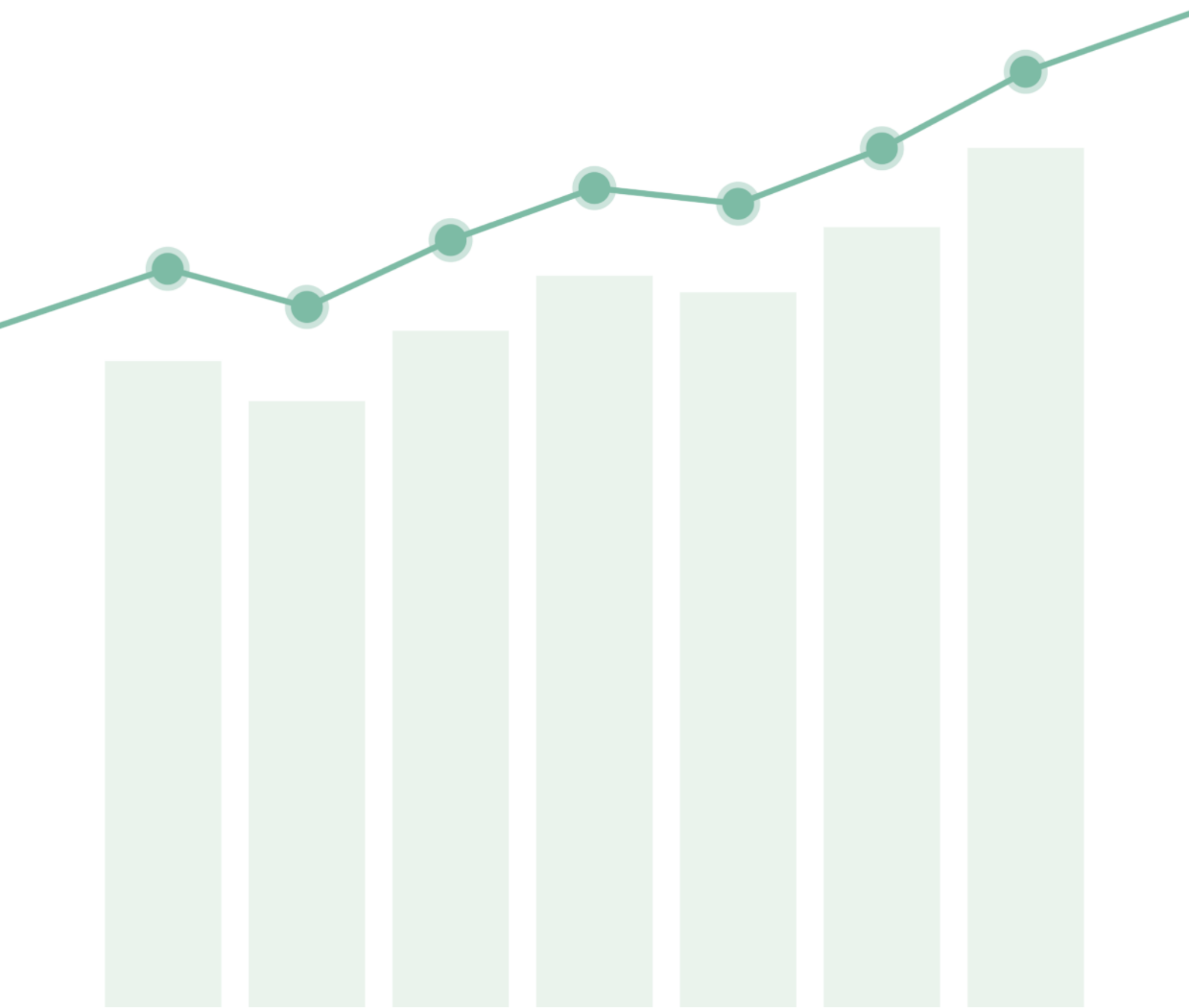


JellisCraig

FITZROY NORTH

Suburb Report

Know your neighbourhood.



FITZROY NORTH SUBURB REPORT

Median House Price*

Median

\$1.57m

Quarterly Price Change

2.95% ↑

Median Unit Price*

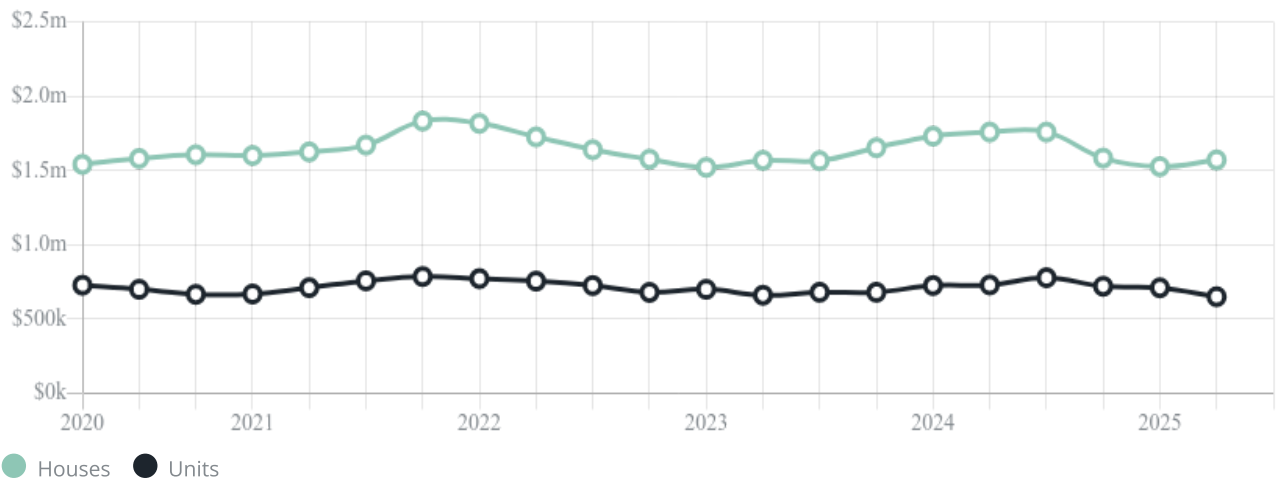
Median

\$650k

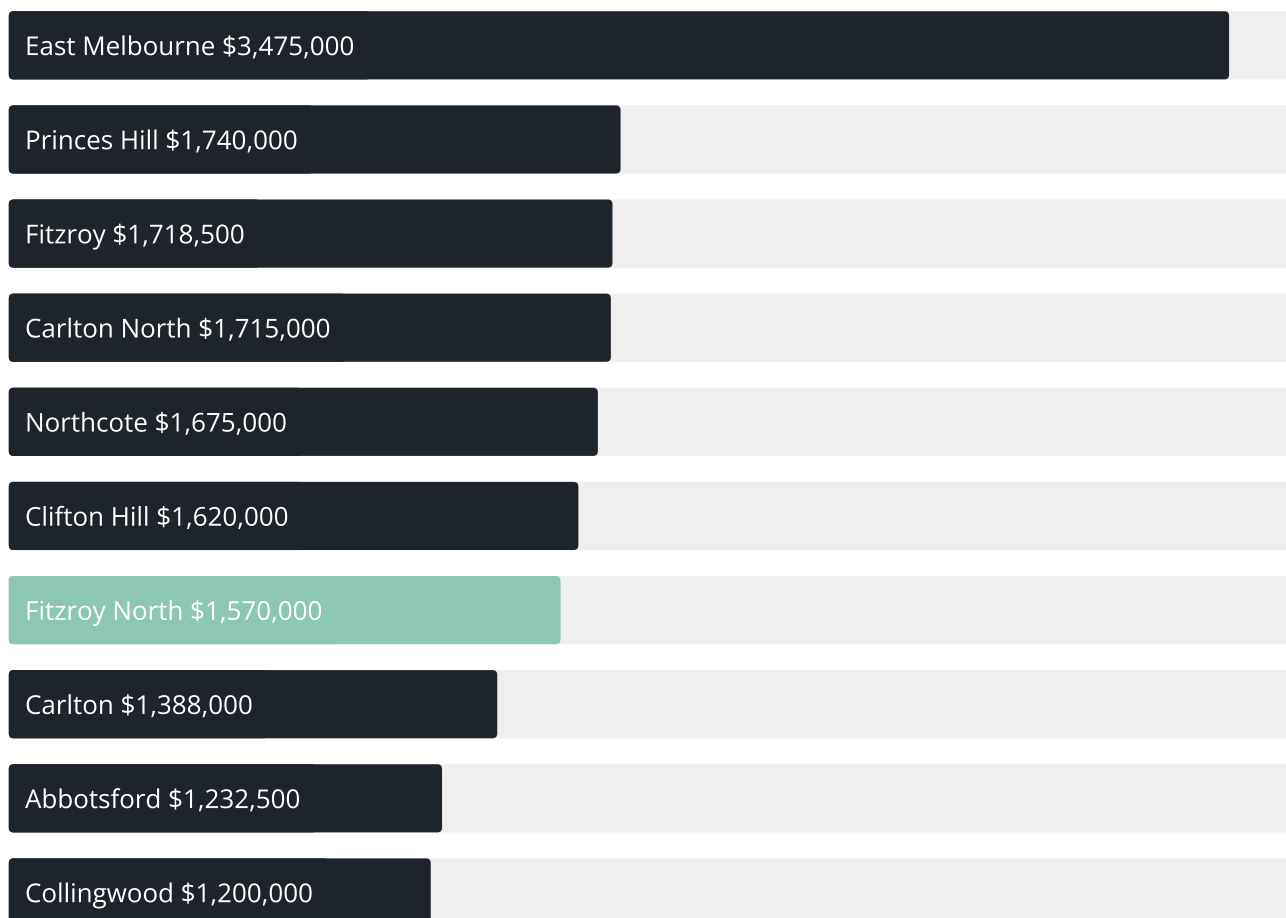
Quarterly Price Change

-8.45% ↓

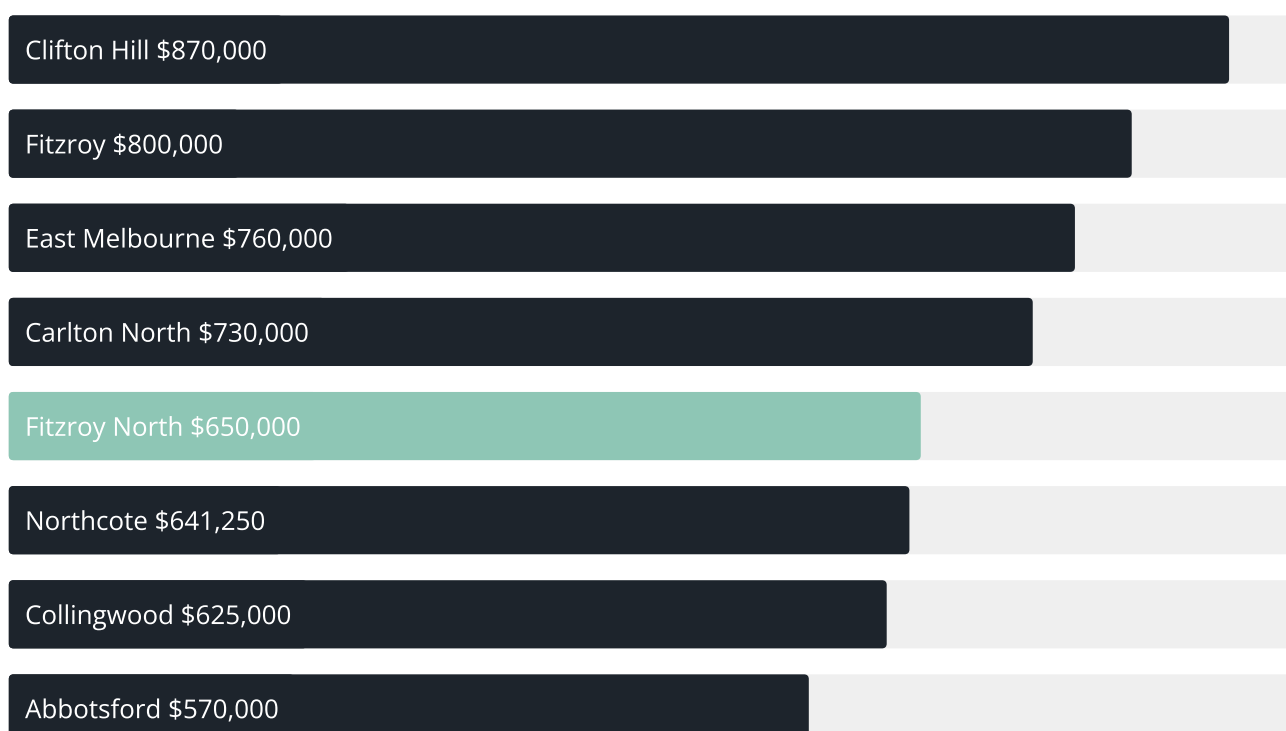
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



FITZROY NORTH SUBURB REPORT

Sale Method*



● Auction 63%
● Private 37%

Auction Clearance Rate*

86.84%

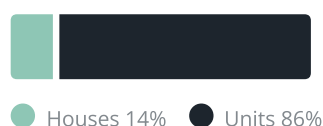
Median Days on Market^

24 days

Average Hold Period*

7.9 years

Dwelling Type^



Population^

12,781

Population Growth^

3.58%

Median Age^

36 years

Ownership^



Median Asking Rent per week*

\$850

Rental Yield*











2.36%

Median Household Size^



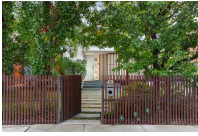







2.2 people

FITZROY NORTH SUBURB REPORT











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
 25/682 Nicholson St Fitzroy North	2	Apartment	\$760,000	28 Jul 2025
 3/42 King St Fitzroy North	3	Townhouse	\$1,325,000	19 Jul 2025
 22/9-19 Miller St Fitzroy North	2	Apartment	\$726,000	17 Jul 2025
 20/6 Reid St Fitzroy North	3	Townhouse	\$1,290,000	17 Jul 2025
 29 Laura Pl Fitzroy North	2	Townhouse	\$967,000	09 Jul 2025
 39 Alexandra Pde Fitzroy North	3	House	\$1,133,000	05 Jul 2025
 16 Birkenhead St Fitzroy North	2	House	\$1,465,000	03 Jul 2025
 8/16 Nicholson St Fitzroy North	2	Unit	\$719,000	01 Jul 2025
 92 Freeman St Fitzroy North	3	House	\$1,640,000	28 Jun 2025
 430 Nicholson St Fitzroy North	2	House	\$1,130,000	26 Jun 2025

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 274c Mckean St Fitzroy North	2	House	\$1,890,000	21 Jun 2025
 42 Rae St Fitzroy North	3	House	\$2,060,000	14 Jun 2025
 43 Miller St Fitzroy North	4	House	\$4,475,000	14 Jun 2025
 108/496 Brunswick St Fitzroy North	1	Apartment	\$400,000	13 Jun 2025
 534 Nicholson St Fitzroy North	4	House	\$1,850,000	13 Jun 2025
 6/184 Barkly St Fitzroy North	1	Apartment	\$391,000	12 Jun 2025
 507 Napier St Fitzroy North	2	House	\$1,280,000	31 May 2025
 35 Batman St Fitzroy North	2	House	\$1,200,000	31 May 2025
 14 Freeman St Fitzroy North	2	House	\$1,360,000	27 May 2025
 1/672 Nicholson St Fitzroy North	2	Townhouse	\$926,000	24 May 2025

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 May St Fitzroy North	3	House	\$2,500,000	24 May 2025
 42 Taylor St Fitzroy North	2	House	\$1,435,000	24 May 2025
 213/496 Brunswick St Fitzroy North	2	Apartment	\$570,000	20 May 2025
 19/6 Reid St Fitzroy North	3	Townhouse (Conjoined)	\$1,100,000	20 May 2025
 8/3 Miller St Fitzroy North	2	Apartment	\$824,000	17 May 2025
 288 Rae St Fitzroy North	2	House	\$1,240,000	17 May 2025
 3a Delbridge St FITZROY NORTH	3	Townhouse	\$1,370,000	16 May 2025
 17/272 Barkly St Fitzroy North	1	Unit	\$406,000	14 May 2025
 438 Queens Pde Fitzroy North	4	House	\$2,375,000	14 May 2025
 76/682 Nicholson St Fitzroy North	2	Apartment	\$730,000	12 May 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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