

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.39m**

Quarterly Price Change

**4.13% ↑**

## Median Unit Price\*

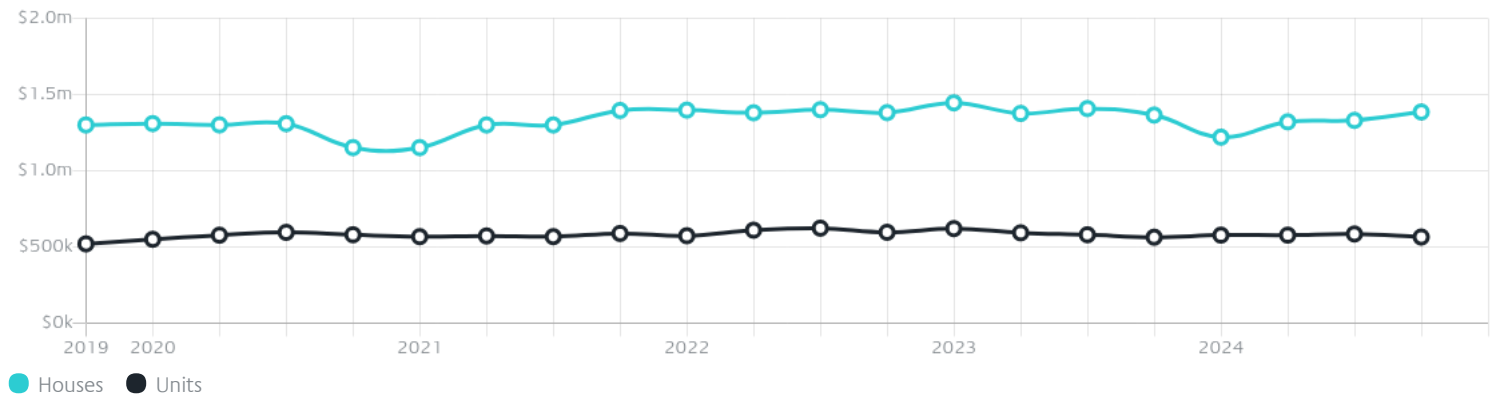
Median

**\$565k**

Quarterly Price Change

**-3.41% ↓**

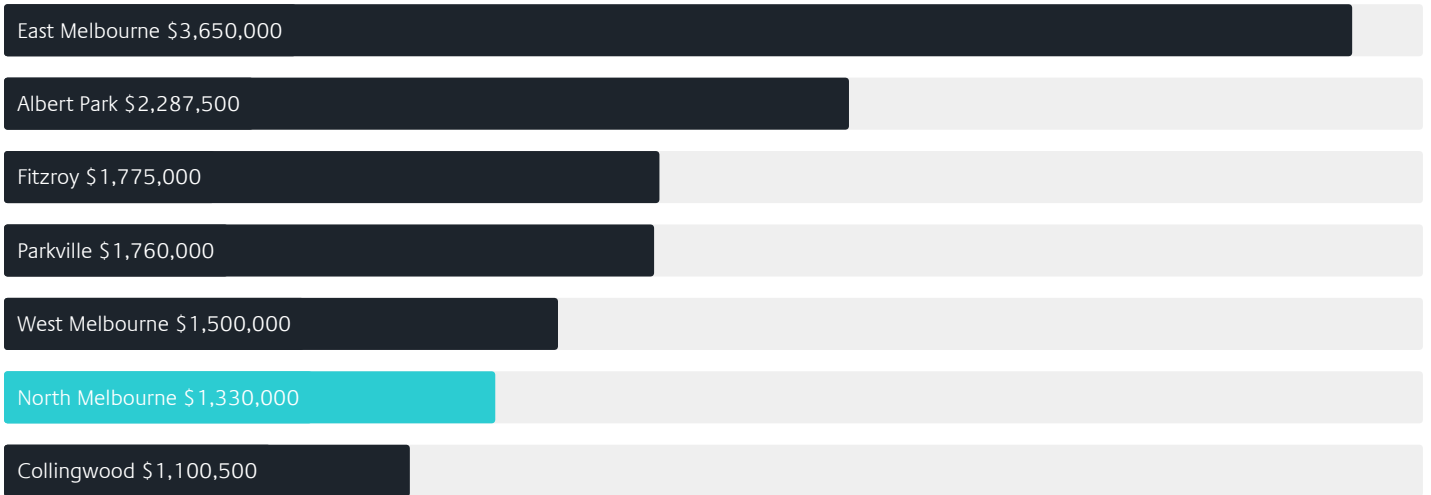
## Quarterly Price Change\*



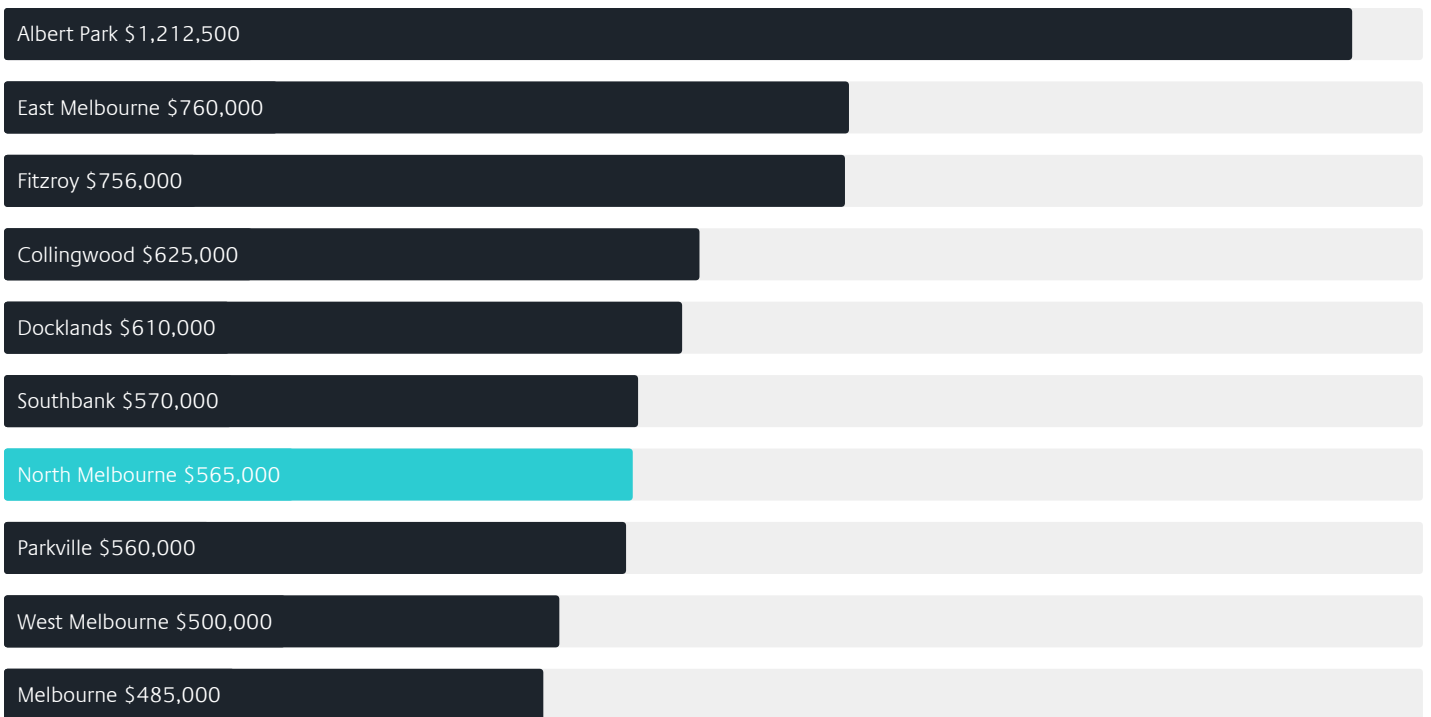
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 20%  
● Private 80%

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

60%

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

41 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>







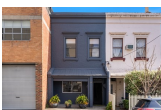





2 people

# 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
 33 Little Baillie St North Melbourne	3	Townhouse	\$1,730,000	28 Feb 2025
 137 Dryburgh St North Melbourne	3	House	\$1,120,000	27 Feb 2025
 7-9 Raglan St North Melbourne	0	House	\$1,700,000	21 Feb 2025
 107/171 Flemington Rd North Melbourne	1	Unit	\$230,000	18 Feb 2025
 511/55 Villiers St North Melbourne	1	Apartment	\$173,000	17 Feb 2025
 1308/33 Blackwood St North Melbourne	2	Apartment	\$480,000	17 Feb 2025
 212/150 Peel St North Melbourne	1	Apartment	\$462,500	15 Feb 2025
 17/38 Chapman St North Melbourne	2	Apartment	\$670,000	14 Feb 2025
 129/23 Blackwood St North Melbourne	2	Apartment	\$530,000	13 Feb 2025
 430/23 Blackwood St North Melbourne	1	Apartment	\$375,000	13 Feb 2025
 707/188 Macaulay Rd North Melbourne	3	Apartment	\$930,000	12 Feb 2025
 417/23 Blackwood St North Melbourne	1	Apartment	\$361,000	11 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 103/85 Leveson St North Melbourne	2	Apartment	\$730,000	08 Feb 2025
 706/58 Villiers St North Melbourne	3	Apartment	\$795,000	07 Feb 2025
 207/275 Abbotsford St North Melbourne	1	Apartment	\$525,000	06 Feb 2025
 23/38-52 Chapman St North Melbourne	2	Unit	\$687,000	06 Feb 2025
 106/108 Haines St North Melbourne	3	Apartment	\$900,000	06 Feb 2025
 196 Capel St North Melbourne	3	House	\$1,240,000	04 Feb 2025
 97 Chetwynd St North Melbourne	3	House	\$1,195,000	31 Jan 2025
 A8/335 Abbotsford St NORTH MELBOURNE	1	Unit	\$640,000	30 Jan 2025
 4/201 Abbotsford St North Melbourne	2	Townhouse	\$1,089,000	29 Jan 2025
 406/93 Flemington Rd North Melbourne	1	Apartment	\$349,000	22 Jan 2025
 19 Wilson Mews North Melbourne	2	Townhouse	\$845,000	22 Jan 2025
 713/33 Blackwood St North Melbourne	2	Apartment	\$540,000	22 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 A20/335 Abbotsford St North Melbourne	2	Unit	\$693,000	22 Jan 2025
 416/33 Blackwood St North Melbourne	2	Flat/Unit/Apartment	\$470,000	22 Jan 2025
 318/86 Macaulay Rd North Melbourne	2	Apartment	\$490,000	21 Jan 2025
 477 Queensberry St North Melbourne	5	House	\$1,437,000	20 Jan 2025
 437/23 Blackwood St North Melbourne	2	Flat/Unit/Apartment	\$519,000	20 Jan 2025
 13/77 Chapman St North Melbourne	2	Flat/Unit/Apartment	\$460,000	20 Jan 2025
 402/39 Racecourse Rd North Melbourne	1	Flat/Unit/Apartment	\$325,000	18 Jan 2025
 6/201 Abbotsford St NORTH MELBOURNE	2	House	\$1,125,000	17 Jan 2025
 521/55 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$160,000	15 Jan 2025
 1403/188 Macaulay Rd North Melbourne	2	Flat/Unit/Apartment	\$688,000	06 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



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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