

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

-1.43% ↓

Median Unit Price*

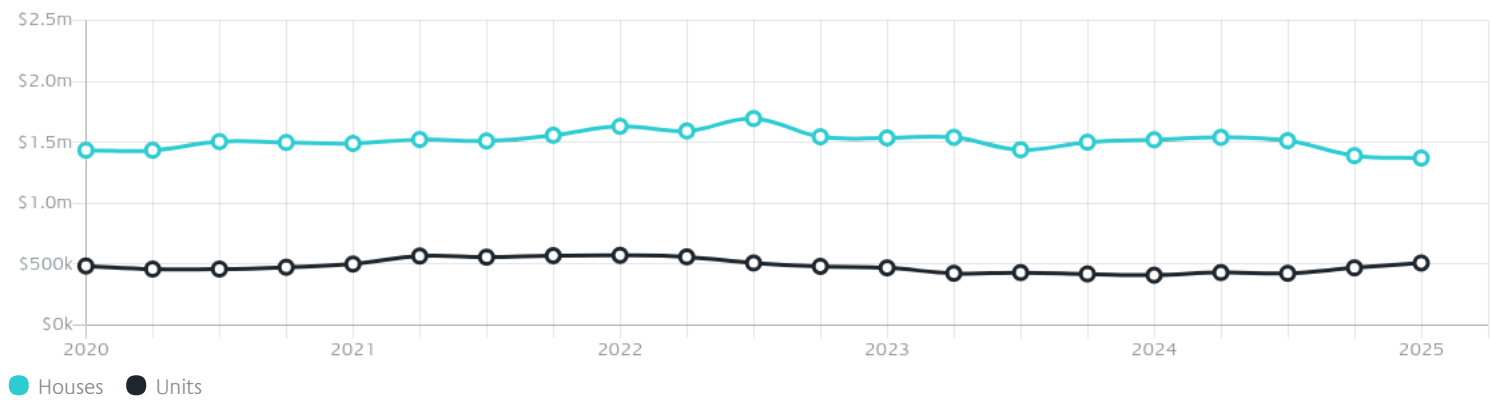
Median

\$510k

Quarterly Price Change

8.40% ↑

Quarterly Price Change*

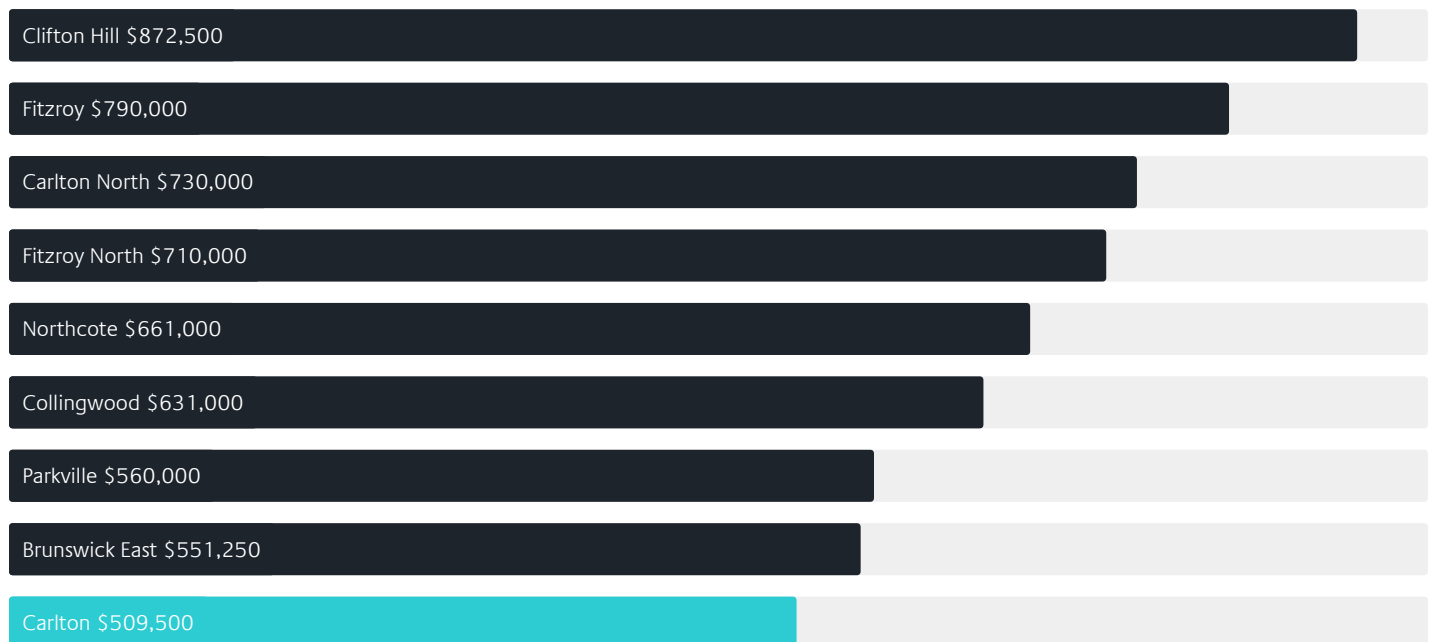


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 17%
● Private 83%

Auction Clearance Rate*

57.14%

Median Days on Market^

34 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^








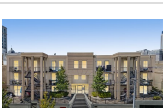

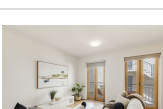
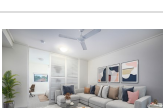
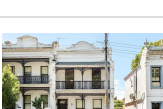
27 years

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
 3/289 Nicholson St Carlton	2	Apartment	\$540,000	16 Apr 2025
 5804/160 Victoria St Carlton	1	Apartment	\$445,800	15 Apr 2025
 63 Barkly St Carlton	2	House	\$1,300,000	12 Apr 2025
 5108/570 Lygon St Carlton	1	Apartment	\$225,000	09 Apr 2025
 4123/550 Lygon St Carlton	2	Apartment	\$282,000	08 Apr 2025
 1419/555 Swanston St Carlton	2	Apartment	\$375,000	08 Apr 2025
 505B/640 Swanston St Carlton	2	Apartment	\$745,000	08 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
 107/101 Grattan St Carlton	2	Apartment	\$582,000	31 Mar 2025
 273/800 Swanston St Carlton	1	Apartment	\$187,000	31 Mar 2025
 88 Carlton St Carlton	6	House	\$3,517,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 302A/640 Swanston St Carlton	2	Apartment	\$692,500	28 Mar 2025
 608/570 Swanston St Carlton	2	Apartment	\$272,000	26 Mar 2025
 16/101 Grattan St Carlton	1	Flat/Unit/Apartment	\$520,000	26 Mar 2025
 307/22 Orr St Carlton	2	Strata Unit/Flat	\$295,000	25 Mar 2025
 922/528 Swanston St Carlton	1	Apartment	\$230,000	25 Mar 2025
 913/131 Pelham St Carlton	1	Strata Unit/Flat	\$160,000	24 Mar 2025
 52 Little Palmerston St Carlton	3	House	\$1,117,000	24 Mar 2025
 309 Rathdowne st Carlton	2	House	\$995,000	22 Mar 2025
 5204/570 Lygon St Carlton	1	Strata Unit/Flat	\$177,500	22 Mar 2025
 26/116-140 Drummond St Carlton	2	Apartment	\$770,000	21 Mar 2025
 213/528 Swanston St Carlton	1	Apartment	\$215,000	20 Mar 2025
 101/112 Keppel St Carlton	1	Apartment	\$440,000	19 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Dorrit St Carlton	2	House	\$1,013,000	19 Mar 2025
 102B/640 Swanston St Carlton	1	Apartment	\$505,000	18 Mar 2025
 776/488 Swanston St Carlton	1	Strata Unit/Flat	\$330,000	17 Mar 2025
 257 Drummond St Carlton	3	House	\$1,520,000	15 Mar 2025
 83 Faraday St Carlton	3	House	\$2,900,000	13 Mar 2025
 3719/478 Swanston St Carlton	1	Strata Unit/Flat	\$162,000	13 Mar 2025
 417D/604 Swanston St Carlton	1	Flat/Unit/Apartment	\$365,000	10 Mar 2025
 18/25 Barkly St Carlton	1	Apartment	\$385,000	07 Mar 2025
 717/800 Swanston St Carlton	1	Strata Unit/Flat	\$175,000	07 Mar 2025
 1507/160 Victoria St Carlton	2	Apartment	\$538,800	04 Mar 2025
 6314/570 Lygon St Carlton	1	Apartment	\$178,000	04 Mar 2025
 1102/6 Leicester St Carlton	2	Flat/Unit/Apartment	\$370,000	03 Mar 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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