

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.33m

Quarterly Price Change

-3.44% ↓

Median Unit Price*

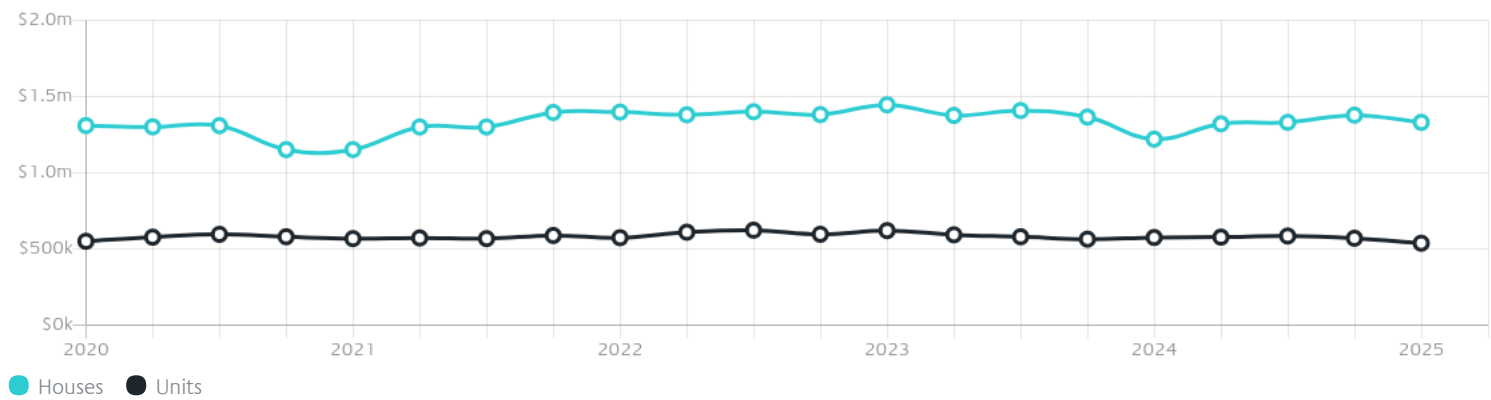
Median

\$538k

Quarterly Price Change

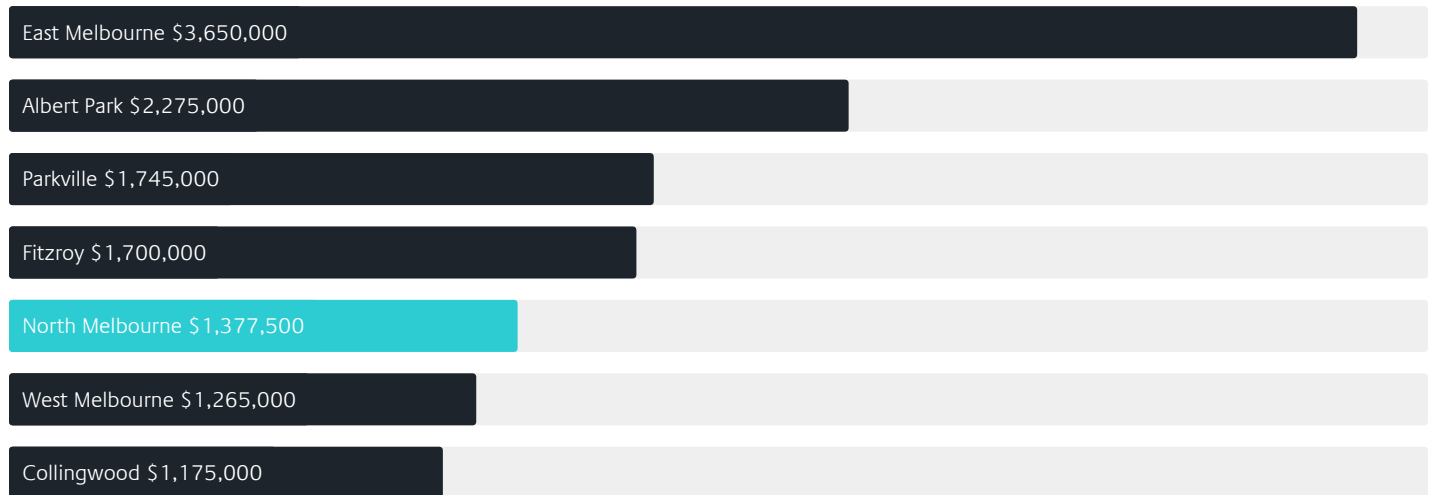
-5.70% ↓

Quarterly Price Change*

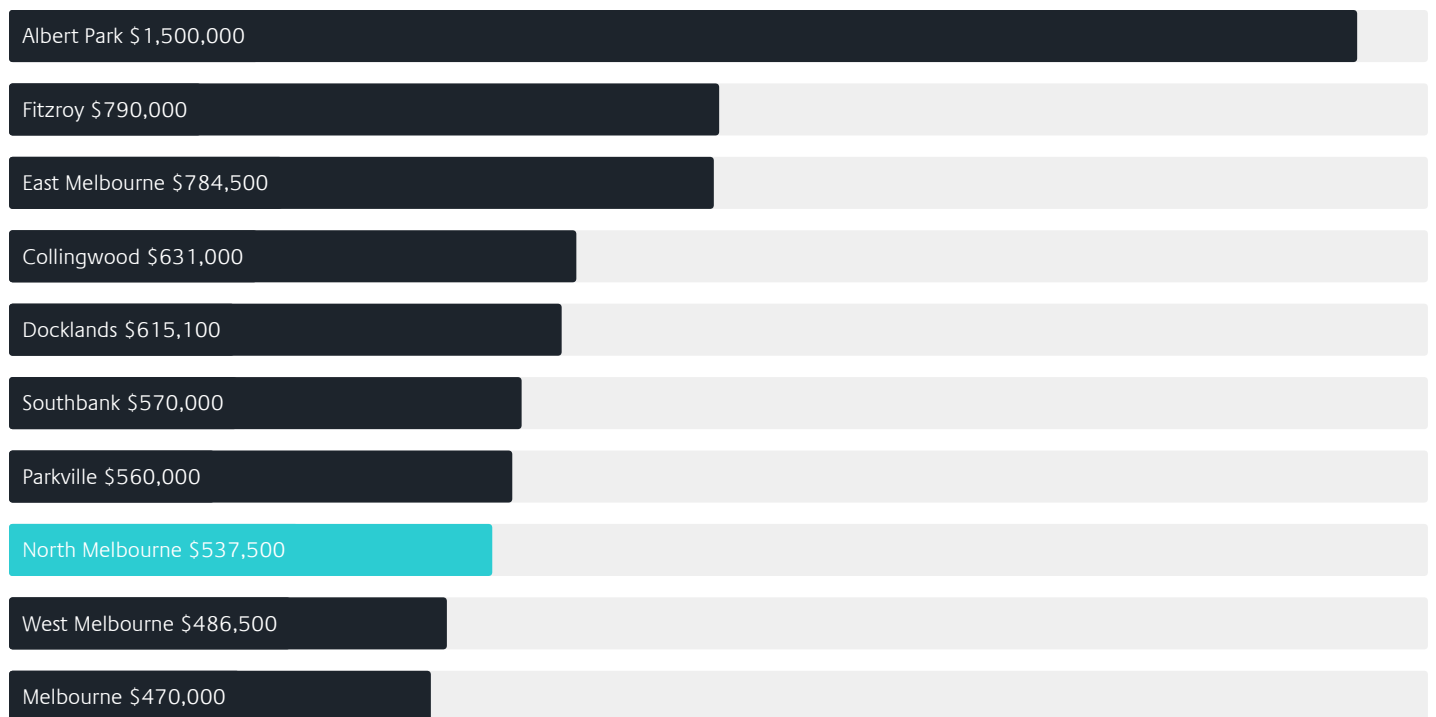


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

92.59%

Median Days on Market^

31 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^





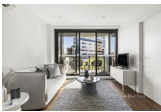







2 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 305/187 Boundary Rd North Melbourne	1	Apartment	\$293,000	26 May 2025
 4/76 Haines St North Melbourne	2	Apartment	\$669,000	21 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
 1101/93 Flemington Rd North Melbourne	2	Apartment	\$533,000	07 May 2025
 1010/33 Blackwood St North Melbourne	2	Apartment	\$525,000	30 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1006/93 Flemington Rd North Melbourne	1	Flat/Unit/Apartment	\$325,000	30 Apr 2025
 307/30 Wreckyn St NORTH MELBOURNE	1	Apartment	\$415,000	28 Apr 2025
 802/111 Canning St North Melbourne	1	Strata Unit/Flat	\$365,000	28 Apr 2025
 18/147 Curzon St North Melbourne	3	Apartment	\$605,000	24 Apr 2025
 403/58 Villiers St North Melbourne	2	Apartment	\$472,000	22 Apr 2025
 117/171 Flemington Rd North Melbourne	0	Studio Apartment	\$258,000	22 Apr 2025
 13/43 Haines St North Melbourne	2	Apartment	\$465,000	21 Apr 2025
 3/17a Cobden St North Melbourne	1	Apartment	\$540,000	16 Apr 2025
 1/173 Chetwynd St North Melbourne	2	Apartment	\$905,000	16 Apr 2025
 318/23 Blackwood St North Melbourne	1	Flat/Unit/Apartment	\$352,000	15 Apr 2025
 410/179 Boundary Rd North Melbourne	2	House	\$385,000	14 Apr 2025
 119/55 Villiers St North Melbourne	1	Apartment	\$160,000	13 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 711/55 Villiers St North Melbourne	1	Apartment	\$165,000	13 Apr 2025
 701/55 Villiers St North Melbourne	1	Apartment	\$165,000	13 Apr 2025
 6/14 Lancashire La North Melbourne	3	Apartment	\$1,225,000	13 Apr 2025
 8 Little Leveson St North Melbourne	4	House	\$1,890,000	12 Apr 2025
 50 Lothian St North Melbourne	3	Townhouse	\$1,280,000	12 Apr 2025
 2/20 Bedford St North Melbourne	2	Apartment	\$702,000	12 Apr 2025
 23/171 Flemington Rd North Melbourne	2	Apartment	\$420,000	12 Apr 2025
 101/108 Haines St North Melbourne	1	Apartment	\$378,000	11 Apr 2025
 45 Little Leveson St North Melbourne	4	House	\$3,320,000	10 Apr 2025
 4/520 Victoria St North Melbourne	2	Apartment	\$517,500	09 Apr 2025
 14 Little Dryburgh St North Melbourne	2	Townhouse (Conjoined)	\$1,025,000	07 Apr 2025
 201/111 Canning St North Melbourne	2	Apartment	\$666,000	04 Apr 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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