

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.58m**

Quarterly Price Change

**4.47% ↑**

## Median Unit Price\*

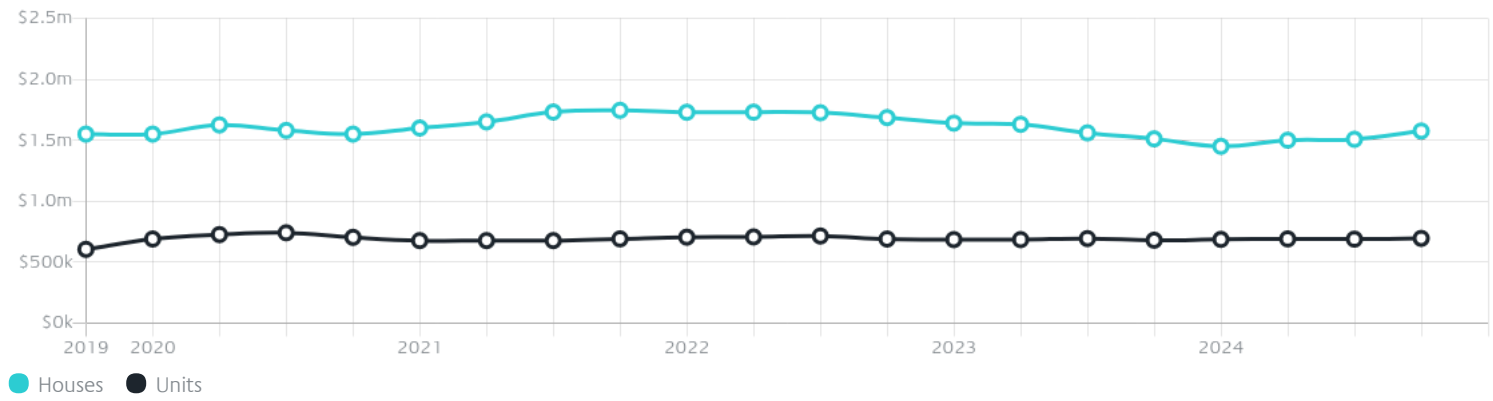
Median

**\$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\*



● Auction 64%  
● Private 36%

## Auction Clearance Rate\*

64.29%

## Median Days on Market^

32 days

## Average Hold Period\*

9.9 years

# Insights

## Dwelling Type^



● Houses 6% ● Units 94%

## Ownership^



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

## Population^

6,177

## Median Asking Rent per week\*

\$793

## Population Growth^

-1.95%

## Rental Yield\*

2.59%

## Median Age^













33 years

## Median Household Size^













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

Address	Bedrooms	Type	Price	Sold
 280 Canning St Carlton North	4	House	\$2,589,000	25 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
 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
 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
 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
 1/700 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10/869 Drummond St Carlton North	2	Unit	\$622,000	04 Nov 2024
 854 Lygon St Carlton North	2	House	\$1,165,000	28 Oct 2024
 129 Curtain St Carlton North	3	House	\$1,150,000	26 Oct 2024
 565 Canning St Carlton North	4	House	\$2,925,000	26 Oct 2024
 630 Rathdowne St Carlton North	4	House	\$2,856,000	26 Oct 2024
 10/1102 Lygon St Carlton North	2	Apartment	\$700,000	23 Oct 2024
 355 Nicholson St Carlton North	3	House	\$1,060,000	21 Oct 2024
 335 Station St Carlton North	3	House	\$2,580,000	15 Oct 2024
 58 Amess St Carlton North	4	House	\$1,400,000	15 Oct 2024
 2/311 Pigdon St Carlton North	2	Apartment	\$850,000	12 Oct 2024
 70 Fenwick St Carlton North	3	House	\$1,815,000	12 Oct 2024
 9 Henry St Carlton North	3	House	\$1,335,000	12 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 325 Nicholson St CARLTON NORTH	2	House	\$1,087,000	11 Oct 2024
 176 Fenwick St Carlton North	2	House	\$1,050,000	08 Oct 2024
 256 Amess St Carlton North	4	House	\$2,050,000	02 Oct 2024
 9/823 Rathdowne St Carlton North	2	Subdivided Unit/Villa/Townhouse	\$606,000	25 Sep 2024
 578 Station St Carlton North	3	House	\$2,051,000	21 Sep 2024
 7/867 Rathdowne St Carlton North	2	Unit	\$750,000	21 Sep 2024
 650 Station St Carlton North	2	House	\$1,680,000	21 Sep 2024
 1 Fletcher La Carlton North	2	House	\$1,013,750	20 Sep 2024
 85 Macpherson St Carlton North	3	House	\$1,200,000	20 Sep 2024
 622 Drummond St Carlton North	3	House	\$1,715,000	14 Sep 2024
 53 Ogrady St Carlton North	2	House	\$1,244,000	13 Sep 2024
 580 Station St CARLTON NORTH	3	House	\$1,400,000	31 Aug 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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