

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.39m

Quarterly Price Change

-8.09% ↓

Median Unit Price*

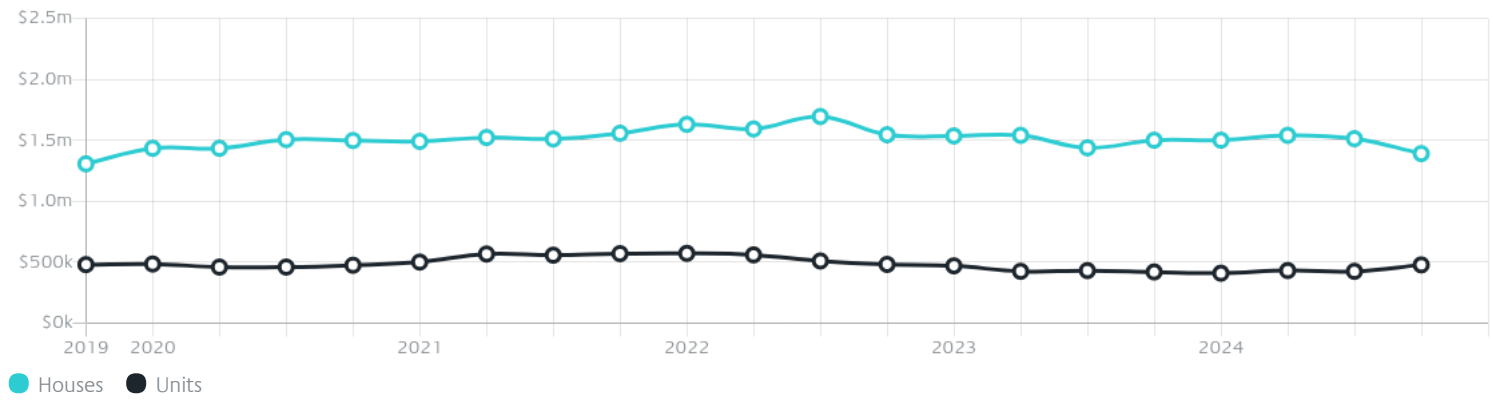
Median

\$478k

Quarterly Price Change

12.47% ↑

Quarterly Price Change*

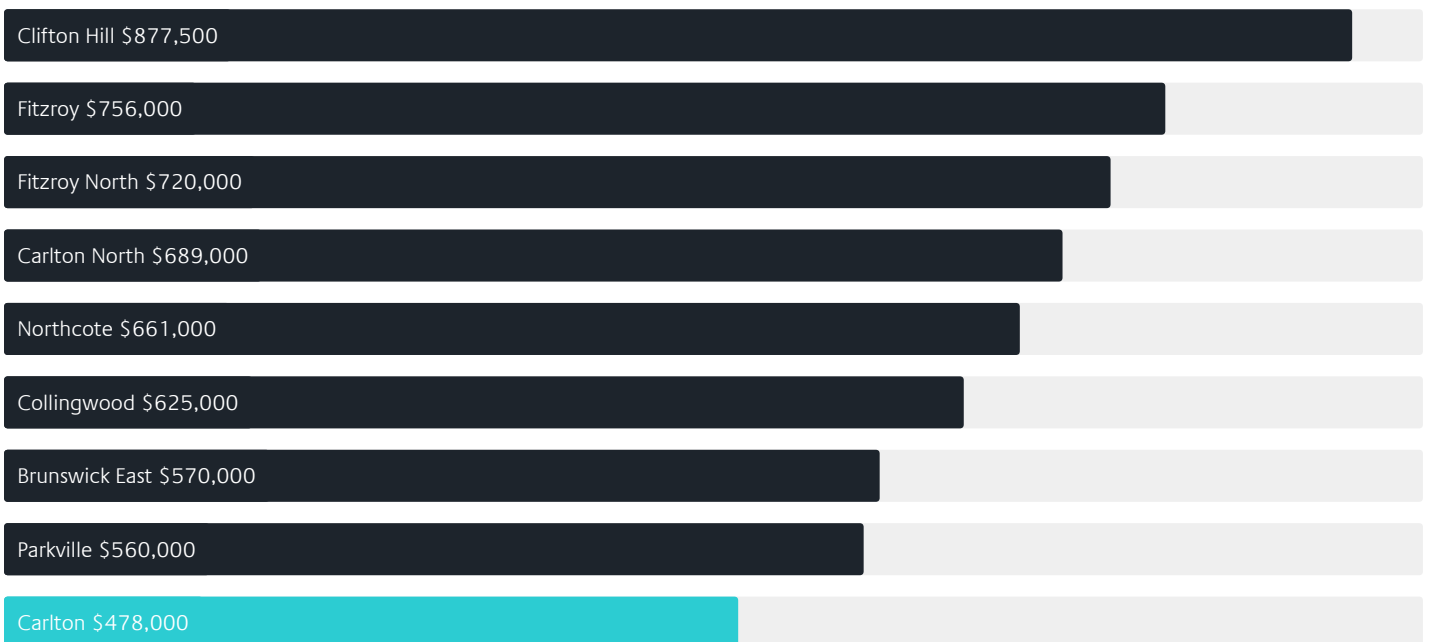


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 18%
● Private 82%

Auction Clearance Rate^{*}

88.24%

Median Days on Market[^]

33 days

Average Hold Period^{*}

8.7 years

Insights

Dwelling Type[^]



● Houses 1% ● Units 99%

Ownership[^]



● Owned Outright 16% ● Mortgaged 12% ● Rented 72%

Population[^]

16,055

Median Asking Rent per week^{*}

\$730

Population Growth[^]

-13.38%

Rental Yield^{*}

2.28%

Median Age[^]













27 years

Median Household Size[^]













1.8 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

Address	Bedrooms	Type	Price	Sold
 703/6 Leicester St Carlton	2	Apartment	\$380,000	30 Jan 2025
 201/101 Grattan St Carlton	2	Apartment	\$579,000	29 Jan 2025
 1915/160 Victoria St Carlton	2	Apartment	\$600,000	23 Jan 2025
 101/1 Queensberry St Carlton	1	Apartment	\$732,000	23 Jan 2025
 5511/570 Lygon St Carlton	1	Apartment	\$253,000	23 Jan 2025
 311/668 Swanston St Carlton	1	Apartment	\$420,000	22 Jan 2025
 5503/570 Lygon St Carlton	1	Apartment	\$215,000	13 Jan 2025
 5714/570 Lygon St Carlton	2	Apartment	\$325,000	13 Jan 2025
 431/800 Swanston St Carlton	1	Strata Unit/Flat	\$155,000	11 Jan 2025
 162 Station St Carlton	2	House	\$965,000	07 Jan 2025
 401/81 Cemetery Rd Carlton	1	Apartment	\$360,000	07 Jan 2025
 9/121 Bouverie St Carlton	1	Strata Unit/Flat	\$100,000	01 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 816/131 Pelham St Carlton	1	Apartment	\$160,000	25 Dec 2024
 41/422 Cardigan St Carlton	1	Apartment	\$510,000	25 Dec 2024
 206/22 Orr St Carlton	1	Apartment	\$150,000	24 Dec 2024
 101/525 Rathdowne St Carlton	1	Apartment	\$342,500	24 Dec 2024
 113/525 Rathdowne St Carlton	1	Flat/Unit/Apartment	\$295,000	23 Dec 2024
 5/48 Leicester St Carlton	3	Apartment	\$870,000	20 Dec 2024
 302C/640 Swanston St Carlton	1	Flat/Unit/Apartment	\$390,000	18 Dec 2024
 22/21 Lytton St Carlton	3	Townhouse	\$1,010,000	16 Dec 2024
 1912/570 Lygon St Carlton	1	Strata Unit/Flat	\$170,000	16 Dec 2024
 8/105 Palmerston St Carlton	4	Townhouse	\$1,170,000	14 Dec 2024
 16/52 Leicester St Carlton	2	Apartment	\$740,000	12 Dec 2024
 4/475 Cardigan St Carlton	3	Apartment	\$580,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 306/42-50 Barry St Carlton	1	Apartment	\$140,000	11 Dec 2024
 2617/555 Swanston St Carlton	2	Flat/Unit/Apartment	\$425,000	10 Dec 2024
 16 Little Cardigan St Carlton	3	House	\$2,380,000	05 Dec 2024
 4209/550 Lygon St Carlton	1	Apartment	\$282,500	05 Dec 2024
 22/116 Drummond St Carlton	2	Apartment	\$720,000	05 Dec 2024
 811/145 Queensberry St Carlton	2	Flat/Unit/Apartment	\$750,000	03 Dec 2024
 706D/604 Swanston St CARLTON	2	Unit	\$535,500	30 Nov 2024
 463 Cardigan St Carlton	3	House	\$1,460,000	29 Nov 2024
 407/81 Cemetery Rd.E Carlton	2	Apartment	\$470,000	27 Nov 2024
 107/42 Barry St Carlton	1	Strata Unit/Flat	\$153,000	27 Nov 2024
 407/81 Cemetery Rd Carlton	2	Flat/Unit/Apartment	\$470,000	27 Nov 2024
 9/249 Rathdowne St Carlton	2	Apartment	\$1,400,000	27 Nov 2024



Please contact your local Jellis Craig office

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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