

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.33m

Quarterly Price Change

-3.44% ↓

Median Unit Price*

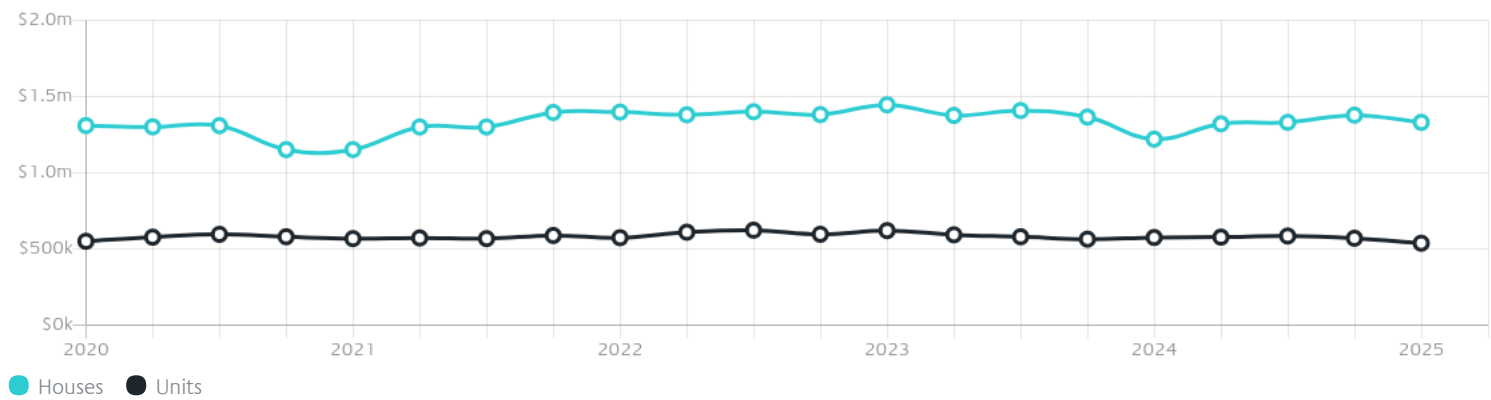
Median

\$538k

Quarterly Price Change

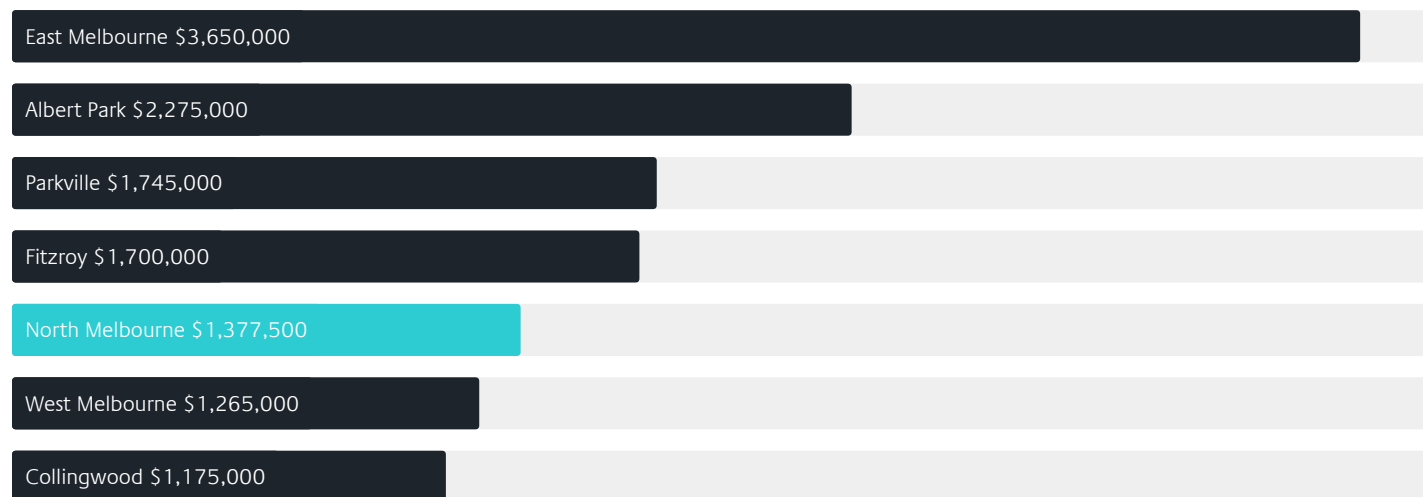
-5.70% ↓

Quarterly Price Change*

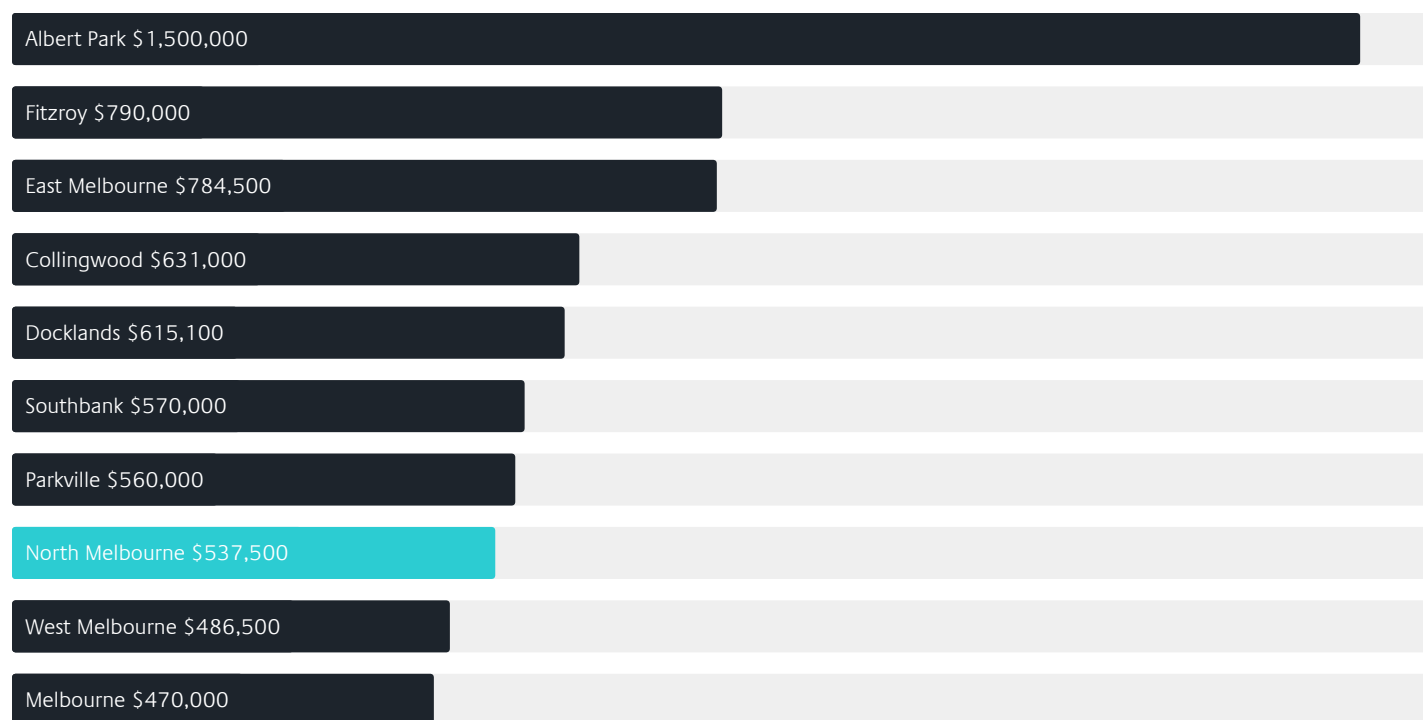


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 27%
● Private 73%

Auction Clearance Rate*

86.21%

Median Days on Market^

32 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^




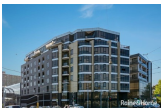








31 years

Median Household Size^









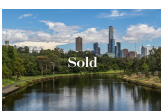



2 people

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

Address	Bedrooms	Type	Price	Sold
 1/173 Chetwynd St North Melbourne	2	Apartment	\$905,000	28 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
 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
 701/55 Villiers St North Melbourne	1	Apartment	\$165,000	13 Apr 2025
 711/55 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
 23/171 Flemington Rd North Melbourne	2	Apartment	\$420,000	12 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
 101/108 Haines St North Melbourne	1	Apartment	\$378,000	11 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/520 Victoria St North Melbourne	2	Apartment	\$517,500	09 Apr 2025
 201/111 Canning St North Melbourne	2	Apartment	\$666,000	04 Apr 2025
 203/130 Errol St North Melbourne	2	Apartment	\$650,000	04 Apr 2025
 1004/188 Macaulay Rd North Melbourne	2	Apartment	\$615,000	02 Apr 2025
 443 Abbotsford St North Melbourne	2	House	\$1,300,000	30 Mar 2025
 24/520 Victoria St North Melbourne	1	Unit	\$405,000	28 Mar 2025
 305/1 Courtney St North Melbourne	2	Apartment	\$880,000	27 Mar 2025
 207/9 High St North Melbourne	2	Strata Unit/Flat	\$148,000	27 Mar 2025
 19/49 Brougham St North Melbourne	1	Apartment	\$350,000	26 Mar 2025
 2/140 Arden St NORTH MELBOURNE	2	Apartment	\$637,500	25 Mar 2025
 26 Trafalgar Pl North Melbourne	2	Townhouse	\$1,130,000	25 Mar 2025
 2a Raglan St North Melbourne	2	House	\$1,267,000	23 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/3 Hardwicke St North Melbourne	2	Apartment	\$485,000	22 Mar 2025
 16 Shiel St North Melbourne	3	House	\$1,325,000	22 Mar 2025
 511/97 Flemington Rd North Melbourne	1	Apartment	\$250,000	21 Mar 2025
 107/55 Villiers St North Melbourne	1	Apartment	\$165,000	21 Mar 2025
 12/55 Haines St North Melbourne	2	Unit	\$749,000	19 Mar 2025
 12A/55 Haines St North Melbourne	2	House	\$749,000	19 Mar 2025
 12/312 Dryburgh St North Melbourne	1	Flat/Unit/Apartment	\$550,000	17 Mar 2025
 212/275 Abbotsford St North Melbourne	3	Apartment	\$857,000	15 Mar 2025
 5/45 Leveson St North Melbourne	2	Townhouse	\$950,000	13 Mar 2025
 36/101 Leveson St North Melbourne	1	Apartment	\$470,000	13 Mar 2025
 4 Villiers St North Melbourne	3	House	\$2,100,000	08 Mar 2025
 11/35 Arden St North Melbourne	1	Strata Unit/Flat	\$390,000	07 Mar 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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