

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.53m

Quarterly Price Change

-3.63% ↓

Median Unit Price*

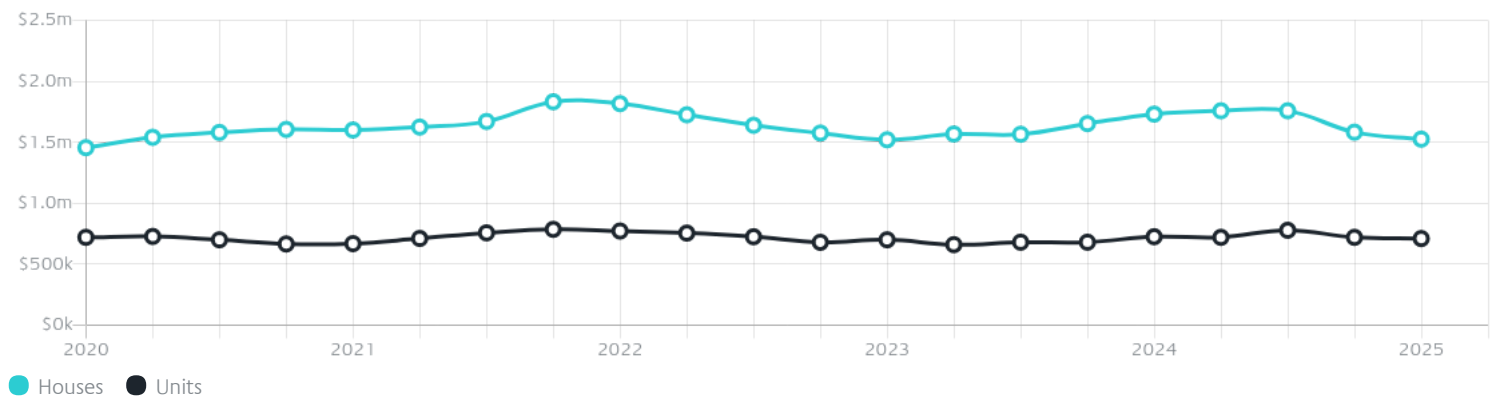
Median

\$710k

Quarterly Price Change

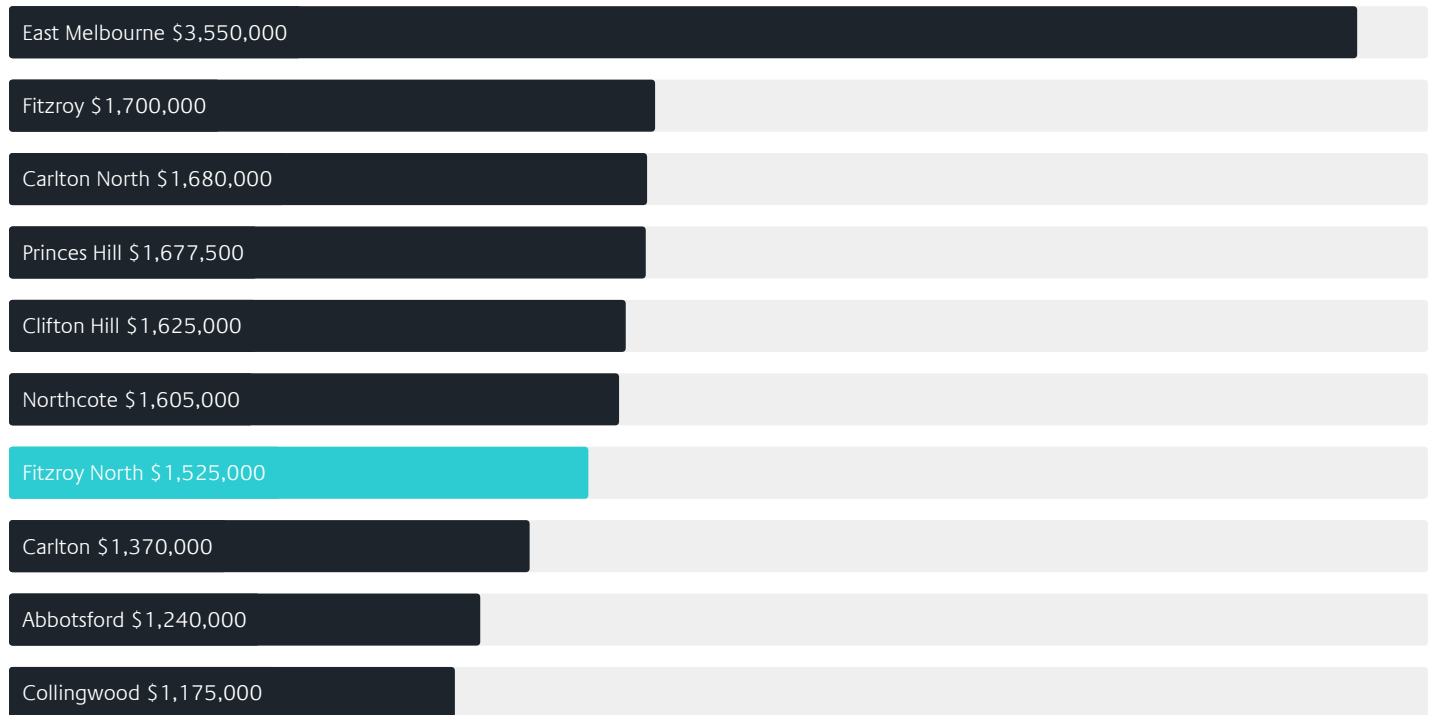
-1.38% ↓

Quarterly Price Change*

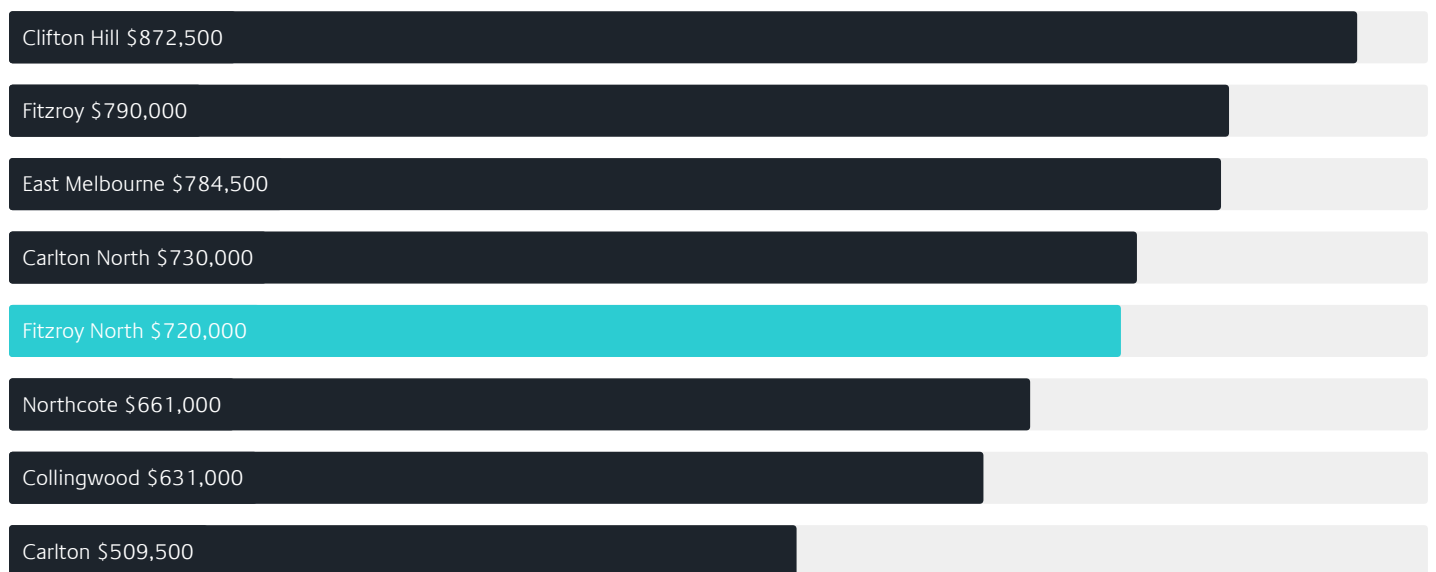


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 50%
● Private 50%

Auction Clearance Rate^{*}

90.91%

Median Days on Market[^]

26 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^{*}

\$850

Population Growth[^]

3.58%

Rental Yield^{*}

2.36%

Median Age[^]













36 years

Median Household Size[^]









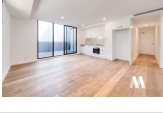



2.2 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 92 Freeman St Fitzroy North	3	House	\$1,640,000	28 Jun 2025
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 213/496 Brunswick St Fitzroy North	2	Apartment	\$570,000	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
 39 Woodside St Fitzroy North	2	House	\$1,590,000	10 May 2025
 116/392 St Georges Rd Fitzroy North	2	Apartment	\$589,000	07 May 2025
 106 Rae St Fitzroy North	3	House	\$1,930,000	04 May 2025
 16/187 Mckean St Fitzroy North	1	Apartment	\$439,000	03 May 2025
 2/322 St Georges Rd Fitzroy North	2	Townhouse	\$890,000	03 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 404/58 Queens Pde Fitzroy North	2	Apartment	\$655,000	01 May 2025
 319/4 Bik La Fitzroy North	2	Apartment	\$410,000	30 Apr 2025
 104/392 St Georges Rd Fitzroy North	1	Apartment	\$475,000	28 Apr 2025
 30/4 Bik La Fitzroy North	1	Studio Apartment	\$287,000	28 Apr 2025
 8 York Pl Fitzroy North	3	House	\$1,175,000	27 Apr 2025
 3/262 Barkly St Fitzroy North	2	Apartment	\$697,500	24 Apr 2025
 61 Birkenhead St Fitzroy North	3	House	\$1,850,000	17 Apr 2025
 110/245 Queens Pde Fitzroy North	2	Apartment	\$513,000	16 Apr 2025
 207/144 Queens Pde Fitzroy North	2	Apartment	\$685,000	15 Apr 2025
 33 Egremont St Fitzroy North	4	House	\$1,685,000	12 Apr 2025
 5/14 Brennand St Fitzroy North	1	Unit	\$418,000	11 Apr 2025
 9 Tucker Pl Fitzroy North	2	House	\$1,675,000	11 Apr 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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