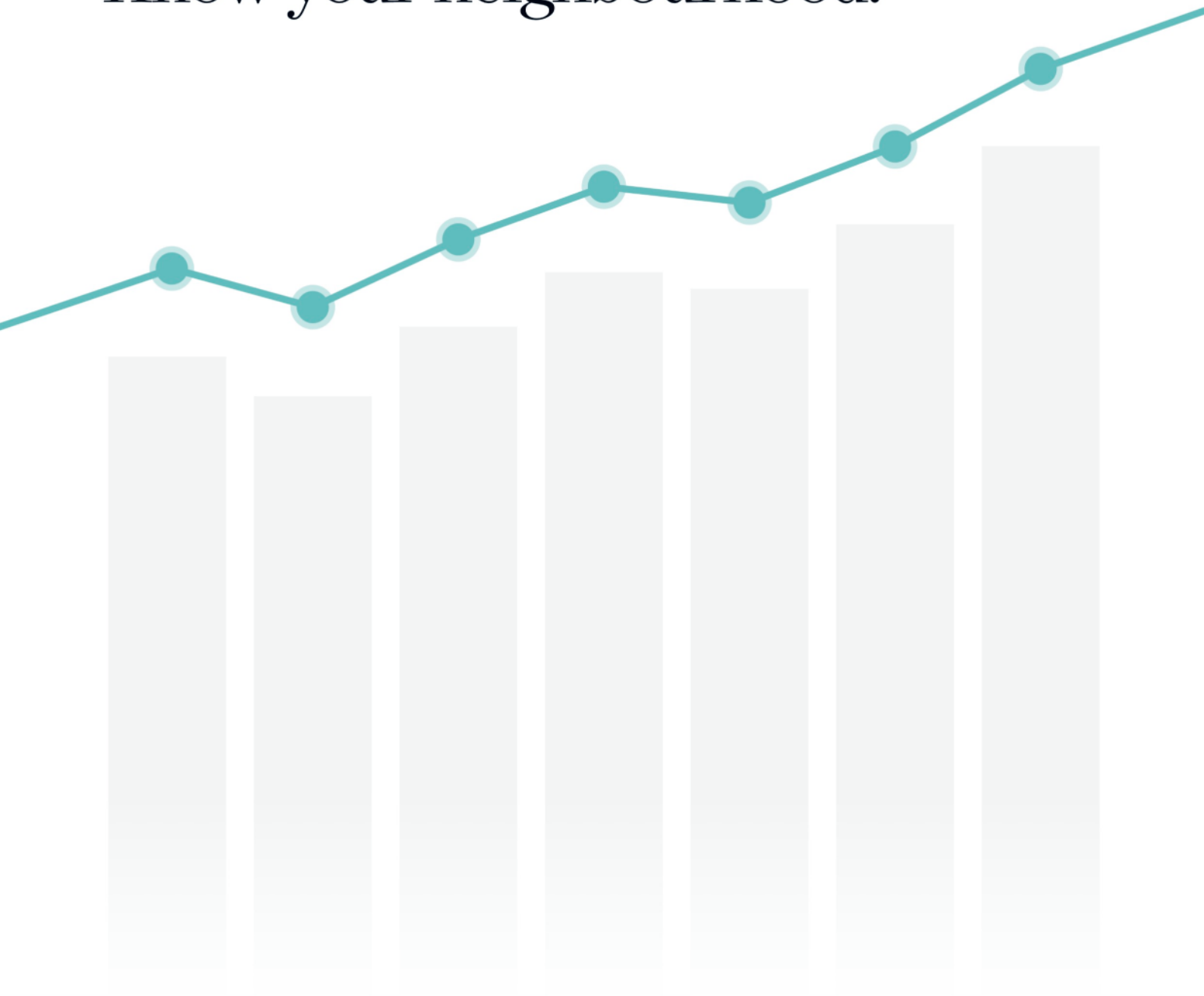


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.39m

Quarterly Price Change

4.13% ↑

Median Unit Price*

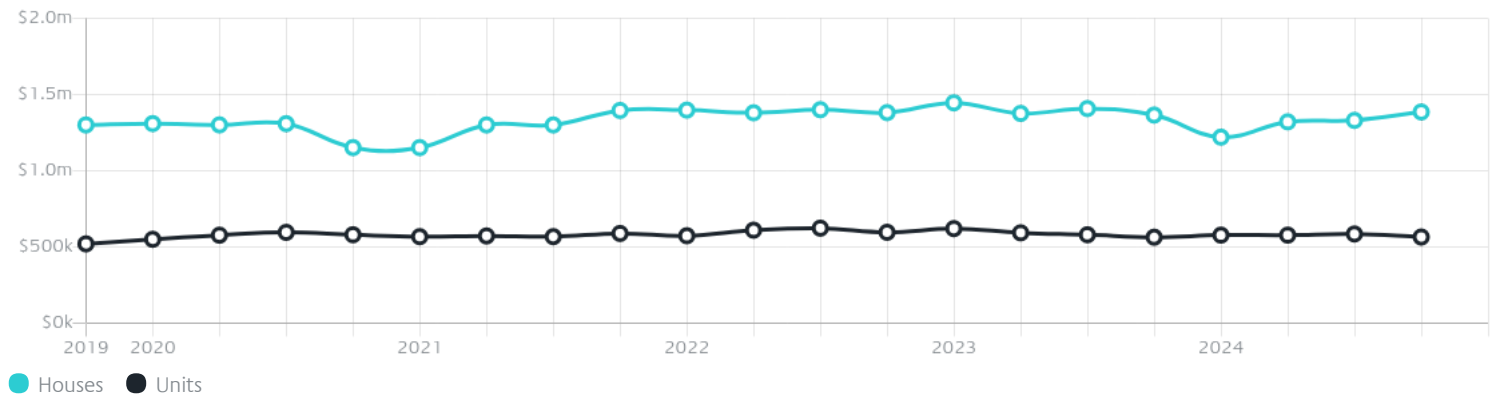
Median

\$565k

Quarterly Price Change

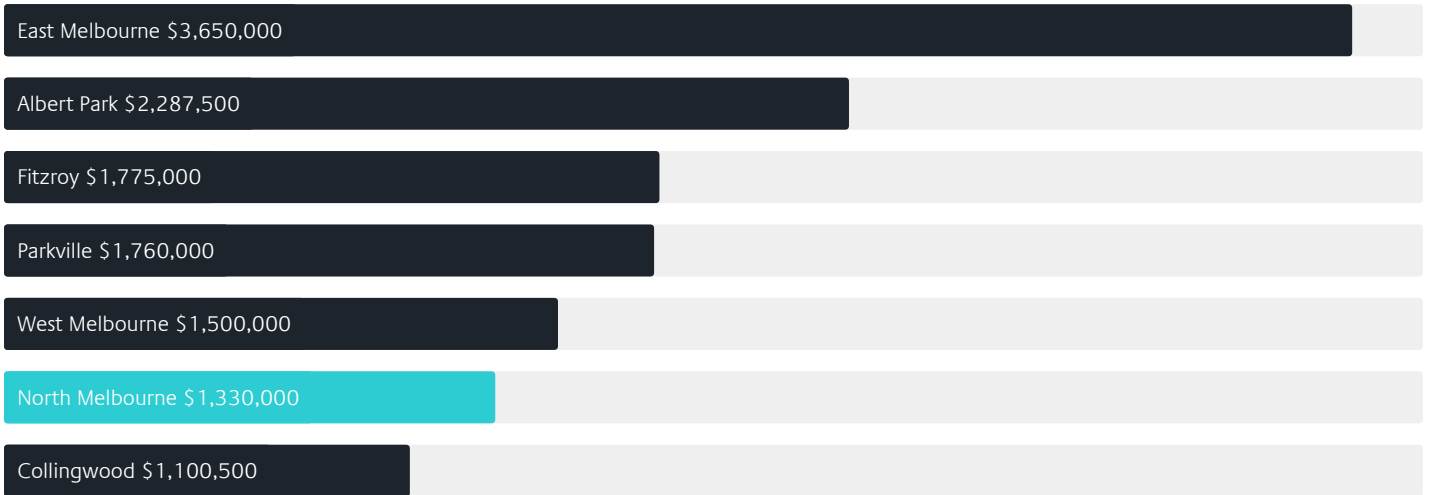
-3.41% ↓

Quarterly Price Change*

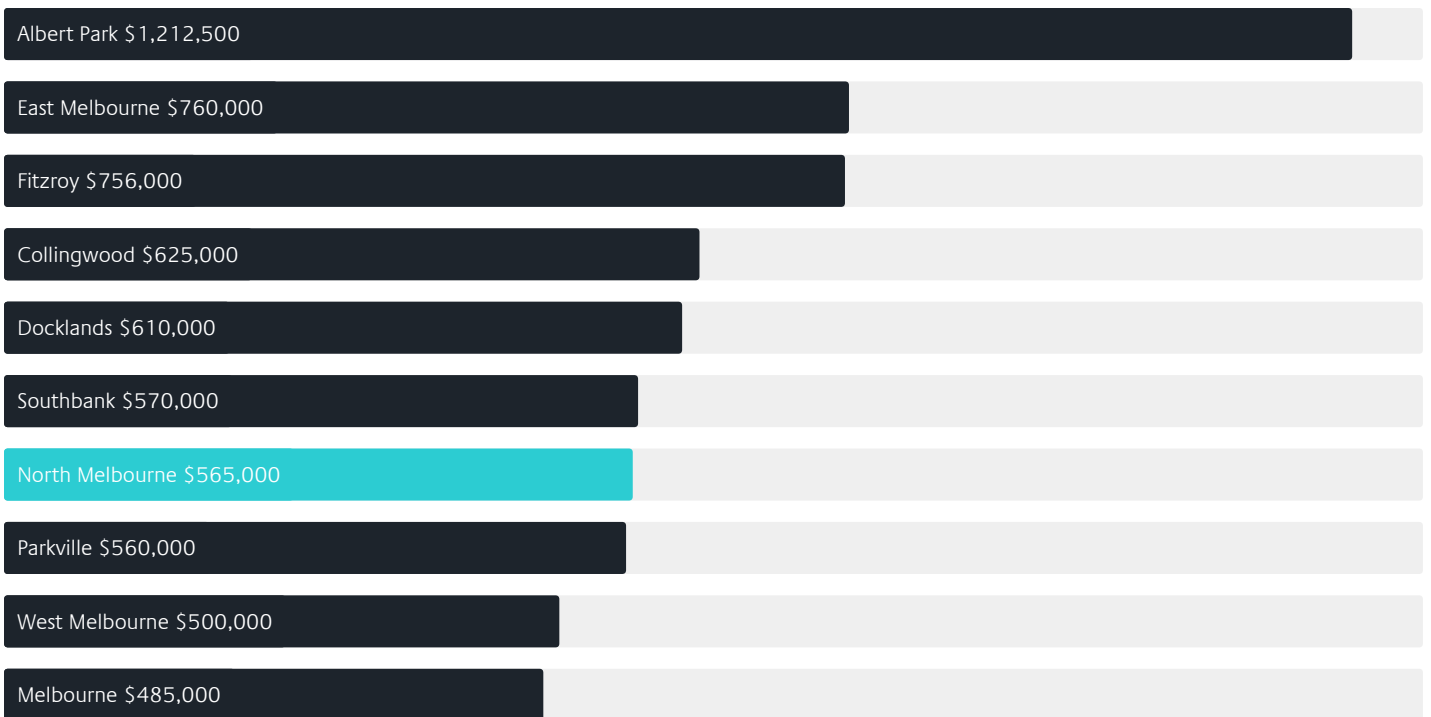


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

85%

Median Days on Market[^]

30 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 4% ● Units 96%

Ownership[^]



● Owned Outright 15% ● Mortgaged 23% ● Rented 62%

Population[^]

14,953

Median Asking Rent per week^{*}

\$720

Population Growth[^]

0.09%

Rental Yield^{*}

2.78%

Median Age[^]












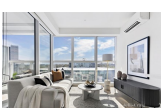
31 years

Median Household Size[^]













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
 2/140 Arden St NORTH MELBOURNE	2	Apartment	\$637,500	25 Mar 2025
 2a Raglan St North Melbourne	2	House	\$1,267,000	23 Mar 2025
 2/3 Hardwicke St North Melbourne	2	Apartment	\$485,000	22 Mar 2025
 107/55 Villiers St North Melbourne	1	Apartment	\$165,000	21 Mar 2025
 12/55 Haines St North Melbourne	2	Unit	\$749,000	19 Mar 2025
 212/275 Abbotsford St North Melbourne	3	Apartment	\$857,000	15 Mar 2025
 36/101 Leveson St North Melbourne	1	Apartment	\$470,000	13 Mar 2025
 5/45 Leveson St North Melbourne	2	Townhouse	\$950,000	13 Mar 2025
 4 Villiers St North Melbourne	3	House	\$2,100,000	08 Mar 2025
 9/369 Abbotsford St North Melbourne	2	Apartment	\$693,000	06 Mar 2025
 1209/58 Villiers St North Melbourne	2	Flat/Unit/Apartment	\$525,000	06 Mar 2025
 1011/188 Macaulay Rd North Melbourne	1	Apartment	\$420,000	04 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 111/55 Villiers St North Melbourne	1	Apartment	\$156,000	03 Mar 2025
 16 Erskine St North Melbourne	3	House	\$1,280,000	01 Mar 2025
 5/30 Brougham St North Melbourne	1	Apartment	\$450,000	28 Feb 2025
 1/17a Cobden St North Melbourne	1	Apartment	\$507,000	28 Feb 2025
 310/179 Boundary Rd North Melbourne	2	Apartment	\$400,000	27 Feb 2025
 33 Little Baillie St North Melbourne	0	Townhouse	\$1,730,000	27 Feb 2025
 302/350 Victoria St North Melbourne	2	Flat/Unit/Apartment	\$650,000	24 Feb 2025
 609/83 Flemington Rd North Melbourne	1	Apartment	\$330,000	21 Feb 2025
 7-9 Raglan St North Melbourne	0	House	\$1,700,000	21 Feb 2025
 313/179 Boundary Rd North Melbourne	2	Flat/Unit/Apartment	\$420,000	19 Feb 2025
 10/26 Brougham St North Melbourne	1	Flat/Unit/Apartment	\$265,000	19 Feb 2025
 107/171 Flemington Rd North Melbourne	1	Unit	\$230,000	18 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1308/33 Blackwood St North Melbourne	2	Apartment	\$480,000	17 Feb 2025
 511/55 Villiers St North Melbourne	1	Apartment	\$173,000	17 Feb 2025
 607/33 Racecourse Rd North Melbourne	2	Apartment	\$475,000	16 Feb 2025
 607/39 Racecourse Rd North Melbourne	2	Flat/Unit/Apartment	\$475,000	16 Feb 2025
 212/150 Peel St North Melbourne	1	Apartment	\$462,500	15 Feb 2025
 307/380 Queensberry St North Melbourne	2	Apartment	\$670,000	14 Feb 2025
 17/38 Chapman St North Melbourne	2	Apartment	\$670,000	14 Feb 2025
 129/23 Blackwood St North Melbourne	2	Apartment	\$530,000	13 Feb 2025
 430/23 Blackwood St North Melbourne	1	Apartment	\$375,000	13 Feb 2025
 5/7 Curran St North Melbourne	2	Flat/Unit/Apartment	\$515,000	13 Feb 2025
 102/25 Byron St North Melbourne	1	Flat/Unit/Apartment	\$320,000	12 Feb 2025
 707/188 Macaulay Rd North Melbourne	3	Apartment	\$930,000	12 Feb 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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