

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.04m

Quarterly Price Change

-3.25% ↓

Median Unit Price*

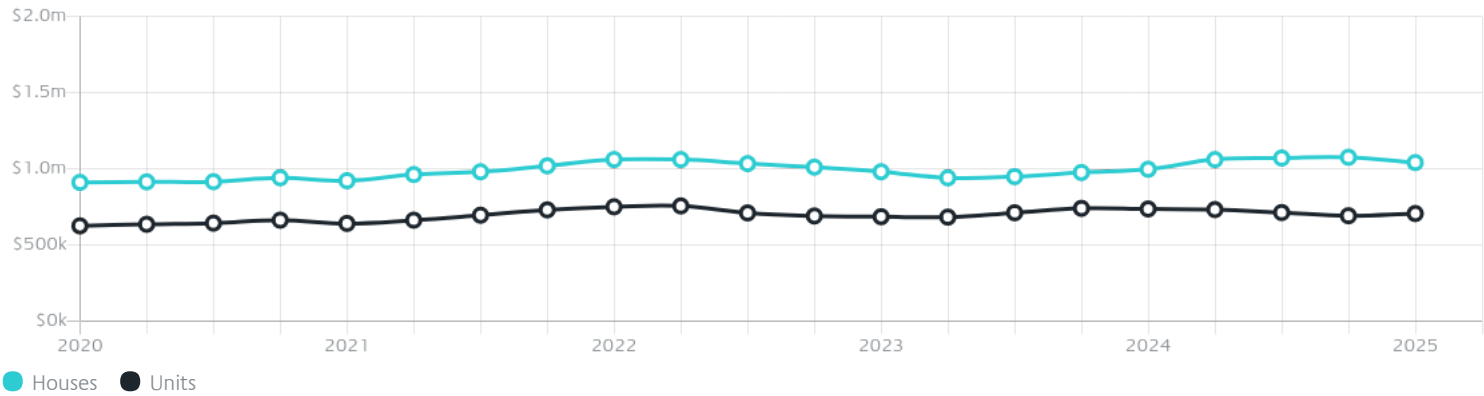
Median

\$706k

Quarterly Price Change

2.09% ↑

Quarterly Price Change*

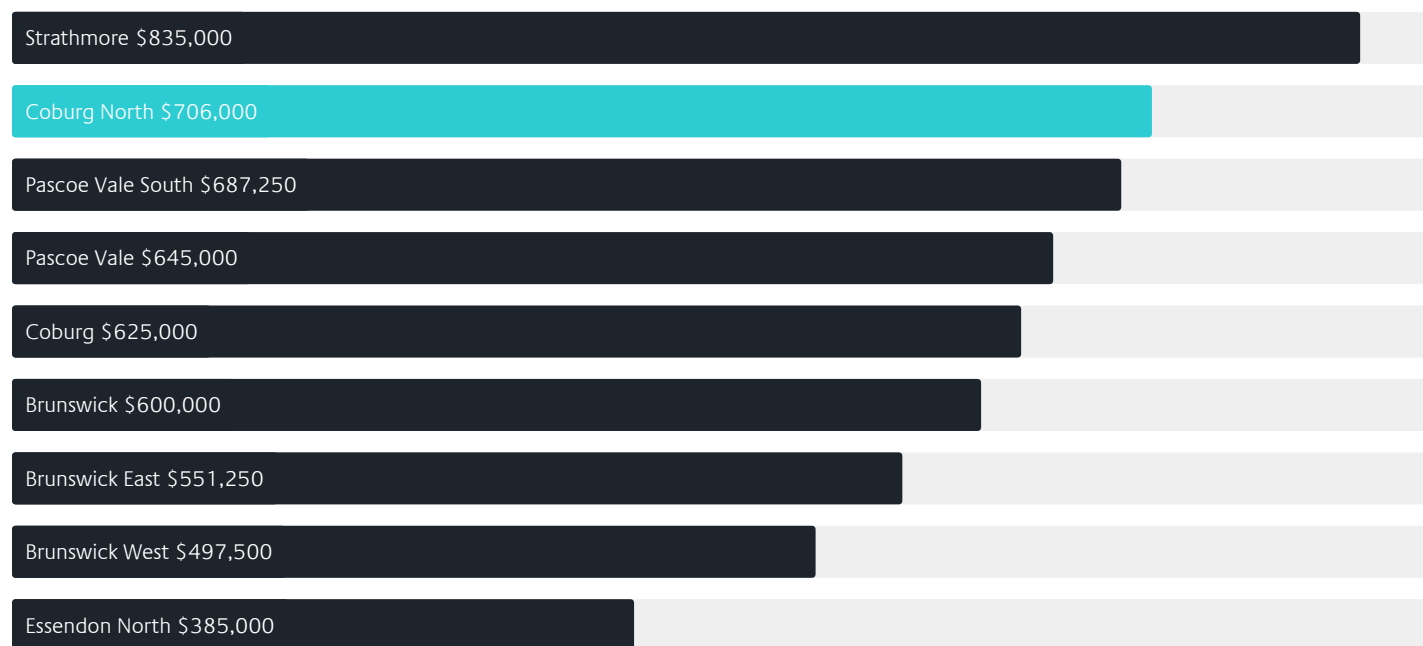


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 72%
● Private 28%

Auction Clearance Rate*

86.96%

Median Days on Market^

25 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*

\$640

Population Growth^

9.55%

Rental Yield*

2.92%

Median Age^













38 years

Median Household Size^









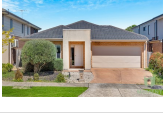



2.5 people

Sold Properties~











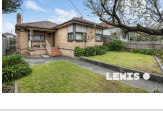

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Danthonia St Coburg North	2	Unit	\$640,000	30 Apr 2025
 24a Lincoln Av Coburg North	4	House	\$1,480,000	17 Apr 2025
 8 Rodney Av Coburg North	2	House	\$1,109,000	13 Apr 2025
 15 Camera Wlk Coburg North	2	Townhouse	\$770,000	09 Apr 2025
 55 Golf Rd Coburg North	3	House	\$1,340,000	05 Apr 2025
 4/1-3 Ida St Coburg North	2	Townhouse	\$915,000	31 Mar 2025
 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
 23 Goleen St Coburg North	3	House	\$995,000	15 Mar 2025
 10 Headley St Coburg North	2	House	\$1,000,000	13 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Keane St Coburg North	2	Unit	\$740,000	12 Mar 2025
 9 Manly Ct Coburg North	2	House	\$965,000	11 Mar 2025
 1/2 Headley St Coburg North	3	Townhouse	\$875,000	09 Mar 2025
 3 Image Wlk Coburg North	4	House	\$640,000	08 Mar 2025
 1b Rollo St Coburg North	2	House	\$325,000	04 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
 3 Spectrum Way Coburg North	4	House	\$1,030,000	14 Feb 2025
 2a Adler Gr Coburg North	3	House	\$745,000	13 Feb 2025
 7 Ballard Av Coburg North	3	House	\$895,000	04 Feb 2025
 1/35 Rollo St Coburg North	2	Townhouse	\$830,000	02 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Golf Rd Coburg North	3	House	\$1,162,000	01 Feb 2025
 107 Shorts Rd Coburg North	2	House	\$1,185,000	30 Jan 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 Mashoobra 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



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179 Sydney Rd, Brunswick
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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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