

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.08m**

Quarterly Price Change

**0.46% ↑**

## Median Unit Price\*

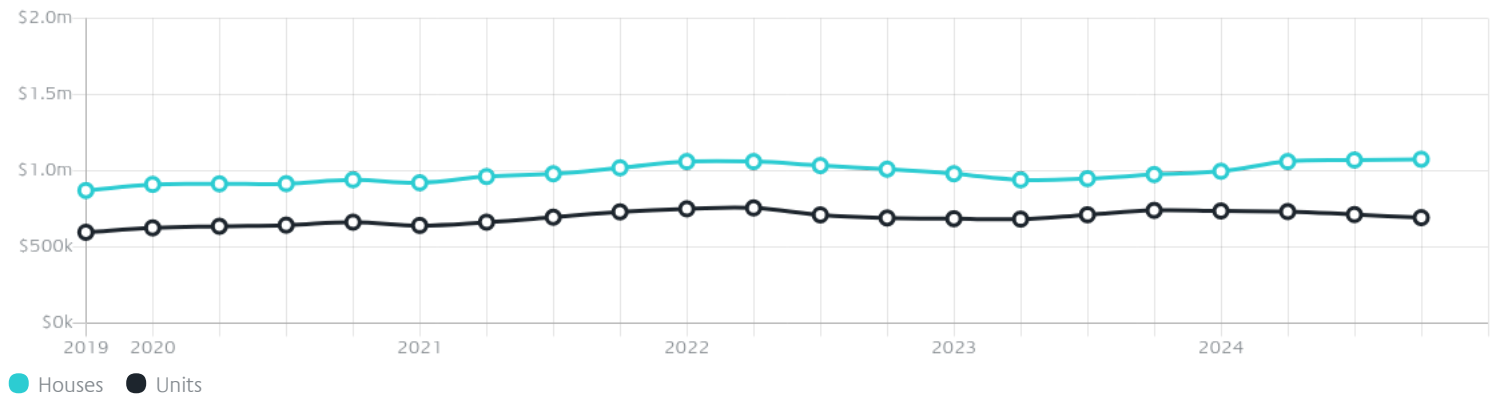
Median

**\$692k**

Quarterly Price Change

**-2.87% ↓**

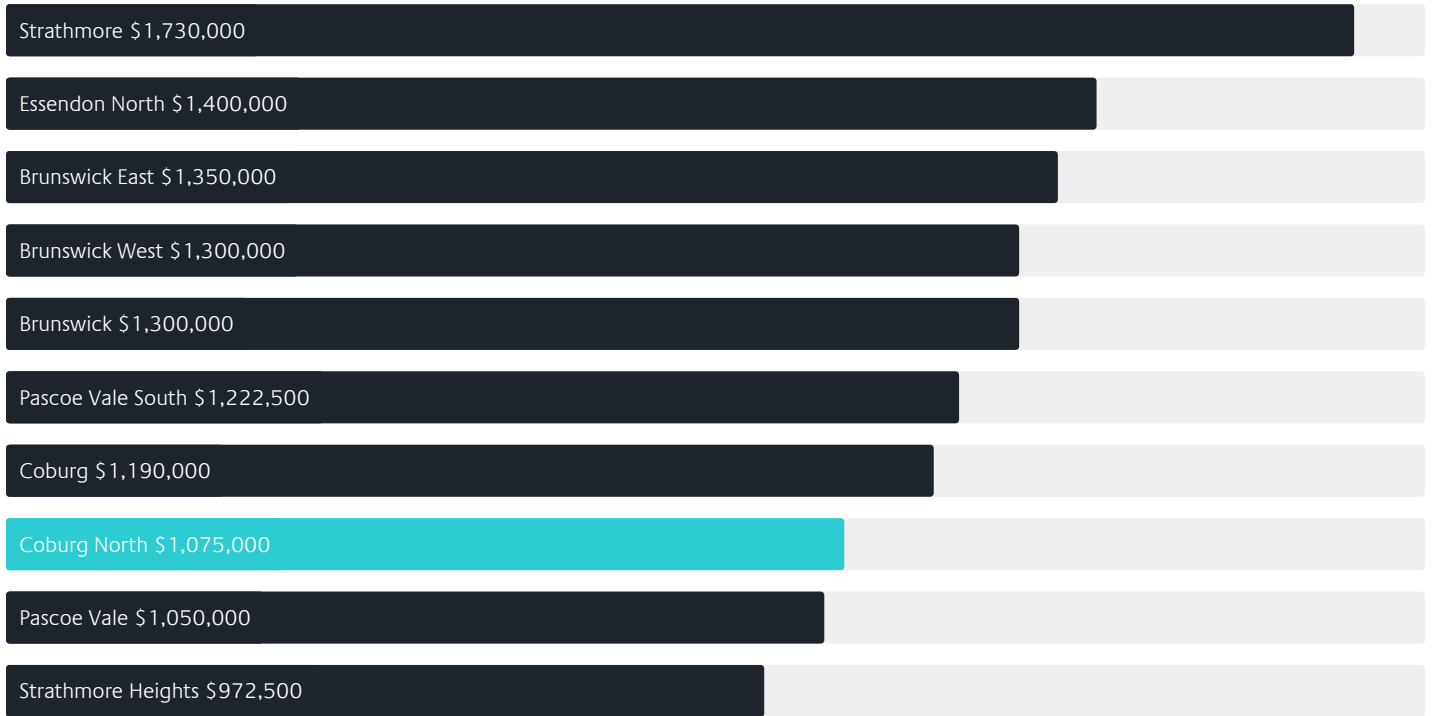
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 80%  
● Private 20%

## Auction Clearance Rate<sup>\*</sup>

85%

## Median Days on Market<sup>^</sup>

25 days

## Average Hold Period<sup>\*</sup>

6.4 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 76% ● Units 24%

## Ownership<sup>^</sup>



● Owned Outright 33% ● Mortgaged 40% ● Rented 27%

## Population<sup>^</sup>

8,327

## Median Asking Rent per week<sup>\*</sup>

\$600

## Population Growth<sup>^</sup>

9.55%

## Rental Yield<sup>\*</sup>

2.92%

## Median Age<sup>^</sup>













38 years

## Median Household Size<sup>^</sup>













2.5 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
 26 Portrait Way Coburg North	3	House	\$985,000	22 Mar 2025
 3/26 Renown St Coburg North	2	Villa	\$725,000	22 Mar 2025
 14 Julius St Coburg North	3	House	\$1,486,000	22 Mar 2025
 3/28 Arthur St Coburg North	3	Unit	\$961,000	15 Mar 2025
 10 Headley St Coburg North	2	House	\$1,000,000	13 Mar 2025
 24 Keane St Coburg North	2	Unit	\$740,000	12 Mar 2025
 1/2 Headley St Coburg North	3	Townhouse	\$875,000	09 Mar 2025
 3 Image Wk Coburg North	4	House	\$640,000	08 Mar 2025
 47 Boundary Rd Coburg North	4	House	\$780,000	01 Mar 2025
 4 Muriel Ct Coburg North	3	House	\$1,070,000	28 Feb 2025
 1/10 Snapshot Dr Coburg North	1	Apartment	\$325,000	17 Feb 2025
 7 Ballard Av Coburg North	3	House	\$895,000	04 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/35 Rollo St Coburg North	2	Townhouse	\$830,000	02 Feb 2025
 2 Golf Rd Coburg North	3	House	\$1,162,000	01 Feb 2025
 57 Snapshot Dr Coburg North	2	Townhouse	\$720,000	28 Jan 2025
 1/25 Tonkin Av COBURG NORTH	3	Villa	\$695,000	20 Jan 2025
 6 Muriel Ct Coburg North	3	House	\$1,132,000	14 Dec 2024
 7 Snapshot Dr Coburg North	4	House	\$1,175,000	14 Dec 2024
 12 Spectrum Way Coburg North	4	House	\$1,188,888	14 Dec 2024
 5/848 Sydney Rd Coburg North	2	Townhouse	\$490,000	12 Dec 2024
 26 Mathieson St Coburg North	3	House	\$1,000,000	12 Dec 2024
 11 Mashobra St COBURG NORTH	4	House	\$1,494,500	11 Dec 2024
 875 Sydney Rd Coburg North	2	House	\$675,000	09 Dec 2024
 36 Ronald St Coburg North	5	House	\$1,460,000	05 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 53 Shorts Rd Coburg North	3	House	\$1,145,000	03 Dec 2024
 44 Jackson Pde COBURG NORTH	3	House	\$1,435,000	30 Nov 2024
 43 Spry St Coburg North	3	House	\$770,000	30 Nov 2024
 50 Shorts Rd COBURG NORTH	4	House	\$1,390,000	29 Nov 2024
 30 Spry St Coburg North	3	House	\$1,135,000	23 Nov 2024
 12 Athol Av Coburg North	3	House	\$1,160,000	23 Nov 2024
 65 Spectrum Way Coburg North	3	House	\$957,000	23 Nov 2024
 28 Guilfoyle Av Coburg North	3	House	\$920,000	22 Nov 2024
 6/15 Marama St Coburg North	1	Subdivided Unit/Villa/Townhouse	\$418,000	21 Nov 2024
 55 Shorts Rd Coburg North	3	House	\$1,120,000	18 Nov 2024
 37 Bakers Rd Coburg North	3	House	\$910,000	16 Nov 2024
 24 Newlands Rd Coburg North	4	House	\$1,100,000	16 Nov 2024

# Jellis Craig

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03 9387 5888

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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