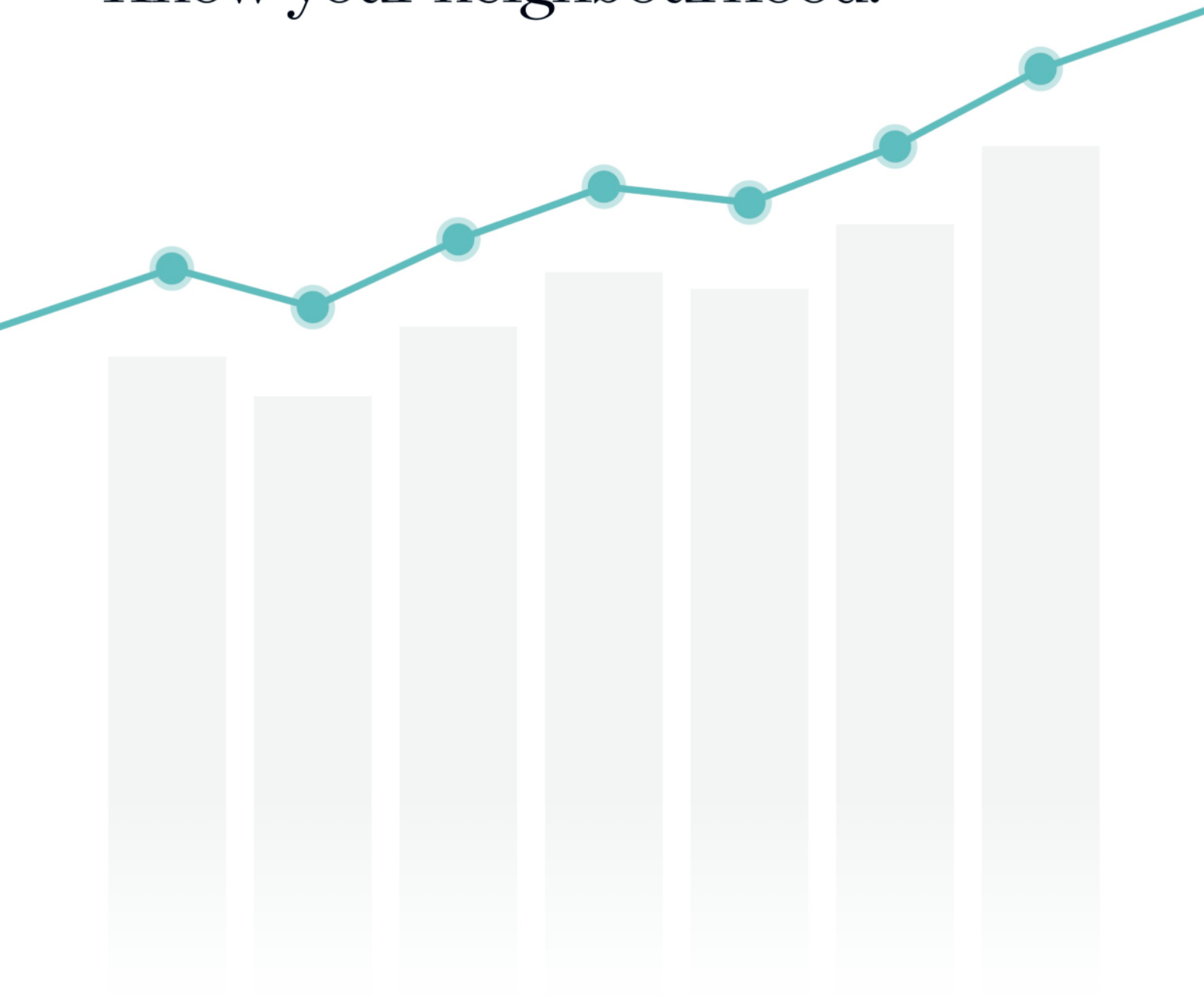


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.58m

Quarterly Price Change

-9.95% ↓

Median Unit Price*

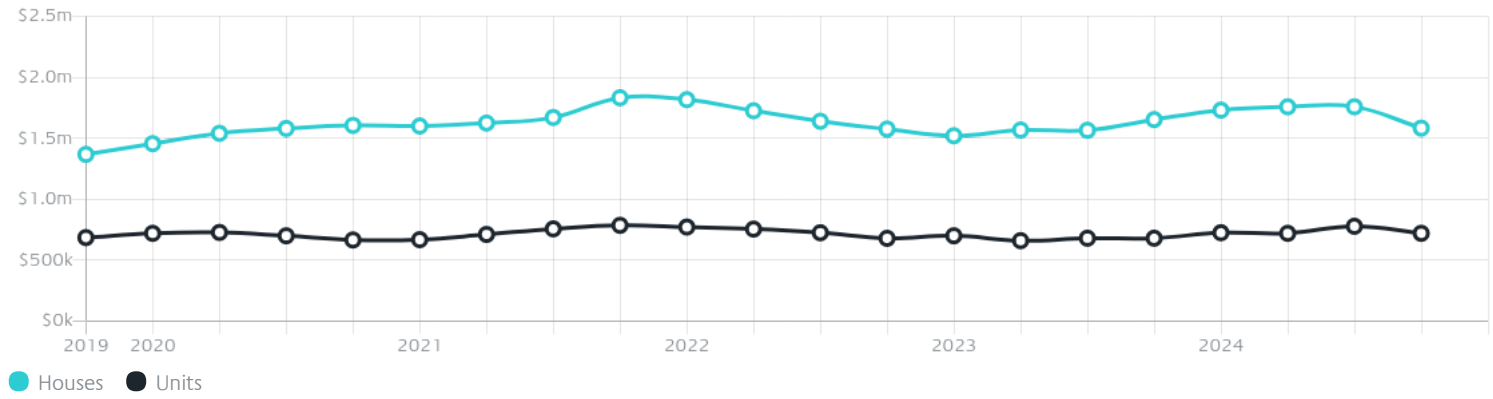
Median

\$720k

Quarterly Price Change

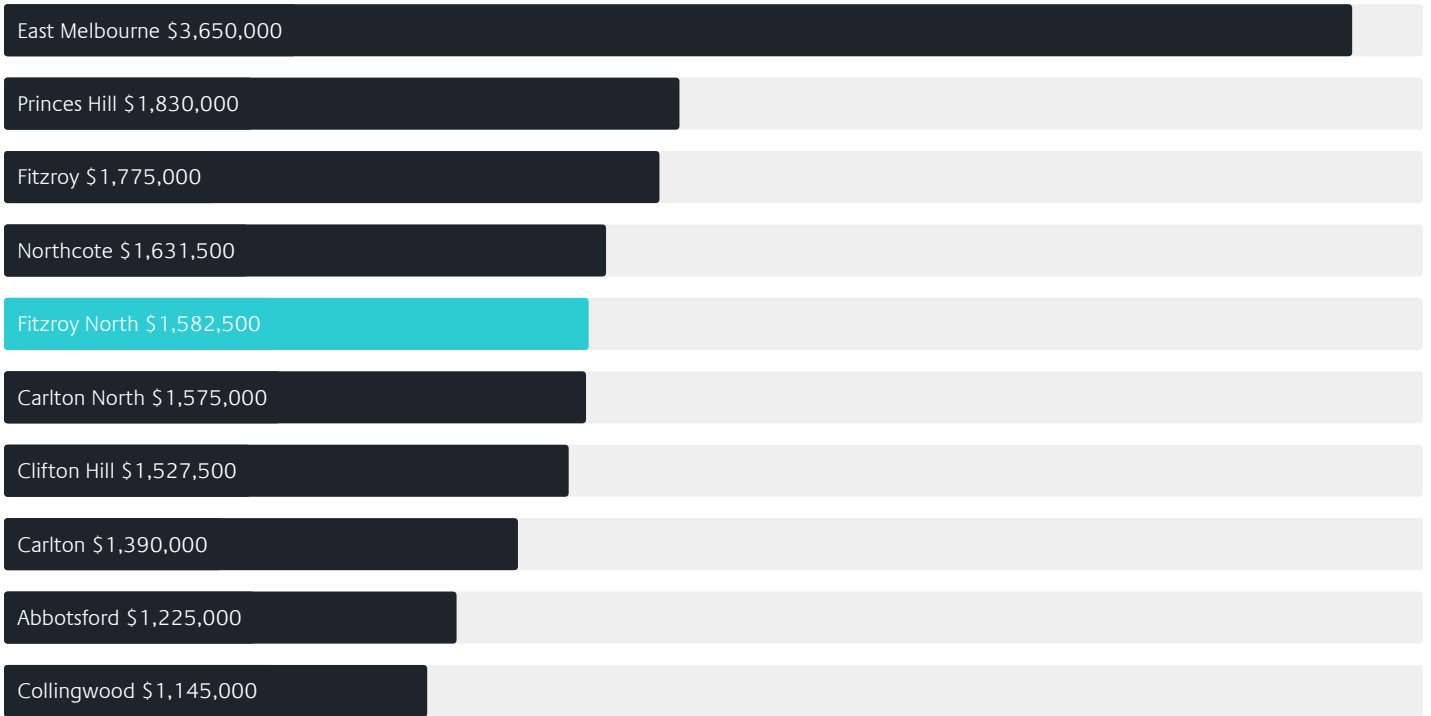
-7.45% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 63%
● Private 37%

Auction Clearance Rate^{*}

80.65%

Median Days on Market[^]

24 days

Average Hold Period^{*}

7.9 years

Insights

Dwelling Type[^]



● Houses 14% ● Units 86%

Ownership[^]



● Owned Outright 29% ● Mortgaged 25% ● Rented 46%

Population[^]

12,781

Median Asking Rent per week^{*}

\$835

Population Growth[^]

3.58%

Rental Yield^{*}

2.36%

Median Age[^]













36 years

Median Household Size[^]













2.2 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
 130 Clauscen St Fitzroy North	2	House	\$1,306,500	24 Jan 2025
 8/496 Brunswick St Fitzroy North	2	Apartment	\$578,000	09 Jan 2025
 111/496-500 Brunswick St Fitzroy North	1	Apartment	\$395,000	08 Jan 2025
 31/4 Bik La Fitzroy North	2	Apartment	\$632,000	24 Dec 2024
 116 Clauscen St Fitzroy North	3	House	\$2,520,000	14 Dec 2024
 304/58 Queens Pde Fitzroy North	2	Apartment	\$645,000	10 Dec 2024
 532 Rae St Fitzroy North	2	House	\$1,365,000	07 Dec 2024
 100 Best St Fitzroy North	3	House	\$2,250,000	07 Dec 2024
 179 Rae St Fitzroy North	2	House	\$1,190,000	07 Dec 2024
 15/137 Mckean St Fitzroy North	3	Apartment	\$1,350,000	07 Dec 2024
 25/16 Nicholson St Fitzroy North	4	Unit	\$920,000	06 Dec 2024
 1/22 Rowe St Fitzroy North	3	Townhouse (Conjoined)	\$1,200,000	06 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 37 Reid St Fitzroy North	2	House	\$1,120,000	05 Dec 2024
 3/55 York St Fitzroy North	2	Apartment	\$650,000	04 Dec 2024
 32 Bennett St Fitzroy North	2	House	\$1,710,000	30 Nov 2024
 5 Rowe St Fitzroy North	2	House	\$1,615,000	30 Nov 2024
 9 Austin Way Fitzroy North	2	Townhouse	\$1,260,000	30 Nov 2024
 308/58 Queens Pde Fitzroy North	1	Apartment	\$390,000	26 Nov 2024
 685 Brunswick St.N Fitzroy North	2	House	\$1,460,000	25 Nov 2024
 94 Scotchmer St Fitzroy North	2	House	\$1,590,000	23 Nov 2024
 26 Coleman St Fitzroy North	3	House	\$885,000	23 Nov 2024
 13 Queen St Fitzroy North	2	House	\$1,180,000	23 Nov 2024
 4/16 Nicholson St Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$640,000	19 Nov 2024
 10 Salisbury Cr Fitzroy North	2	House	\$1,200,000	18 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Percy St Fitzroy North	2	House	\$950,000	18 Nov 2024
 3/37 Michael St Fitzroy North	1	Apartment	\$430,000	15 Nov 2024
 804 Brunswick St Fitzroy North	4	House	\$2,100,000	11 Nov 2024
 21 Freeman St Fitzroy North	2	House	\$1,508,000	09 Nov 2024
 106 Bennett St Fitzroy North	5	House	\$2,415,000	09 Nov 2024
 27 Grant St Fitzroy North	3	House	\$1,590,000	09 Nov 2024
 82 Park St Fitzroy North	2	House	\$1,500,000	08 Nov 2024
 54 Newry St Fitzroy North	2	House	\$1,335,000	06 Nov 2024
 159 Holden St Fitzroy North	3	House	\$1,760,000	06 Nov 2024
 G2/26 Nicholson St Fitzroy North	2	Apartment	\$600,000	04 Nov 2024
 308/4 Bik La Fitzroy North	2	Unit	\$530,000	01 Nov 2024
 55 Miller St Fitzroy North	4	House	\$1,100,000	28 Oct 2024

Jellis Craig

Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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