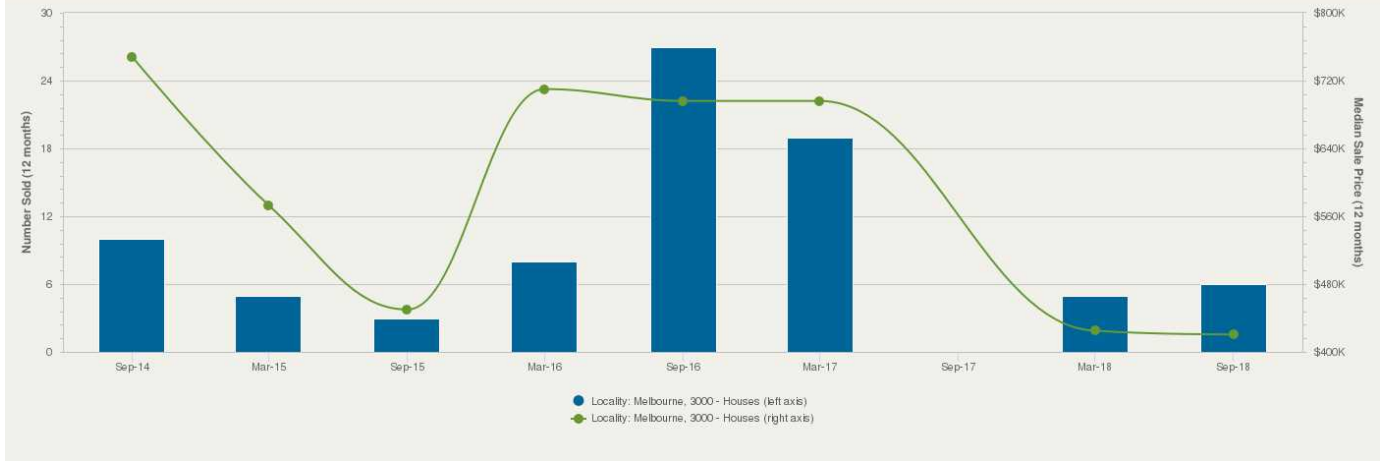
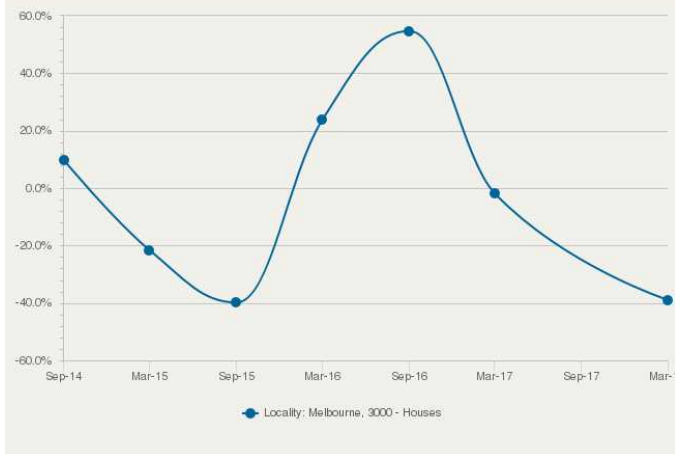
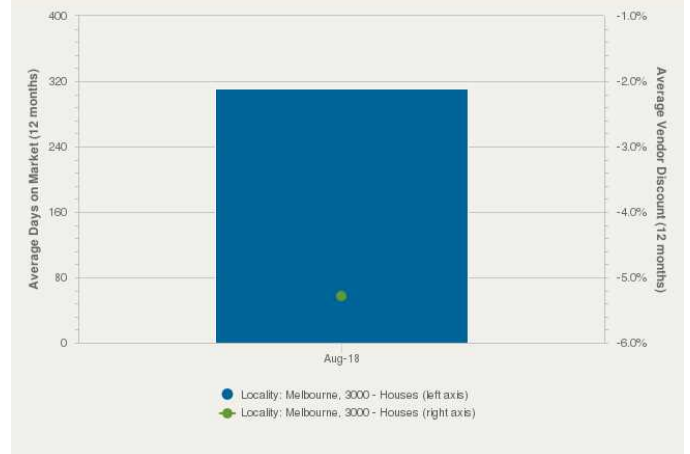


Total number currently listed


124
16
\$707,832
1

33,226
1,096
\$450,063
535

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


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$602,750

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

\$\$

Median Price*

\$420,500

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*

\$379,250

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

**Statistics are calculated over a rolling 12 month period*


HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **0**
 **2**
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

RECENTLY SOLD
 **5**

**1307/7 Katherine Place
Melbourne VIC 3000**

 Sold on 22 Dec 2018
\$385,000*

**3501/288 Spencer Street
Melbourne VIC 3000**

 Sold on 10 Nov 2018
\$701,000*

 **0**
 **3**
BEDROOMS

There are no 3 bedroom Houses on the market in this suburb

There are no recently sold 3 bedroom Houses in this suburb

 **0**
 **0**
 **4**
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

There are no recently sold 4 bedroom Houses in this suburb

 **0**

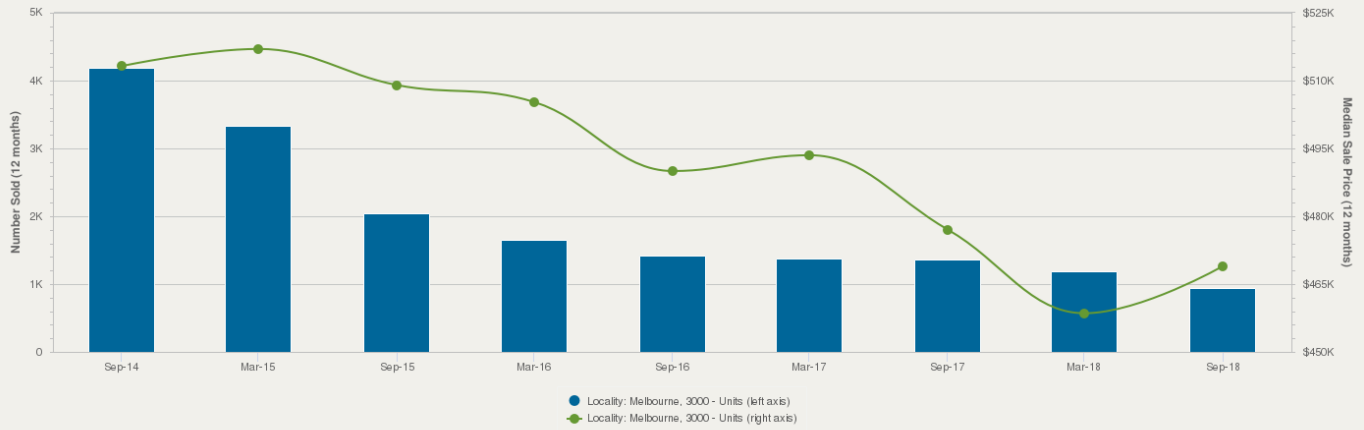

= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

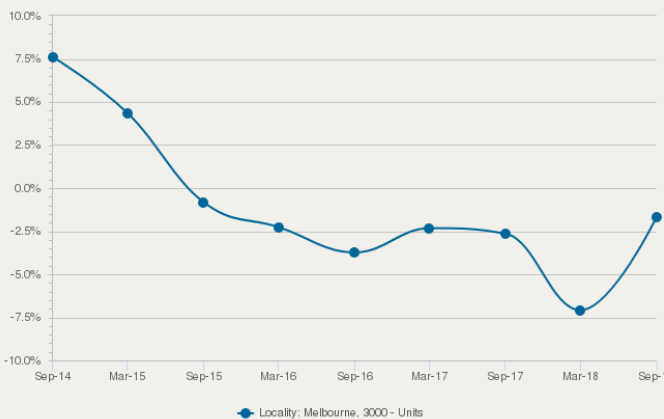


UNITS: FOR SALE

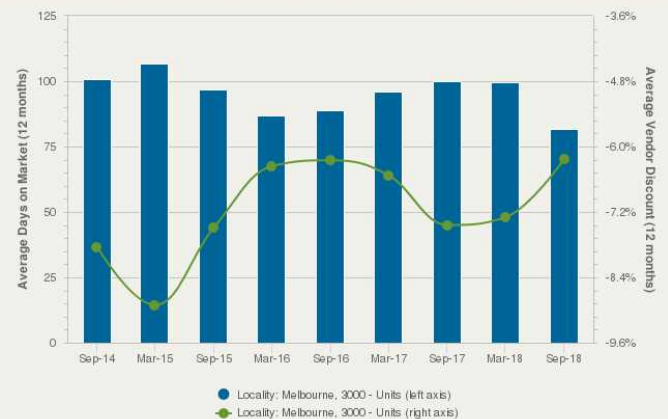
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$610,000

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

\$\$

Median Price*

\$469,000

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*

\$341,960

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
RECENTLY SOLD
 **199**
 **1**
BEDROOMS
 **237**

3707/120 Abeckett Street
Melbourne VIC 3000

 Listed on 07 Jan 2019
[Contact Agent](#)

224-252 La Trobe Street
Melbourne VIC 3000

 Sold on 07 Jan 2019
 Not Disclosed

7/6 Anthony Street
Melbourne VIC 3000

 Listed on 07 Jan 2019
[Auction](#)

3E/131 Lonsdale Street
Melbourne VIC 3000

 Sold on 07 Jan 2019
 \$280,000*

 **293**
 **2**
BEDROOMS
 **235**

2102/8 Downie Street
Melbourne VIC 3000

 Listed on 08 Jan 2019
[Contact Agent](#)

1514/250 Elizabeth Street
Melbourne VIC 3000

 Sold on 28 Dec 2018
 \$650,000*

721/585 La Trobe Street
Melbourne VIC 3000

 Listed on 08 Jan 2019
[Price Upon Application](#)

2510/220 Spencer Street
Melbourne VIC 3000

 Sold on 21 Dec 2018
 Not Disclosed

 **35**
 **3**
BEDROOMS
 **33**

5305/500 Elizabeth Street
Melbourne VIC 3000

 Listed on 07 Jan 2019
 855,000

2607/442-450 Elizabeth Street
Melbourne VIC 3000

 Sold on 13 Dec 2018
 \$840,000*

6603/500 Elizabeth Street
Melbourne VIC 3000

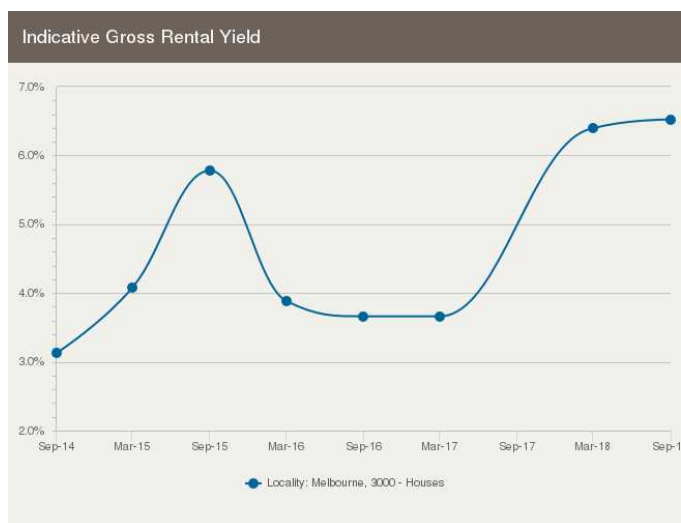
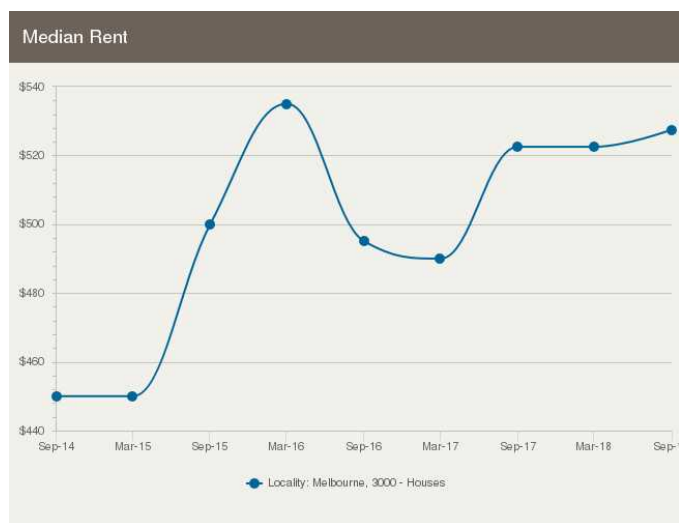
 Listed on 07 Jan 2019
[Contact Agent](#)

1603/270 King Street
Melbourne VIC 3000









 Sold on 29 Nov 2018
 Not Disclosed


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

*Agent advised


HOUSES: FOR RENT


HOUSES: RENTAL ACTIVITY SNAPSHOT
FOR RENT
 **3**
 **2**
BEDROOMS

 <p>1109/620 Collins Street Melbourne VIC 3000</p> <p>Listed on 04 Jan 2019 \$540/W</p> <ul style="list-style-type: none">  1  1  - 	 <p>GROUND FLOOR/31-33 Bourke Street Melbourne</p> <p>Listed on 31 Dec 2018 - /A</p> <ul style="list-style-type: none">  1  1  442m²
--	--

 **0**
 **3**
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

 **0**
 **4**
BEDROOMS

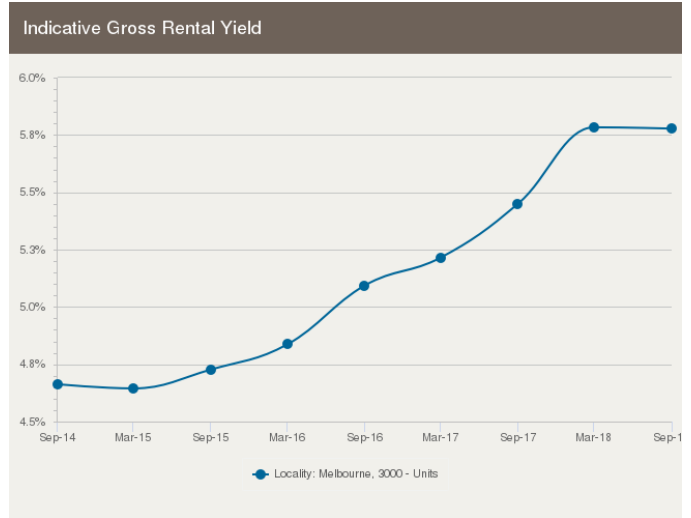
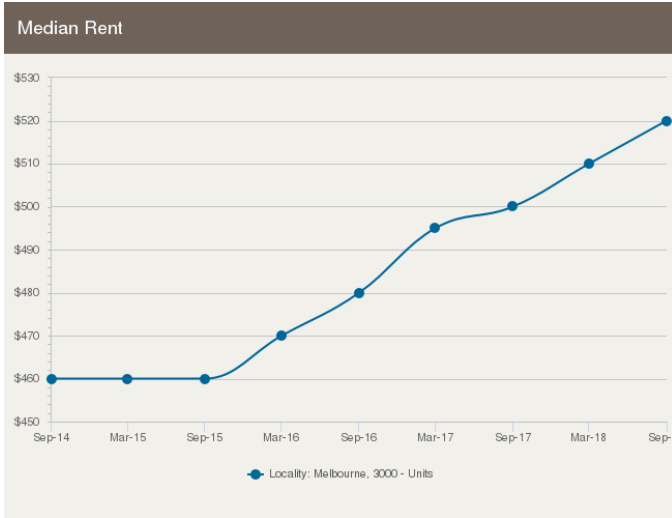
There are no 4 bedroom Houses for rent in this suburb



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

364 1 BEDROOMS

<p>2401/120 Abeckett Street Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 \$520/W</p> - 1 -	<p>3912/120 Abeckett Street Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 - /W</p> - 1 -
--	---

539 2 BEDROOMS

<p>1706/31 Abeckett Street Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 \$620/W</p> - 1 -	<p>3701/60 Abeckett Street Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 - /W</p> - 2 1,292m ²
---	--

46 3 BEDROOMS

<p>6105/135 Abeckett Street Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 \$1,000/W</p> 1 2 -	<p>26 Coromandel Place Melbourne VIC 3000</p> <p>Listed on 07 Jan 2019 \$780/W</p> - 1 364m ²
--	---

= number of units observed as On the Market for Rent within the last month

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