

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.08m

Quarterly Price Change

0.46% ↑

Median Unit Price*

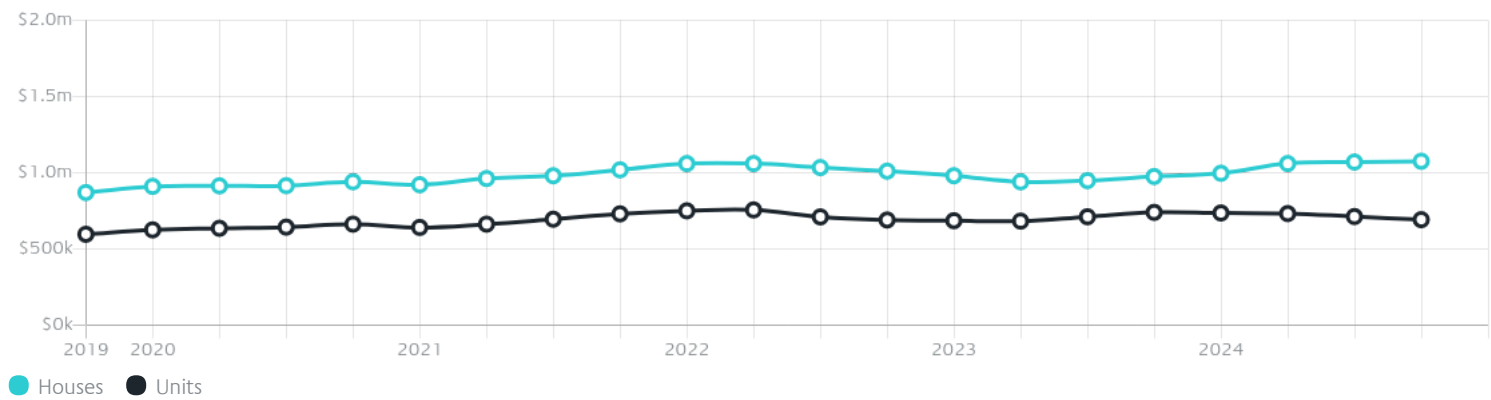
Median

\$692k

Quarterly Price Change

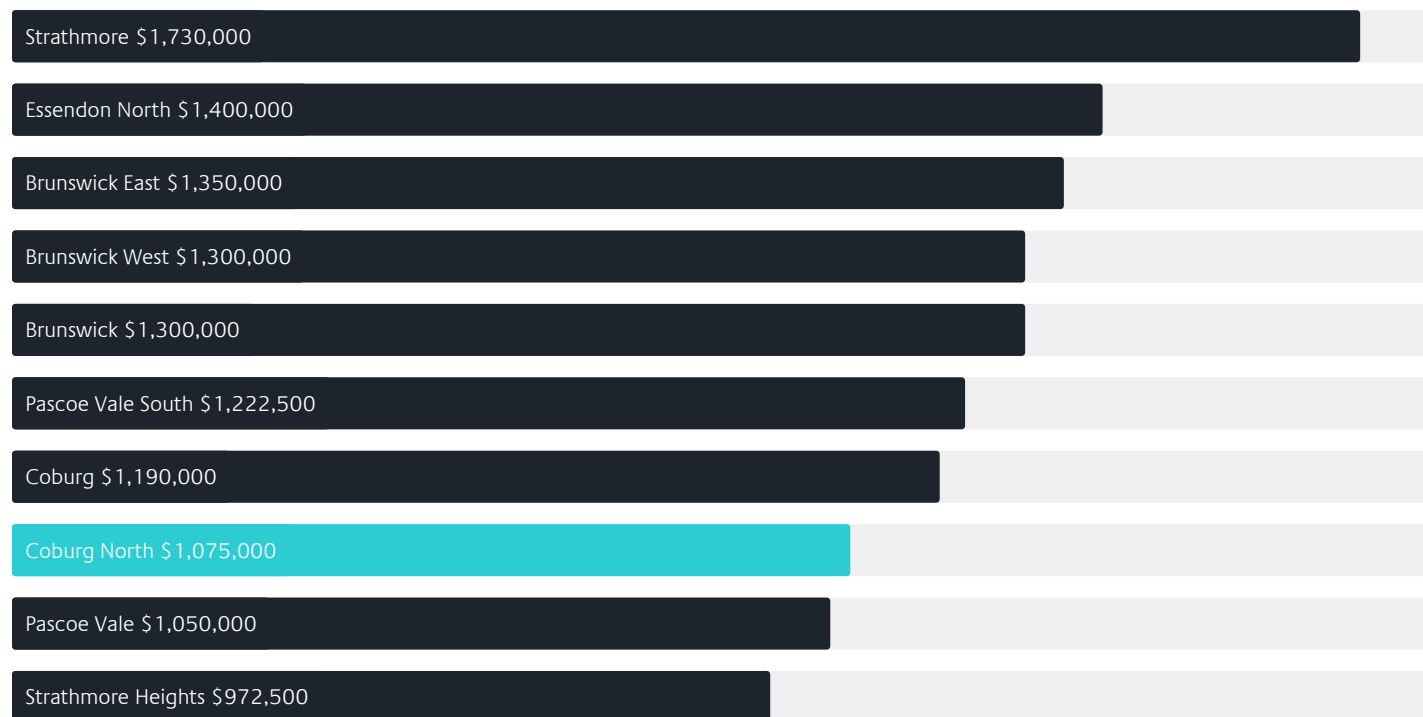
-2.87% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 75%
● Private 25%

Auction Clearance Rate*

87.5%

Median Days on Market^

26 days

Average Hold Period*

6.4 years

Insights

Dwelling Type^



● Houses 76% ● Units 24%

Ownership^



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

Population^

8,327

Median Asking Rent per week*

\$600

Population Growth^

9.55%

Rental Yield*

2.92%

Median Age^













38 years

Median Household Size^










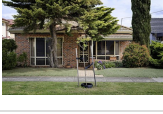
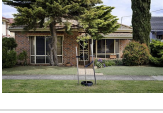

2.5 people

Sold Properties~











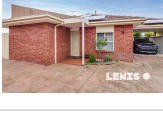

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7 Snapshot Dr Coburg North	4	House	\$1,175,000	14 Dec 2024
 6 Muriel Ct Coburg North	3	House	\$1,132,000	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
 11 Mashoobra St COBURG NORTH	4	House	\$1,494,500	11 Dec 2024
 875 Sydney Rd Coburg North	2	House	\$675,000	09 Dec 2024
 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
 65 Spectrum Way Coburg North	3	House	\$957,000	23 Nov 2024
 30 Spry St Coburg North	3	House	\$1,135,000	23 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Athol Av Coburg North	3	House	\$1,160,000	23 Nov 2024
 28 Guilfoyle Av Coburg North	3	House	\$920,000	22 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
 30 Shorts Rd Coburg North	4	House	\$951,000	16 Nov 2024
 3/15 Marama St Coburg North	2	Apartment	\$402,500	06 Nov 2024
 38 Shore Gr Coburg North	4	House	\$1,635,000	06 Nov 2024
 7 Keady St Coburg North	5	House	\$1,250,000	05 Nov 2024
 6 Danthonia St Coburg North	3	House	\$855,000	02 Nov 2024
 1/29 Rodney Av Coburg North	3	Unit	\$826,000	30 Oct 2024
 29 Rodney Av Coburg North	3	Unit	\$826,000	30 Oct 2024
 16 Mathieson St Coburg North	4	House	\$1,050,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Pallett St Coburg North	3	House	\$968,500	26 Oct 2024
 41 Boyne St Coburg North	3	House	\$1,380,000	26 Oct 2024
 4 Delta Av Coburg North	3	House	\$1,220,000	23 Oct 2024
 57 Spectrum Way Coburg North	2	House	\$740,000	19 Oct 2024
 3/50 Livingstone St Coburg North	2	Unit	\$691,000	19 Oct 2024
 25 Goleen St Coburg North	3	House	\$980,000	12 Oct 2024
 41 Mashoobra St COBURG NORTH	2	House	\$900,000	01 Oct 2024
 190 Elizabeth St Coburg North	4	House	\$975,000	25 Sep 2024
 42 Murray Rd Coburg North	3	Townhouse	\$720,000	25 Sep 2024
 6/10 Snapshot Dr Coburg North	1	Apartment	\$335,000	24 Sep 2024
 4/7 Ryland St Coburg North	2	Unit	\$661,500	23 Sep 2024
 65 Snapshot Dr Coburg North	3	House	\$956,000	21 Sep 2024



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179 Sydney Rd, Brunswick
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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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