

Suburb **INSIGHTS**

3051
NORTH MELBOURNE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.33m

Quarterly Price Change

0.71% ↑

Median Unit Price*

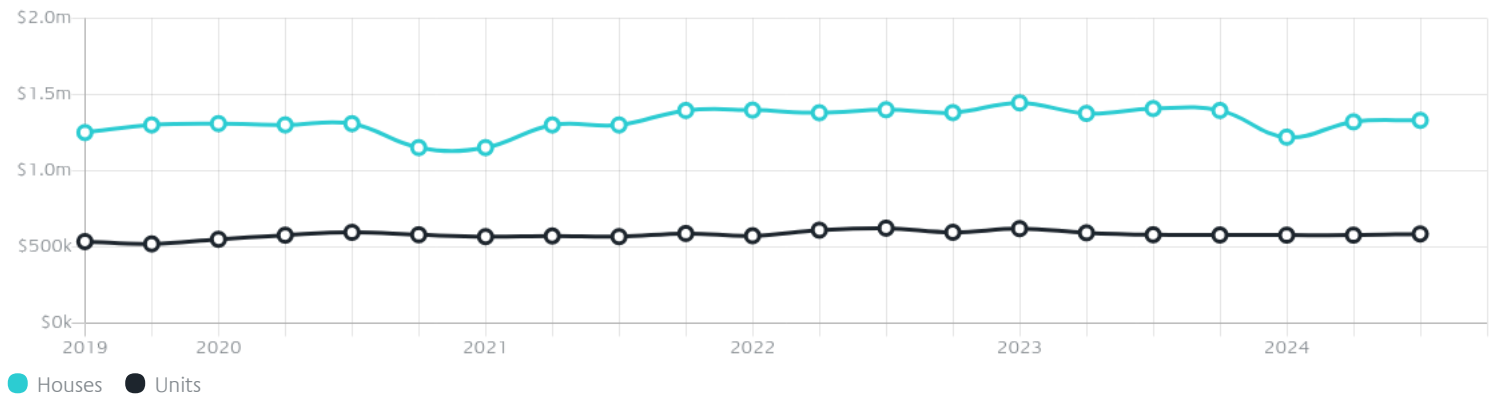
Median

\$585k

Quarterly Price Change

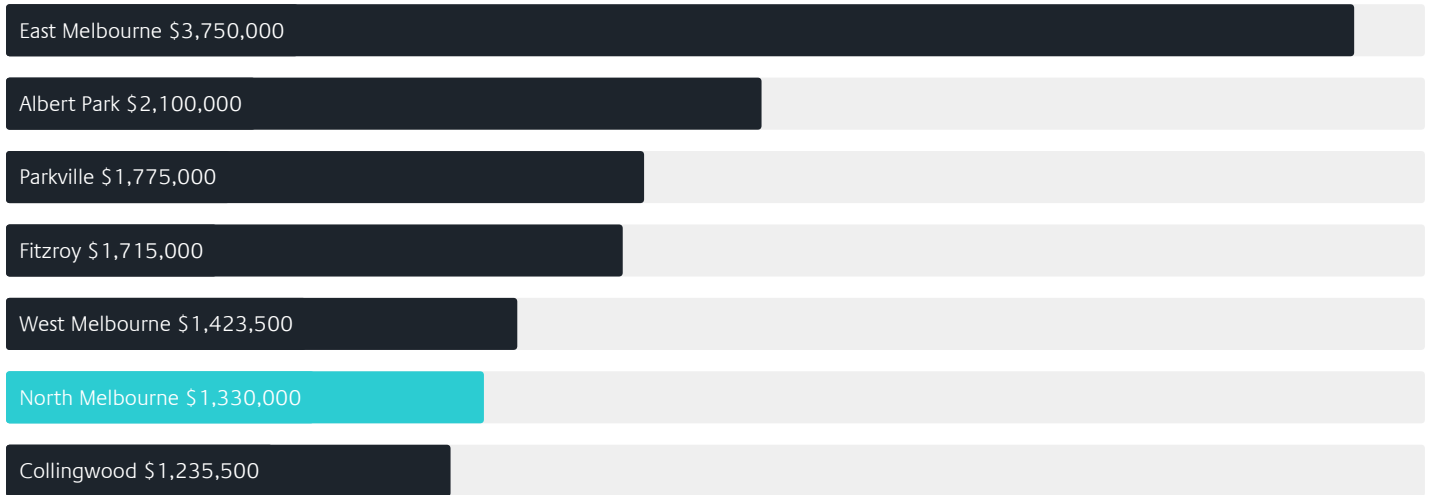
1.29% ↑

Quarterly Price Change*

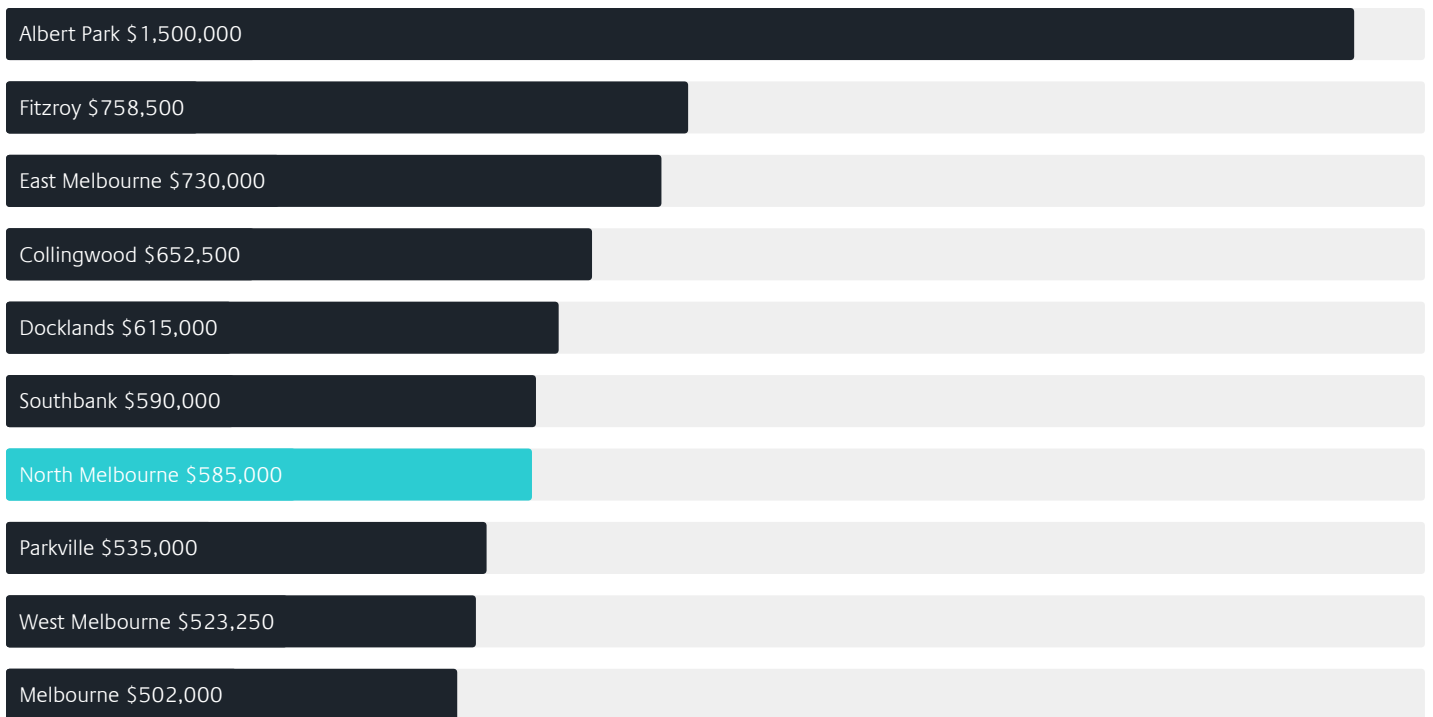


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

62.75%

Median Days on Market^

32 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*

\$710

Population Growth^

0.09%

Rental Yield*

2.78%

Median Age^













31 years

Median Household Size^










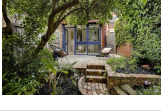


2 people

Sold Properties~









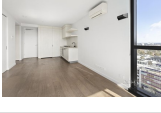



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 39 Curzon St North Melbourne	2	House	\$970,000	30 Nov 2024
 302/188 Peel St North Melbourne	1	Apartment	\$174,000	20 Nov 2024
 403/188 Peel St North Melbourne	1	Studio Apartment	\$169,000	20 Nov 2024
 1/80 Oshanassy St North Melbourne	2	Apartment	\$490,000	15 Nov 2024
 207/130 Errol St North Melbourne	2	Apartment	\$640,000	14 Nov 2024
 12/80 Oshanassy St North Melbourne	2	Apartment	\$500,000	14 Nov 2024
 204/179 Boundary Rd North Melbourne	1	Apartment	\$200,000	10 Nov 2024
 203/179 Boundary Rd North Melbourne	1	Apartment	\$200,000	10 Nov 2024
 53 Erskine St North Melbourne	3	Townhouse	\$1,285,000	09 Nov 2024
 1/21 Plane Tree Way North Melbourne	3	Townhouse	\$1,175,000	09 Nov 2024
 1507/188 Macaulay Rd North Melbourne	4	Apartment	\$1,450,000	08 Nov 2024
 407/83 Flemington Rd North Melbourne	2	Apartment	\$320,000	02 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 635/23 Blackwood St North Melbourne	1	Flat/Unit/Apartment	\$348,000	02 Nov 2024
 511/111 Canning St North Melbourne	2	Apartment	\$550,000	01 Nov 2024
 26 Baillie St North Melbourne	3	House	\$1,400,000	26 Oct 2024
 309/139 Chetwynd St North Melbourne	2	Apartment	\$542,000	23 Oct 2024
 43 Baillie St North Melbourne	2	House	\$840,000	23 Oct 2024
 5/20 Mark St North Melbourne	4	Townhouse	\$1,160,000	23 Oct 2024
 10/25 Byron St North Melbourne	1	Apartment	\$395,000	22 Oct 2024
 6/368 Dryburgh St North Melbourne	1	Unit	\$380,000	21 Oct 2024
 26 Purcell St North Melbourne	2	House	\$1,135,000	20 Oct 2024
 40b Molesworth St North Melbourne	1	House	\$757,500	19 Oct 2024
 56 Molesworth St North Melbourne	3	House	\$2,240,000	19 Oct 2024
 4/19 Wood St North Melbourne	2	Apartment	\$605,000	19 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/55 Provost St North Melbourne	2	Apartment	\$745,000	19 Oct 2024
 214/29 Oconnell St North Melbourne	3	Flat/Unit/Apartment	\$340,000	17 Oct 2024
 8/18 Tyrone St North Melbourne	2	Unit	\$699,000	17 Oct 2024
 G2/35 Arden St North Melbourne	1	Apartment	\$380,000	14 Oct 2024
 308/39 Racecourse Rd North Melbourne	2	Apartment	\$380,000	12 Oct 2024
 812/83 Flemington Rd North Melbourne	2	Unit	\$515,000	12 Oct 2024
 5/21 Temperance Hall La North Melbourne	3	Townhouse	\$1,665,000	12 Oct 2024
 12A/76 Haines St North Melbourne	2	Apartment	\$550,000	12 Oct 2024
 1404/33 Blackwood St North Melbourne	2	Apartment	\$555,000	11 Oct 2024
 631/23 Blackwood St North Melbourne	2	Apartment	\$495,000	10 Oct 2024
 41 Little Leveson St North Melbourne	3	House	\$4,000,000	10 Oct 2024
 1118/33 Blackwood St North Melbourne	2	Flat/Unit/Apartment	\$420,000	09 Oct 2024



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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