

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.39m

Quarterly Price Change

4.13% ↑

Median Unit Price*

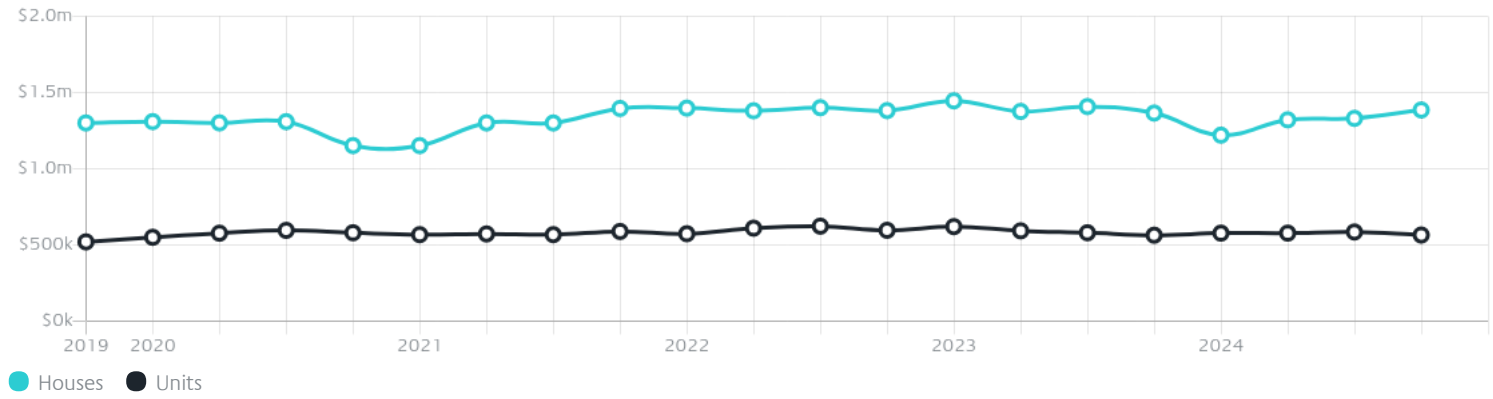
Median

\$565k

Quarterly Price Change

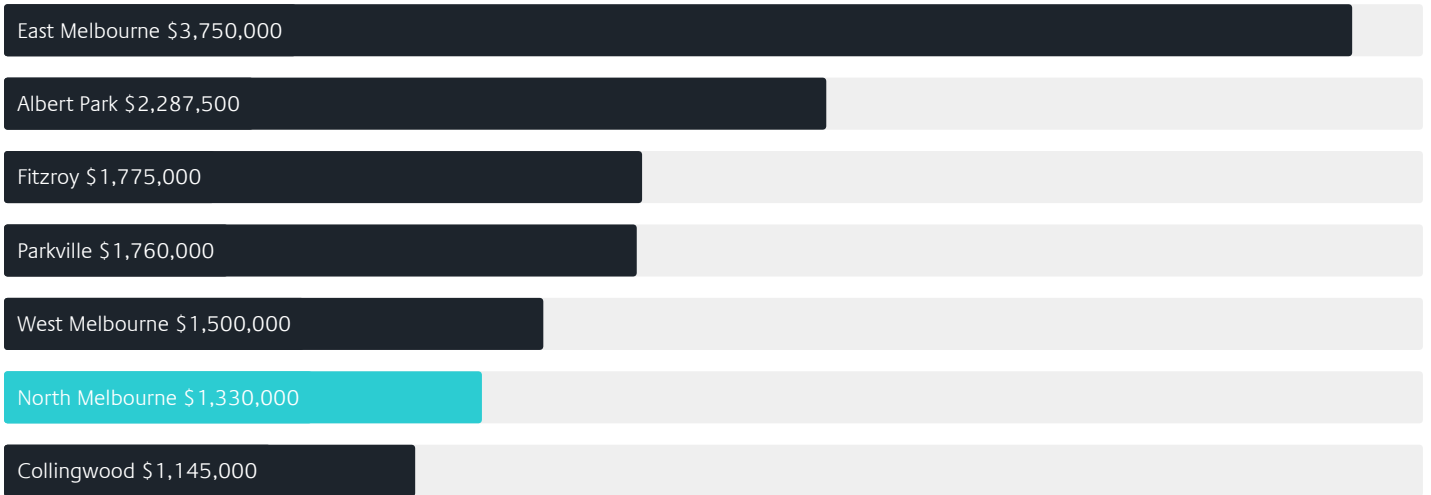
-3.41% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 30%
● Private 70%

Auction Clearance Rate^{*}

62.5%

Median Days on Market[^]

35 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
 19 Wilson Mews North Melbourne	2	Townhouse	\$845,000	22 Jan 2025
 A20/335 Abbotsford St North Melbourne	2	Unit	\$693,000	22 Jan 2025
 318/86 Macaulay Rd North Melbourne	2	Apartment	\$490,000	21 Jan 2025
 6/201 Abbotsford St NORTH MELBOURNE	2	House	\$1,125,000	17 Jan 2025
 502/97 Flemington Rd North Melbourne	2	Apartment	\$540,000	24 Dec 2024
 534/23 Blackwood St North Melbourne	2	Apartment	\$560,000	24 Dec 2024
 6/55 Haines St North Melbourne	2	Apartment	\$600,000	21 Dec 2024
 9/5 Bedford St North Melbourne	2	Apartment	\$661,000	18 Dec 2024
 214/108 Haines St North Melbourne	1	Flat/Unit/Apartment	\$395,000	17 Dec 2024
 74 Chapman St NORTH MELBOURNE	3	House	\$845,000	16 Dec 2024
 257 Abbotsford St North Melbourne	2	House	\$841,000	14 Dec 2024
 708/33 Blackwood St North Melbourne	2	Apartment	\$468,000	13 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 501/6 High St North Melbourne	1	Apartment	\$128,000	13 Dec 2024
 210/55 Villiers St North Melbourne	1	Apartment	\$158,000	13 Dec 2024
 508/6 High St North Melbourne	1	Unit	\$125,000	11 Dec 2024
 21/1 Oconnell St North Melbourne	1	Apartment	\$157,000	11 Dec 2024
 103/275 Abbotsford St North Melbourne	2	Apartment	\$750,000	11 Dec 2024
 17 Baillie St North Melbourne	2	House	\$710,000	07 Dec 2024
 19 Baillie St North Melbourne	2	House	\$710,000	07 Dec 2024
 53-55 Canning St North Melbourne	3	House	\$1,825,000	07 Dec 2024
 113/55 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$157,500	06 Dec 2024
 60/171 Flemington Rd North Melbourne	2	House	\$442,500	05 Dec 2024
 405/275 Abbotsford St North Melbourne	3	Apartment	\$1,140,000	04 Dec 2024
 908/108 Haines St North Melbourne	1	Apartment	\$390,000	04 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 97 Chapman St North Melbourne	2	House	\$1,225,000	02 Dec 2024
 100 Molesworth St North Melbourne	3	Townhouse (Conjoined)	\$1,030,000	30 Nov 2024
 39 Curzon St North Melbourne	2	House	\$970,000	30 Nov 2024
 401/39 Racecourse Rd North Melbourne	2	Apartment	\$360,000	27 Nov 2024
 512/97 Flemington Rd North Melbourne	1	Apartment	\$265,000	27 Nov 2024
 3/700 Queensberry St North Melbourne	3	Flat/Unit/Apartment	\$830,000	27 Nov 2024
 10/1 Villiers St North Melbourne	1	Strata Unit/Flat	\$460,000	25 Nov 2024
 102/11 Oconnell St North Melbourne	1	Flat/Unit/Apartment	\$207,500	25 Nov 2024
 85 Howard St North Melbourne	3	House	\$2,100,000	22 Nov 2024
 8 Mugg La North Melbourne	3	Townhouse	\$1,260,000	22 Nov 2024
 303/5 Courtney St North Melbourne	2	Flat/Unit/Apartment	\$660,000	22 Nov 2024
 184 Abbotsford St North Melbourne	3	House	\$1,400,000	21 Nov 2024



Please contact your local Jellis Craig office

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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