

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

-1.43% ↓

Median Unit Price*

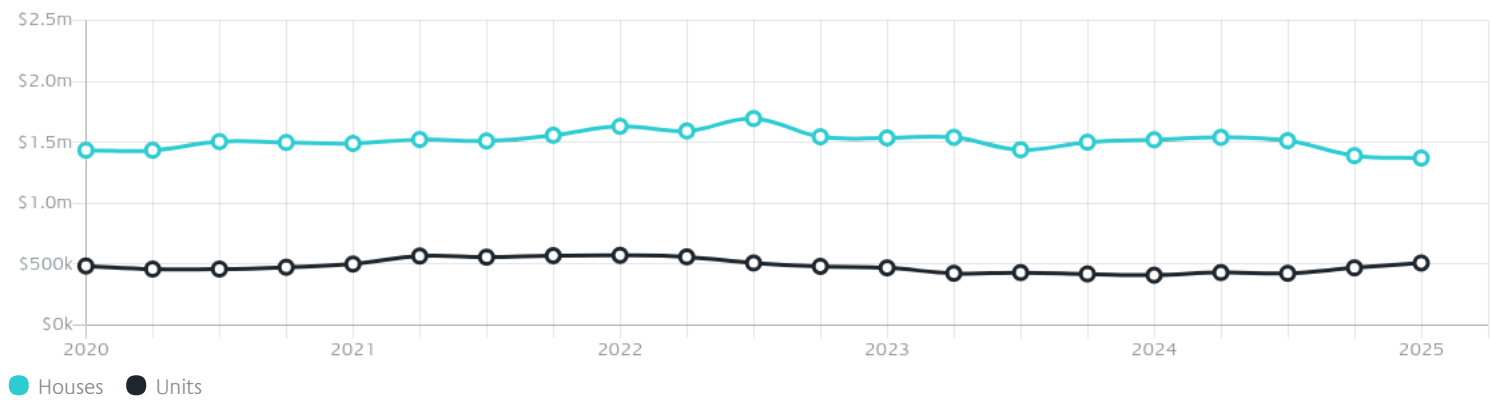
Median

\$510k

Quarterly Price Change

8.40% ↑

Quarterly Price Change*

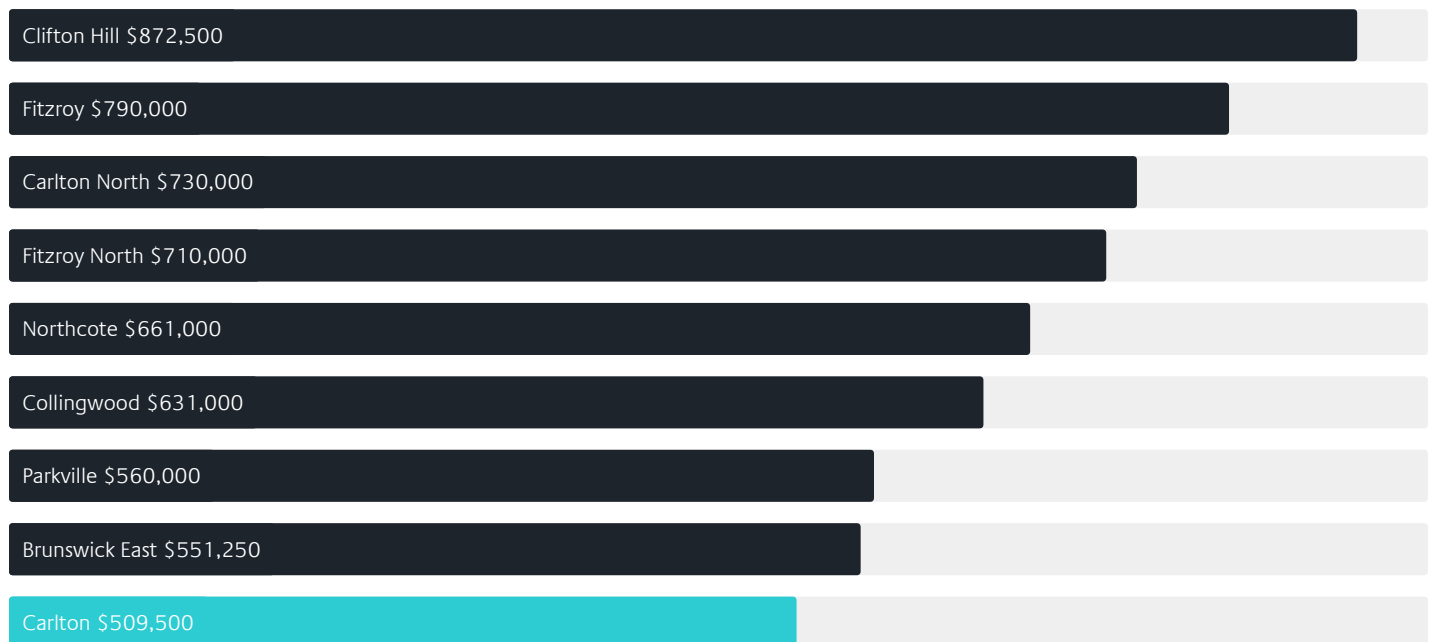


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 25%
● Private 75%

Auction Clearance Rate*

59.09%

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
 11/34 Neill St Carlton	1	Apartment	\$425,000	24 Jun 2025
 302/37 Palmerston St Carlton	2	Apartment	\$640,000	19 Jun 2025
 96 Kay St Carlton	2	House	\$1,125,000	14 Jun 2025
 313/24 Barkly Pl Carlton	1	Apartment	\$130,000	11 Jun 2025
 30/7-29 Little Palmerston St Carlton	2	Apartment	\$785,000	08 Jun 2025
 4/357 Rathdowne St Carlton	3	Apartment	\$1,065,000	07 Jun 2025
 602/131 Pelham St Carlton	1	Apartment	\$150,000	04 Jun 2025
 611/613 Swanston St Carlton	1	Apartment	\$310,000	04 Jun 2025
 7005/160 Victoria St Carlton	2	Apartment	\$1,240,000	31 May 2025
 612/555 Swanston St Carlton	2	Apartment	\$422,000	29 May 2025
 1107/6 Leicester St Carlton	1	Flat/Unit/Apartment	\$265,000	29 May 2025
 1809/570 Lygon St Carlton	1	Apartment	\$235,000	29 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 201/668 Swanston St Carlton	3	Apartment	\$950,000	28 May 2025
 5/25 Barkly St Carlton	1	Flat/Unit/Apartment	\$390,000	28 May 2025
 11 David St Carlton	3	House	\$1,763,000	24 May 2025
 702/488 Swanston St Carlton	2	Apartment	\$280,000	21 May 2025
 708/1 Bouverie St Carlton	2	Flat/Unit/Apartment	\$388,500	20 May 2025
 121/101 Grattan St Carlton	2	Apartment	\$670,000	20 May 2025
 504/42 Barry St Carlton	1	Strata Unit/Flat	\$155,000	20 May 2025
 155 Faraday St Carlton	2	Townhouse	\$1,200,000	16 May 2025
 46 Grattan Pl Carlton	2	House	\$1,850,000	16 May 2025
 3712/478 Swanston St Carlton	1	Strata Unit/Flat	\$150,000	16 May 2025
 239/800 Swanston St Carlton	1	Strata Unit/Flat	\$152,500	15 May 2025
 708/127 Leicester St Carlton	1	Strata Unit/Flat	\$165,000	15 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 406/94 Canning St Carlton	2	Flat/Unit/Apartment	\$655,100	14 May 2025
 1611/570 Lygon St Carlton	1	Studio Apartment	\$192,500	13 May 2025
 2904/570 Lygon St CARLTON	2	Apartment	\$330,000	12 May 2025
 570/488 Swanston St Carlton	2	Strata Unit/Flat	\$230,000	12 May 2025
 3/121 Rathdowne St Carlton	2	Apartment	\$681,000	10 May 2025
 14/3 Lytton St CARLTON	2	Unit	\$725,000	09 May 2025
 2604/160 Victoria St Carlton	2	Apartment	\$680,000	08 May 2025
 135/51 Rathdowne St Carlton	1	Flat/Unit/Apartment	\$236,000	07 May 2025
 106 Canning St Carlton	4	House	\$2,350,000	06 May 2025
 512/9 Earl St Carlton	1	Apartment	\$141,100	05 May 2025
 616/555 Swanston St Carlton	2	Flat/Unit/Apartment	\$370,000	05 May 2025
 610/8 Elgin St Carlton	2	Strata Unit/Flat	\$540,500	04 May 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.