

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.58m**

Quarterly Price Change

**4.47% ↑**

## Median Unit Price\*

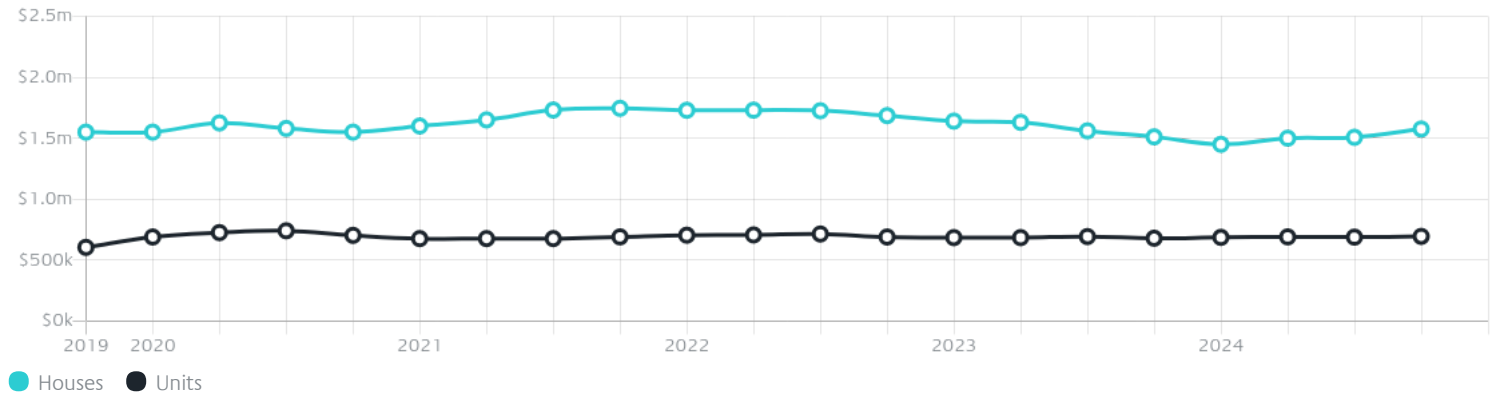
Median

**\$695k**

Quarterly Price Change

**0.87% ↑**

## Quarterly Price Change\*



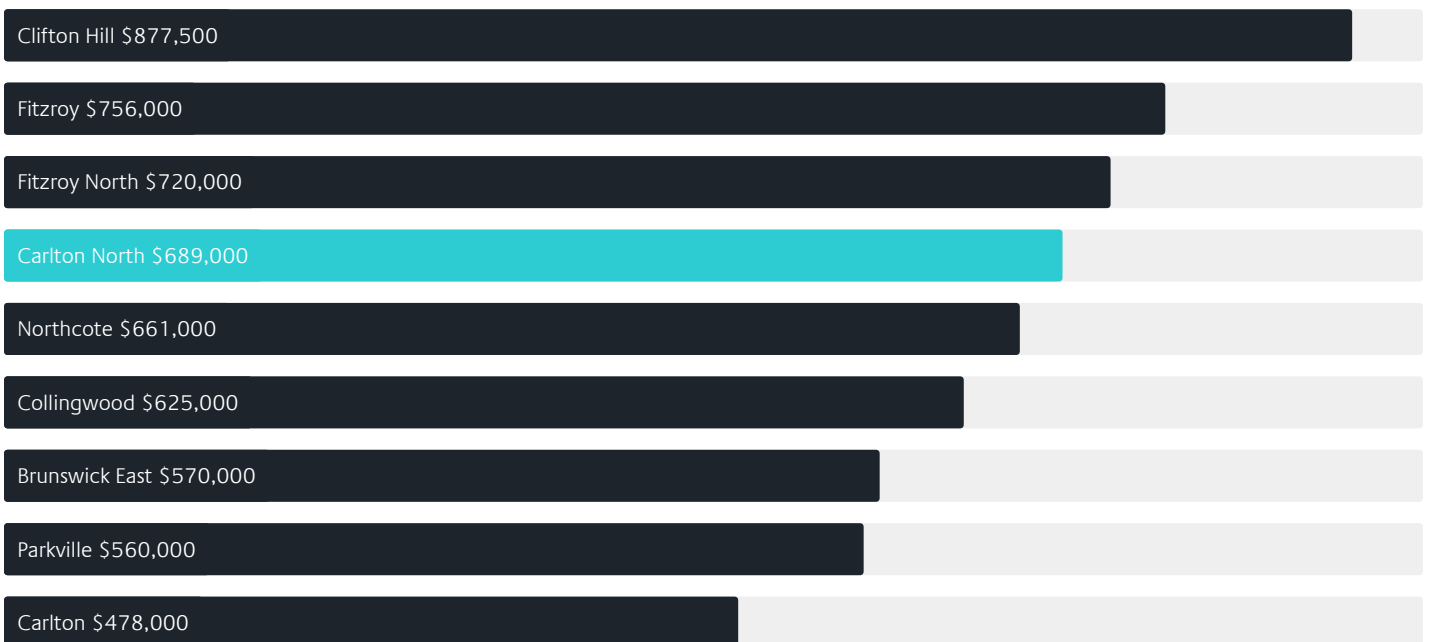
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 84%  
● Private 16%

## Auction Clearance Rate<sup>\*</sup>

61.9%

## Median Days on Market<sup>^</sup>

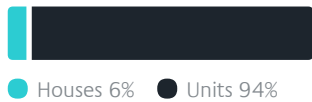
24 days

## Average Hold Period<sup>\*</sup>

9.9 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 6% ● Units 94%

## Ownership<sup>^</sup>



● Owned Outright 32% ● Mortgaged 22% ● Rented 45%

## Population<sup>^</sup>

6,177

## Median Asking Rent per week<sup>\*</sup>

\$793

## Population Growth<sup>^</sup>

-1.95%

## Rental Yield<sup>\*</sup>

2.59%

## Median Age<sup>^</sup>











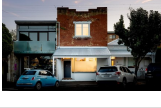

33 years

## Median Household Size<sup>^</sup>













2.3 people

# Sold Properties~













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/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 740 Lygon St CARLTON NORTH	2	House	\$1,010,000	29 Mar 2025
 591 Rathdowne St Carlton North	3	House	\$1,915,000	14 Mar 2025
 245a Richardson St CARLTON NORTH	3	House	\$2,050,000	04 Mar 2025
 80 Amess St Carlton North	3	House	\$2,200,000	01 Mar 2025
 24/999 Rathdowne St CARLTON NORTH	2	Unit	\$861,000	01 Mar 2025
 1044 Drummond St CARLTON NORTH	3	Townhouse	\$1,270,000	01 Mar 2025
 690 Canning St Carlton North	4	House	\$1,939,000	26 Feb 2025
 78 Newry St Carlton North	2	House	\$1,236,000	22 Feb 2025
 54 Davis St Carlton North	2	House	\$1,185,000	15 Feb 2025
 278 Station St Carlton North	4	House	\$2,240,000	15 Feb 2025
 89 Fenwick St Carlton North	3	House	\$1,375,000	08 Feb 2025
 85 Newry St Carlton North	3	House	\$625,000	06 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32/1066 Lygon St Carlton North	1	Subdivided Unit/Villa/Townhouse	\$640,000	31 Jan 2025
 25/174 Lee St Carlton North	1	Apartment	\$451,500	30 Jan 2025
 280 Canning St Carlton North	4	House	\$2,589,000	25 Jan 2025
 244 Amess St Carlton North	3	House	\$1,480,000	17 Jan 2025
 628 Rathdowne St Carlton North	2	House	\$1,525,000	11 Jan 2025
 133 Fenwick St Carlton North	2	House	\$1,375,000	09 Jan 2025
 960 Drummond St Carlton North	3	House	\$2,235,000	23 Dec 2024
 127 Amess St Carlton North	3	House	\$2,265,000	17 Dec 2024
 95 Macpherson St Carlton North	2	House	\$1,300,000	16 Dec 2024
 9/491 Nicholson St Carlton North	3	Unit	\$1,175,000	13 Dec 2024
 6/623 Drummond St Carlton North	2	Unit	\$740,000	07 Dec 2024
 73 Macpherson St Carlton North	3	House	\$1,200,000	03 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 734 Drummond St Carlton North	3	House	\$2,461,000	30 Nov 2024
 624 Canning St CARLTON NORTH	3	House	\$1,940,000	23 Nov 2024
 17 Amess St Carlton North	3	House	\$1,610,000	23 Nov 2024
 17 Davis st Carlton North	2	House	\$1,155,000	23 Nov 2024
 337 Canning St Carlton North	4	House	\$6,350,000	16 Nov 2024
 329 Nicholson St Carlton North	2	House	\$1,055,000	13 Nov 2024
 352 Rathdowne St Carlton North	3	House	\$1,700,000	12 Nov 2024
 1/718 Lygon St Carlton North	2	Apartment	\$665,000	09 Nov 2024
 1/700 Lygon St Carlton North	2	Apartment	\$665,000	09 Nov 2024
 246 Richardson St Carlton North	2	House	\$1,740,000	06 Nov 2024
 2/844 Lygon St Carlton North	1	Apartment	\$509,000	04 Nov 2024
 10/869 Drummond St Carlton North	2	Unit	\$622,000	04 Nov 2024



Please contact your local Jellis Craig office

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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