

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.33m**

Quarterly Price Change

**-3.44% ↓**

## Median Unit Price\*

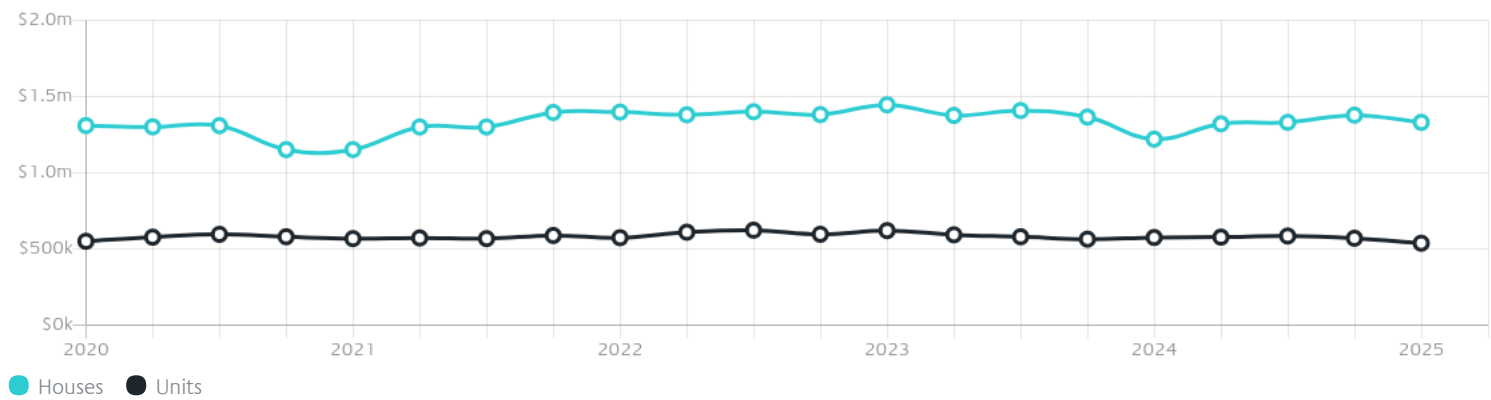
Median

**\$538k**

Quarterly Price Change

**-5.70% ↓**

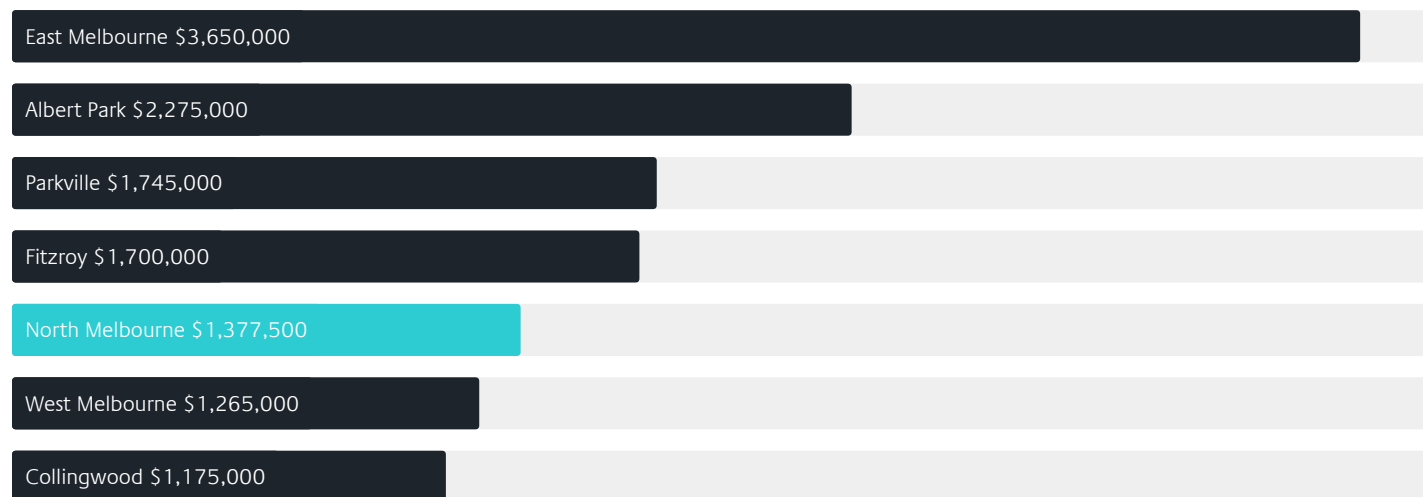
## Quarterly Price Change\*



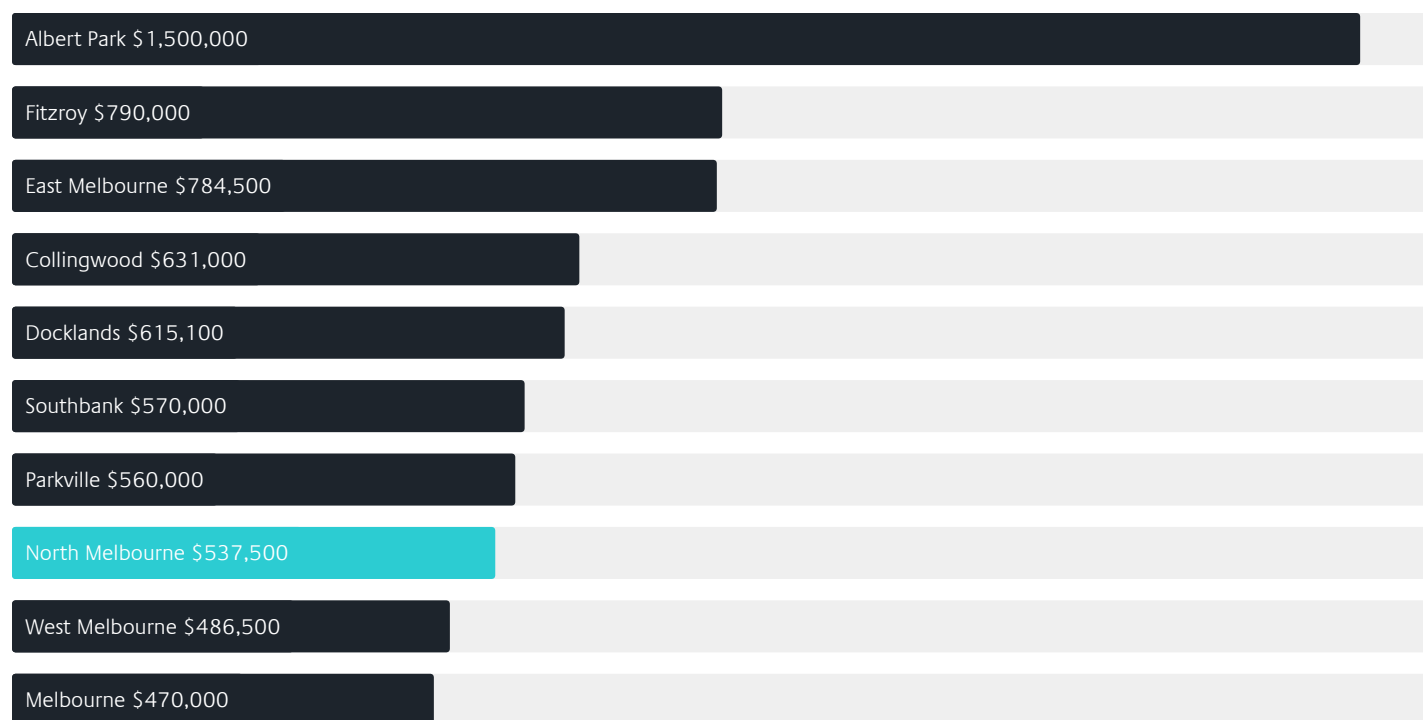
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 24%  
● Private 76%

Auction Clearance Rate\*

90.91%

Median Days on Market^

29 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\*

\$775

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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 / 9 Murphy St North Melbourne	1	Apartment	\$242,500	30 Jun 2025
 5 / 1a Canning St North Melbourne	2	Apartment	\$690,000	28 Jun 2025
 48-50 Baillie St North Melbourne	3	House	\$1,400,000	24 Jun 2025
 13 Purcell St North Melbourne	3	House	\$1,525,000	24 Jun 2025
 20 Alfred St North Melbourne	2	House	\$939,500	21 Jun 2025
 306 / 64 Macaulay Rd North Melbourne	2	Unit	\$470,000	21 Jun 2025
 71 Courtney St North Melbourne	2	House	\$1,003,000	21 Jun 2025
 218 / 86 Macaulay Rd North Melbourne	2	Unit	\$495,000	15 Jun 2025
 322 / 33 Blackwood St North Melbourne	1	Apartment	\$351,500	11 Jun 2025
 8 / 147 Curzon St North Melbourne	2	Apartment	\$580,000	05 Jun 2025
 3 / 3 Bedford St North Melbourne	2	Apartment	\$835,000	04 Jun 2025
 6 / 5 Bedford St North Melbourne	2	Apartment	\$710,000	04 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 309/5 Courtney St North Melbourne	2	Flat/Unit/Apartment	\$328,000	03 Jun 2025
 6/704 Victoria St North Melbourne	2	Apartment	\$570,000	03 Jun 2025
 4 Stedeford La North Melbourne	3	House	\$1,550,000	01 Jun 2025
 1a Stawell St North Melbourne	2	Townhouse	\$720,000	01 Jun 2025
 17 Capel Pl North Melbourne	2	Townhouse	\$930,000	31 May 2025
 17/201 Abbotsford St North Melbourne	3	Townhouse	\$1,170,000	31 May 2025
 22 Capel Pl NORTH MELBOURNE	2	Townhouse	\$868,000	31 May 2025
 612/179 Boundary Rd NORTH MELBOURNE	2	Apartment	\$375,000	30 May 2025
 9 Curzon Pl North Melbourne	2	Townhouse	\$947,500	30 May 2025
 130/55 Villiers St North Melbourne	1	Apartment	\$165,000	29 May 2025
 304/380 Queensberry St North Melbourne	2	Apartment	\$700,000	29 May 2025
 4/100-110 Curzon St North Melbourne	2	Townhouse	\$1,274,000	29 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 / 150 Peel St North Melbourne	1	Flat / Unit / Apartment	\$420,000	28 May 2025
 529 / 23 Blackwood St North Melbourne	1	Flat / Unit / Apartment	\$430,000	27 May 2025
 1 / 1-9 Little Leveson St North Melbourne	1	Apartment	\$638,000	27 May 2025
 305 / 187 Boundary Rd North Melbourne	1	Apartment	\$293,000	26 May 2025
 162 Capel St North Melbourne	2	House	\$1,326,000	26 May 2025
 4 / 76 Haines St North Melbourne	2	Apartment	\$669,000	20 May 2025
 G1 / 93 Arden St North Melbourne	1	Apartment	\$320,000	17 May 2025
 D1-1 / 130 Arden St North Melbourne	2	Apartment	\$750,000	17 May 2025
 68 Provost St NORTH MELBOURNE	2	Townhouse	\$890,000	10 May 2025
 202 / 33 Wreckyn St North Melbourne	1	Apartment	\$420,000	08 May 2025
 402 / 108 Haines St North Melbourne	3	Flat / Unit / Apartment	\$380,000	08 May 2025
 1101 / 93 Flemington Rd North Melbourne	2	Apartment	\$533,000	07 May 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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