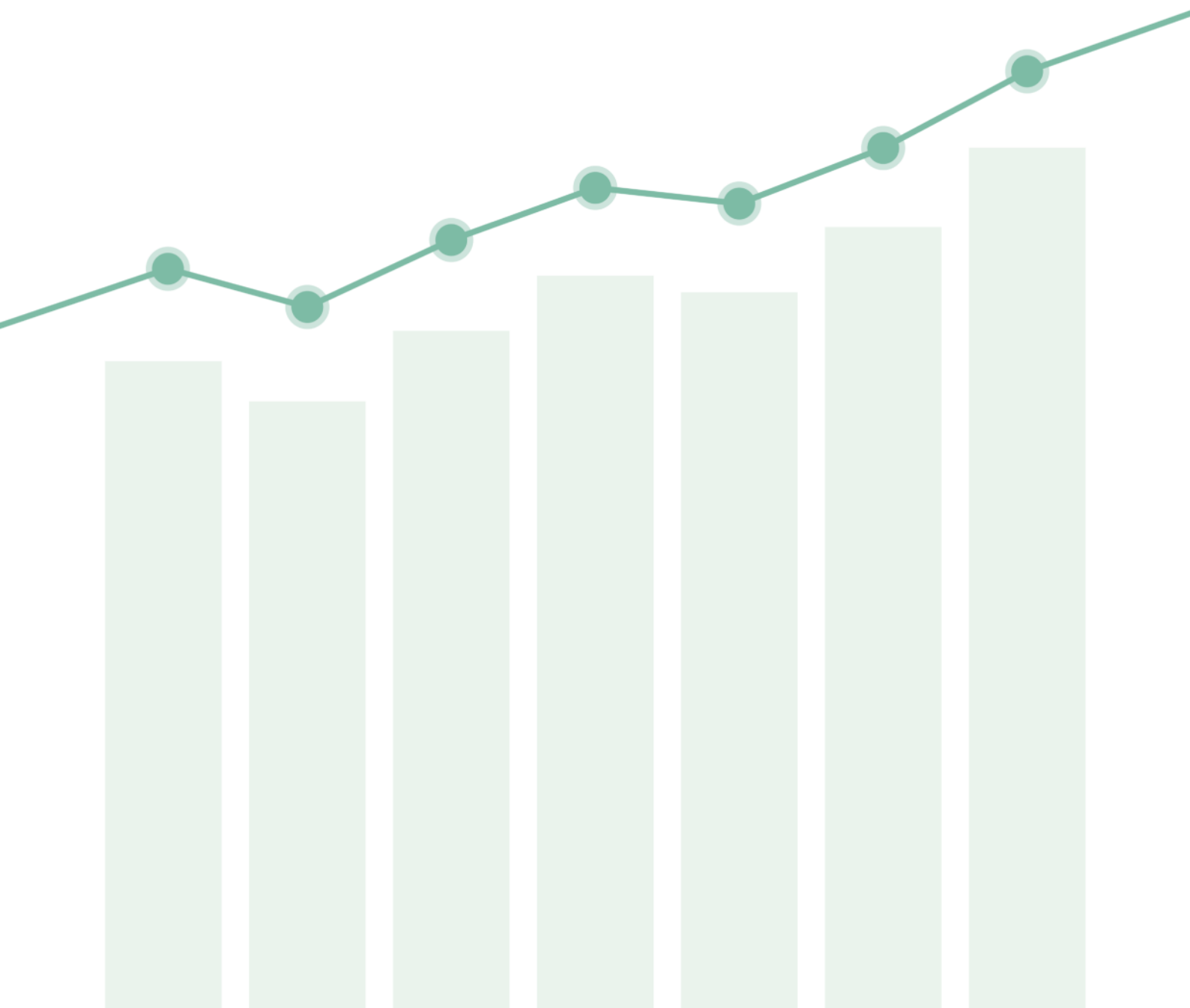


# JellisCraig

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\*

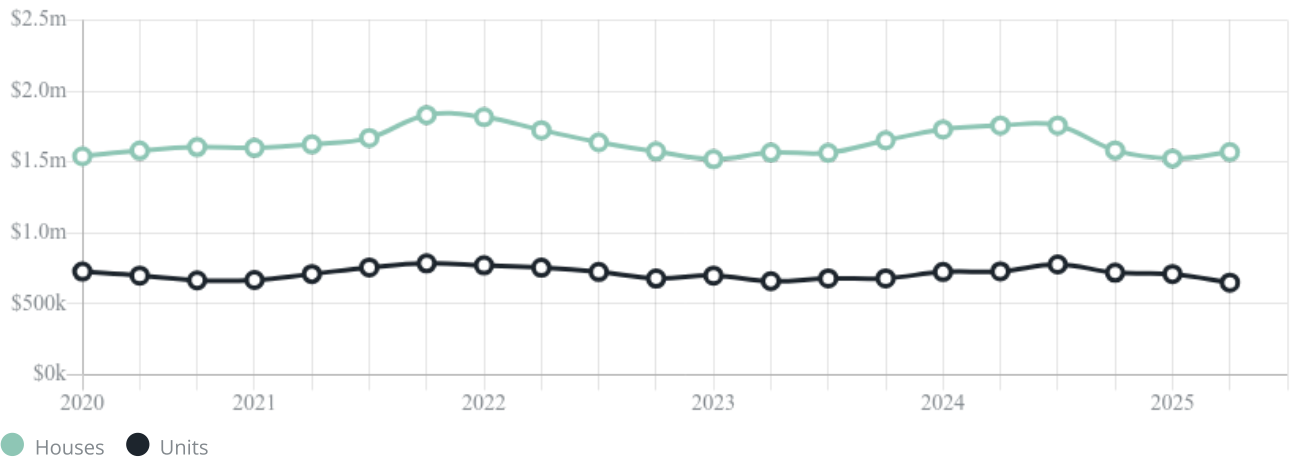
Median

\$650k

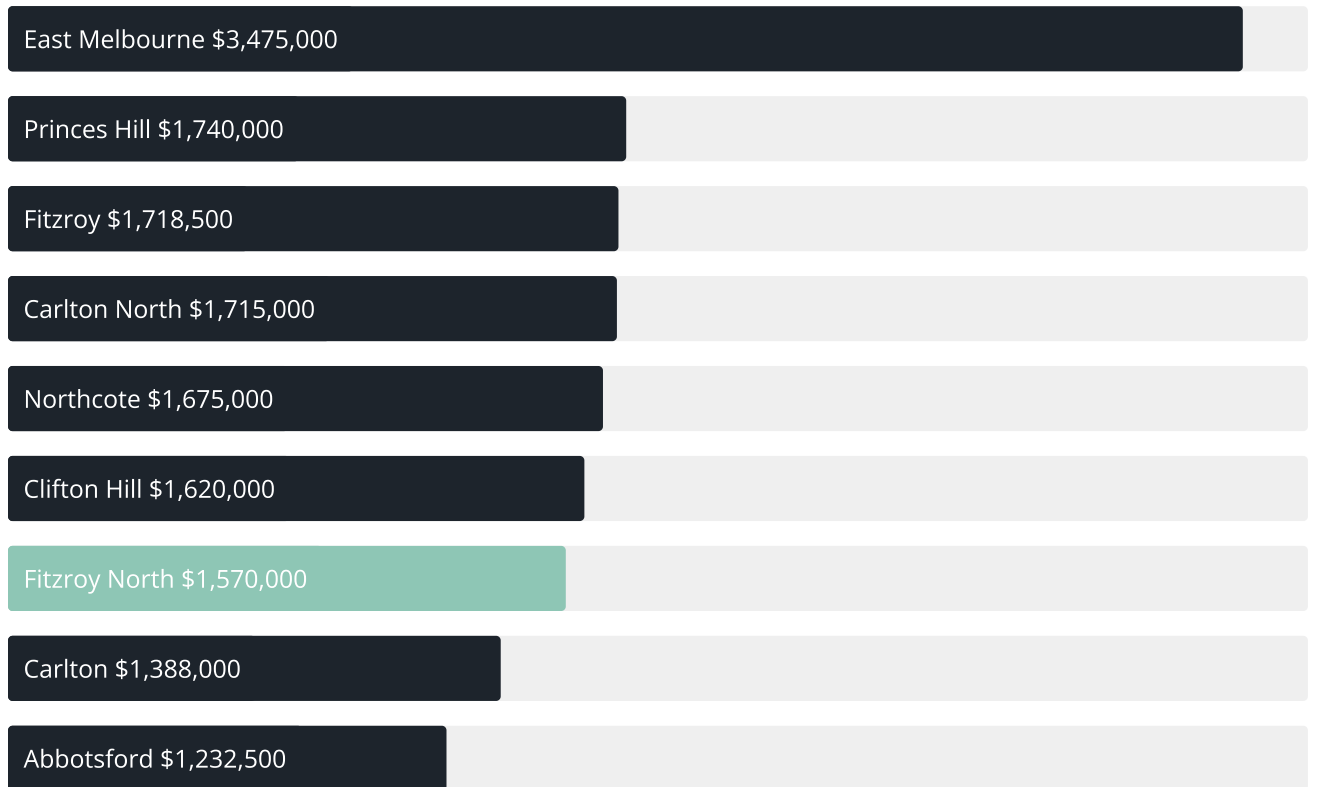
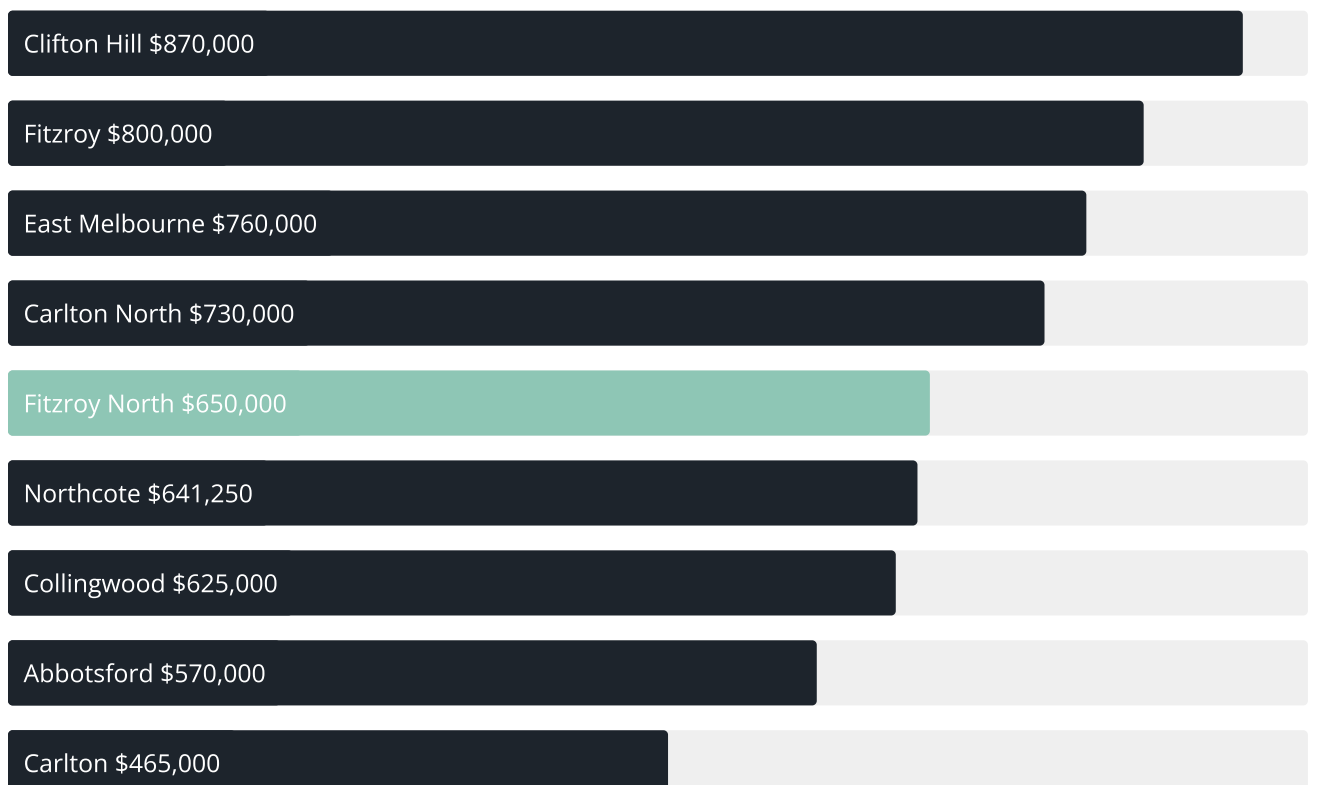
Quarterly Price Change

-8.45% ↓

Quarterly Price Change\*



## FITZROY NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## FITZROY NORTH SUBURB REPORT

## Sale Method\*



● Auction 63%  
● Private 37%

## Auction Clearance Rate\*

80.56%

## Median Days on Market^

24 days

## Average Hold Period\*

7.9 years

## 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^








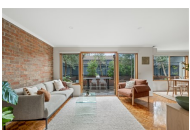


36 years

## Median Household Size^





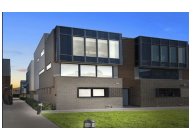

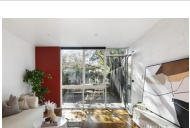


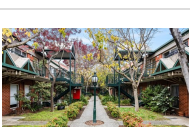
2.2 people

## FITZROY NORTH SUBURB REPORT










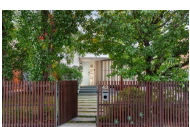
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 26 Apperley St Fitzroy North	3	House	\$1,560,000	23 Aug 2025
 28 Woodside St FITZROY NORTH	3	House	\$1,980,000	23 Aug 2025
 2/258-262 Rae St Fitzroy North	3	Townhouse	\$1,391,000	21 Aug 2025
 35 Mckean St Fitzroy North	3	House	\$2,250,000	16 Aug 2025
 2 Rowe St Fitzroy North	3	House	\$2,010,000	15 Aug 2025
 22/682 Nicholson St Fitzroy North	2	Apartment	\$706,000	04 Aug 2025
 98 Delbridge St Fitzroy North	2	House	\$1,605,000	02 Aug 2025
 4/210 Miller St Fitzroy North	2	Townhouse	\$1,300,000	02 Aug 2025
 25 Reid St Fitzroy North	1	House	\$1,043,000	01 Aug 2025
 104/3 York St Fitzroy North	2	Apartment	\$715,000	30 Jul 2025

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 403/392 St Georges Rd Fitzroy North	1	Apartment	\$496,000	29 Jul 2025
 25/682 Nicholson St Fitzroy North	2	Apartment	\$760,000	23 Jul 2025
 1/184 Barkly St Fitzroy North	1	Subdivided Unit/Villa/Townhouse	\$542,000	22 Jul 2025
 3/42 King St Fitzroy North	3	Townhouse	\$1,325,000	19 Jul 2025
 20/6 Reid St Fitzroy North	3	Townhouse	\$1,290,000	17 Jul 2025
 22/9-19 Miller St Fitzroy North	2	Apartment	\$726,000	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

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 92 Freeman St Fitzroy North	3	House	\$1,640,000	28 Jun 2025
 210 Clauscen St Fitzroy North	3	House	\$1,945,000	27 Jun 2025
 430 Nicholson St Fitzroy North	2	House	\$1,130,000	26 Jun 2025
 9 Tranmere St Fitzroy North	2	House	\$995,000	24 Jun 2025
 274c Mckean St Fitzroy North	2	House	\$1,890,000	21 Jun 2025
 218/4 Bik La Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$410,000	19 Jun 2025
 5 Falconer St Fitzroy North	5	House	\$2,900,000	16 Jun 2025
 320 Rae St Fitzroy North	3	House	\$1,610,000	14 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



Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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