

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.39m**

Quarterly Price Change

**4.13% ↑**

## Median Unit Price\*

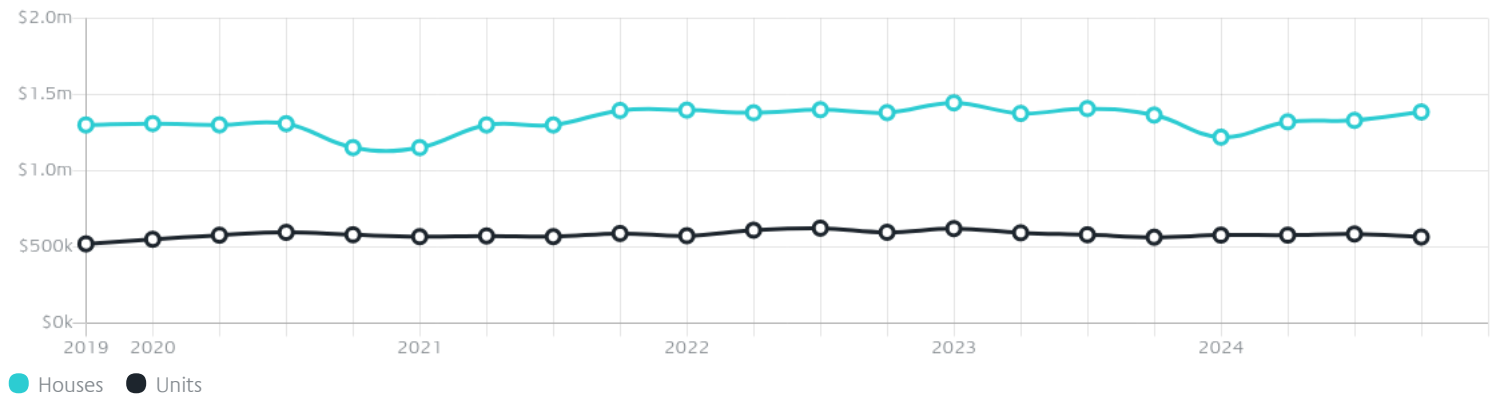
Median

**\$565k**

Quarterly Price Change

**-3.41% ↓**

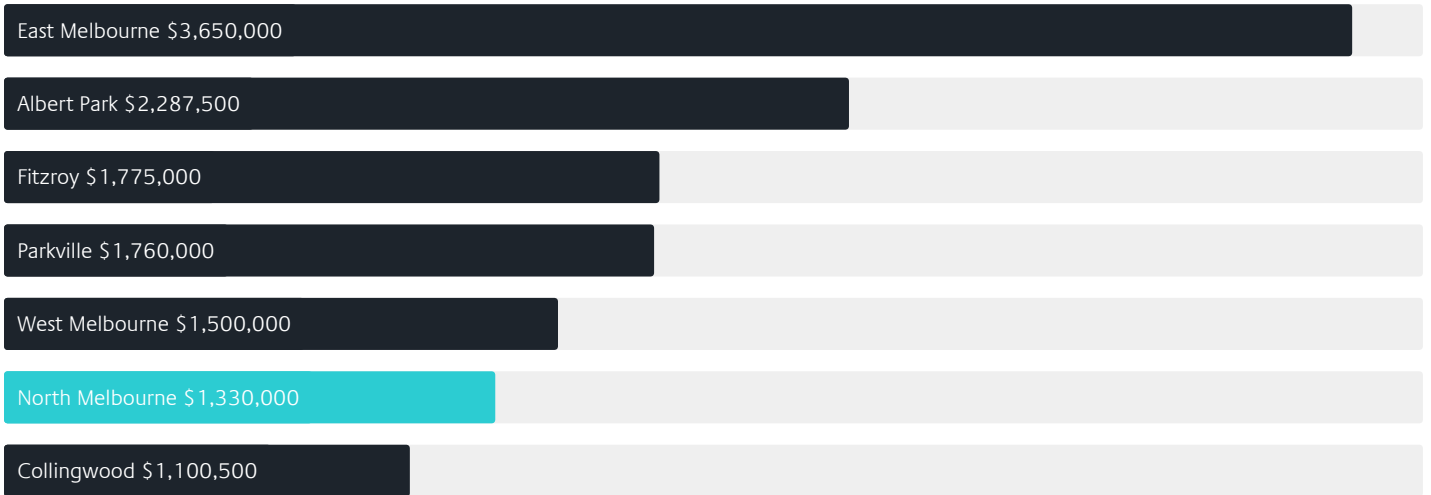
## Quarterly Price Change\*



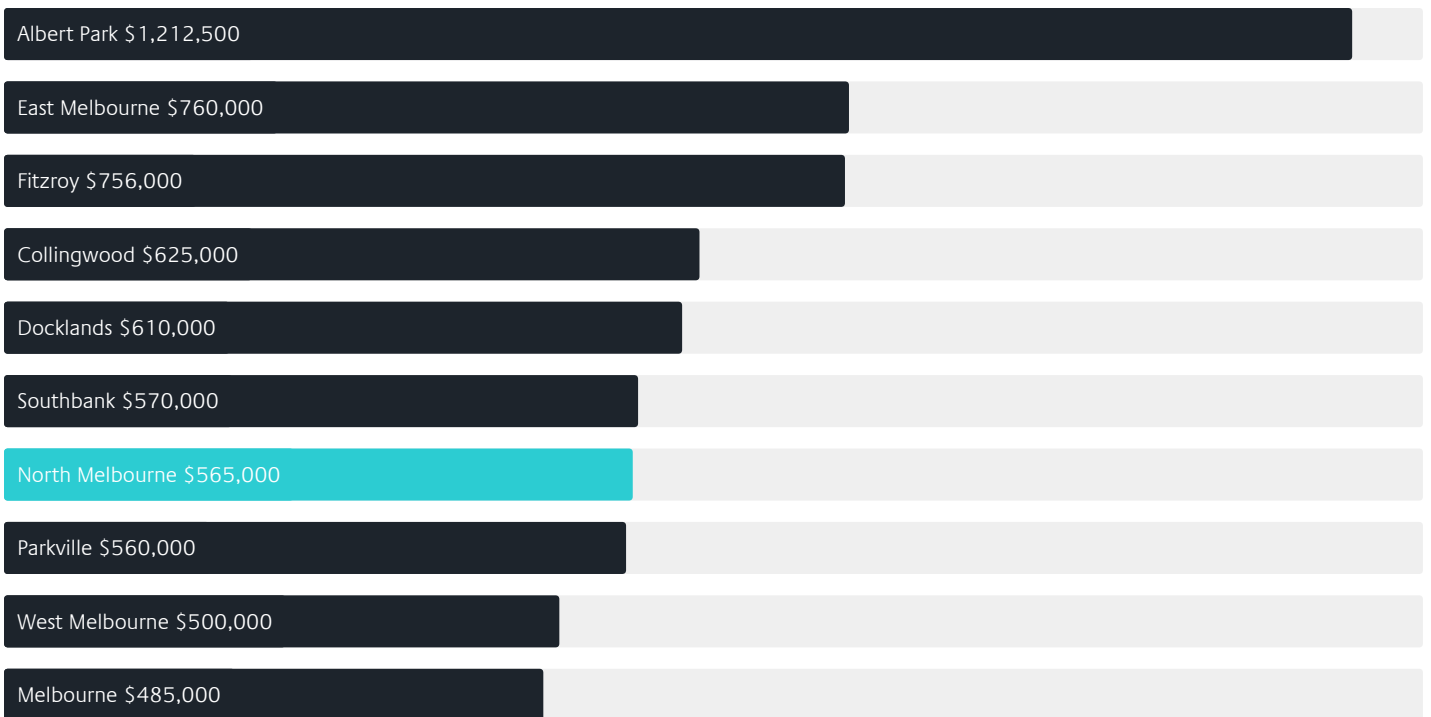
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 38%  
● Private 62%

## Auction Clearance Rate<sup>\*</sup>

67.86%

## Median Days on Market<sup>^</sup>

28 days

## Average Hold Period<sup>\*</sup>

6.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 4% ● Units 96%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

14,953

## Median Asking Rent per week<sup>\*</sup>

\$720

## Population Growth<sup>^</sup>

0.09%

## Rental Yield<sup>\*</sup>

2.78%

## Median Age<sup>^</sup>













31 years

## Median Household Size<sup>^</sup>





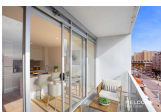







2 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 74 Chapman St NORTH MELBOURNE	3	House	\$845,000	16 Dec 2024
 257 Abbotsford St North Melbourne	2	House	\$841,000	14 Dec 2024
 501/6 High St North Melbourne	1	Apartment	\$128,000	13 Dec 2024
 708/33 Blackwood St North Melbourne	2	Apartment	\$468,000	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
 53-55 Canning St North Melbourne	3	House	\$1,825,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 102/11 Oconnell St North Melbourne	1	Flat/Unit/Apartment	\$207,500	25 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
 709/9 High St North Melbourne	1	Strata Unit/Flat	\$154,000	20 Nov 2024
 10 George St North Melbourne	2	House	\$974,000	19 Nov 2024
 502/33 Blackwood St North Melbourne	1	Flat/Unit/Apartment	\$335,000	19 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 403/139 Chetwynd St North Melbourne	1	Apartment	\$355,000	18 Nov 2024
 23/1 Oconnell St North Melbourne	1	Flat/Unit/Apartment	\$180,000	17 Nov 2024
 13 Lancashire La North Melbourne	3	Townhouse	\$1,815,000	16 Nov 2024
 1/80 Oshanassy St North Melbourne	2	Apartment	\$490,000	15 Nov 2024
 2/205 Flemington Rd North Melbourne	2	Flat/Unit/Apartment	\$650,000	15 Nov 2024
 12/80 Oshanassy St North Melbourne	2	Apartment	\$500,000	14 Nov 2024
 207/130 Errol St North Melbourne	2	Apartment	\$640,000	14 Nov 2024
 102/30 Wreckyn St North Melbourne	2	Flat/Unit/Apartment	\$595,000	12 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
 19 Canning St North Melbourne	2	House	\$1,540,000	09 Nov 2024
 53 Erskine St North Melbourne	3	Townhouse	\$1,285,000	09 Nov 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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