

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.37m**

Quarterly Price Change

**-1.43% ↓**

## Median Unit Price\*

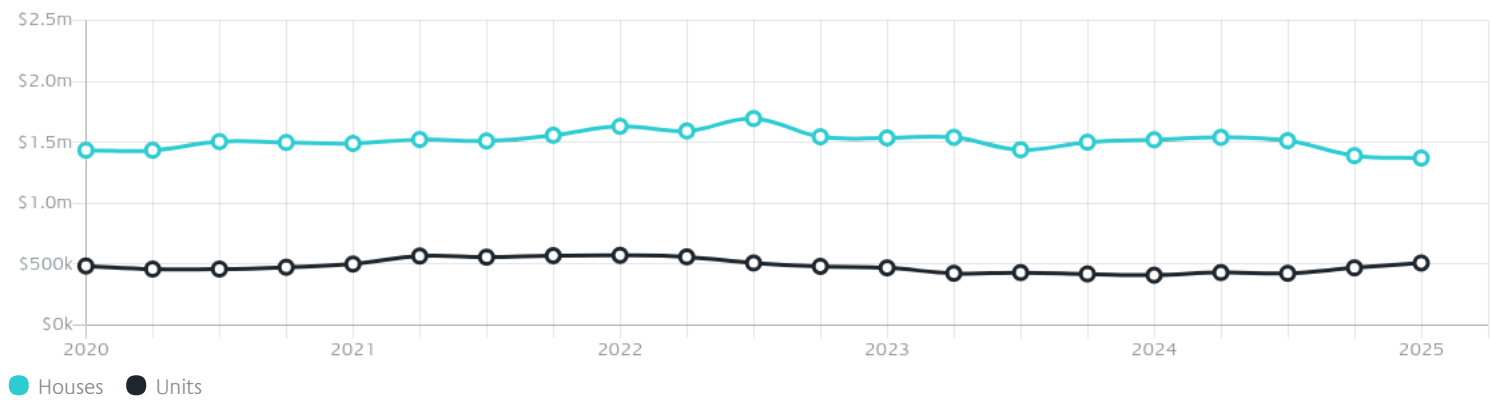
Median

**\$510k**

Quarterly Price Change

**8.40% ↑**

## Quarterly Price Change\*



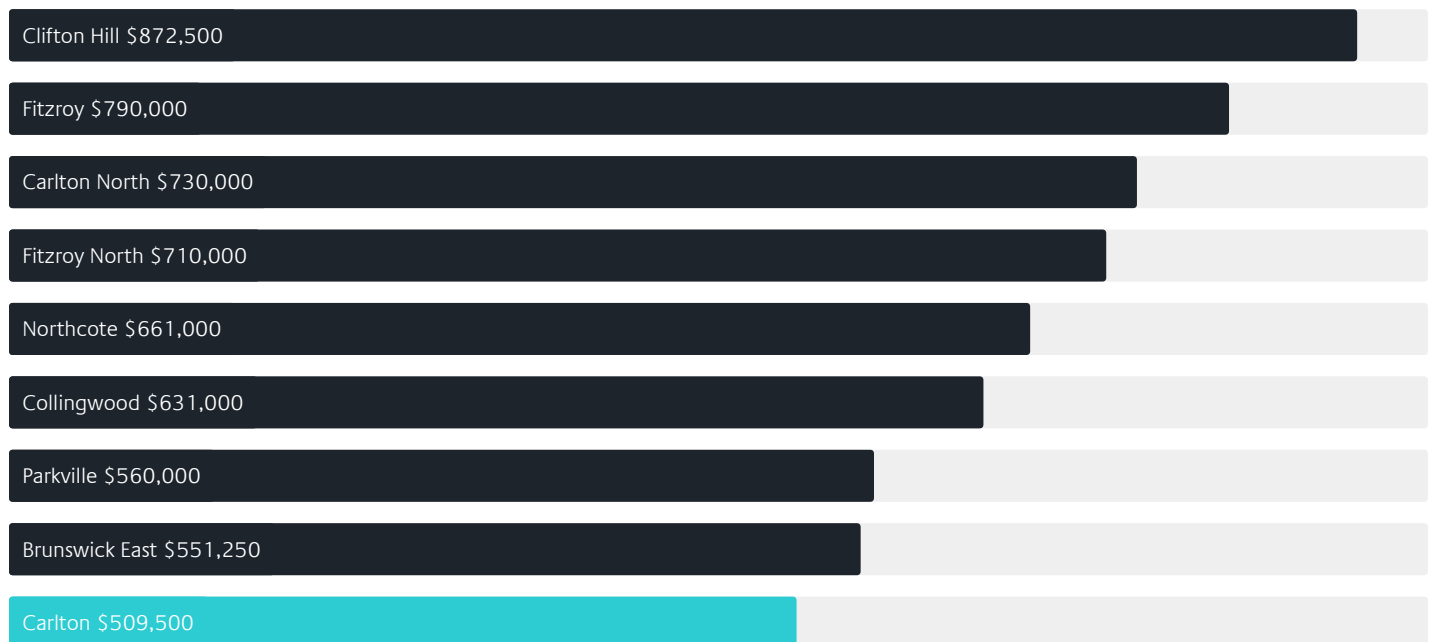
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 20%  
● Private 80%

Auction Clearance Rate\*

52.63%

Median Days on Market^

28 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^











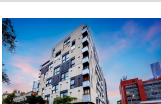

27 years

Median Household Size^







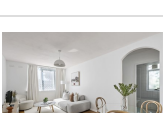
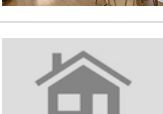
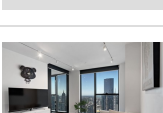
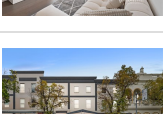
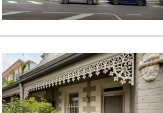
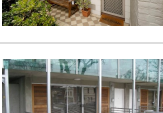
1.8 people

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

Address	Bedrooms	Type	Price	Sold
 11 David St Carlton	3	House	\$1,763,000	24 May 2025
 702/488 Swanston St Carlton	2	Apartment	\$280,000	21 May 2025
 121/101 Grattan St Carlton	2	Apartment	\$670,000	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
 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
 3/121 Rathdowne St Carlton	2	Apartment	\$681,000	10 May 2025
 2604/160 Victoria St Carlton	2	Apartment	\$680,000	08 May 2025
 512/9 Earl St Carlton	1	Apartment	\$141,100	05 May 2025
 202/82 Canning St Carlton	1	Apartment	\$420,000	03 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 901A/640 Swanston St Carlton	1	Apartment	\$493,000	02 May 2025
 7/116 Drummond St Carlton	2	Apartment	\$768,000	25 Apr 2025
 309/131 Pelham St Carlton	1	Apartment	\$135,000	23 Apr 2025
 233/746 Swanston St Carlton	1	Strata Unit/Flat	\$200,000	18 Apr 2025
 2009/555 Swanston St Carlton	1	Apartment	\$285,000	17 Apr 2025
 608/131 Pelham St Carlton	1	Strata Unit/Flat	\$153,000	17 Apr 2025
 3/289 Nicholson St Carlton	2	Apartment	\$540,000	16 Apr 2025
 4217/550 Lygon St Carlton	1	Strata Unit/Flat	\$250,000	16 Apr 2025
 5804/160 Victoria St Carlton	1	Apartment	\$445,800	15 Apr 2025
 6/101 Grattan St Carlton	2	Flat/Unit/Apartment	\$500,000	15 Apr 2025
 63 Barkly St Carlton	2	House	\$1,300,000	12 Apr 2025
 2/355 Rathdowne St Carlton	2	Flat/Unit/Apartment	\$555,000	10 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5108/570 Lygon St Carlton	1	Apartment	\$225,000	09 Apr 2025
 4123/550 Lygon St Carlton	2	Apartment	\$282,000	08 Apr 2025
 1312/570 Lygon St Carlton	2	Strata Unit/Flat	\$286,000	08 Apr 2025
 505B/640 Swanston St Carlton	2	Apartment	\$745,000	08 Apr 2025
 1419/555 Swanston St Carlton	2	Apartment	\$375,000	08 Apr 2025
 2205/555 Swanston St Carlton	1	Apartment	\$295,000	07 Apr 2025
 806/488 Swanston St CARLTON	3	Apartment	\$290,000	06 Apr 2025
 29/36-44 Drummond St Carlton	2	Unit	\$605,000	05 Apr 2025
 32/109 Lygon St Carlton	1	Studio Apartment	\$155,000	02 Apr 2025
 557/800 Swanston St Carlton	1	Strata Unit/Flat	\$150,000	02 Apr 2025
 265/800 Swanston St Carlton	1	Apartment	\$142,000	01 Apr 2025
 307/488 Swanston St Carlton	2	Strata Unit/Flat	\$240,000	01 Apr 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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