

# JellisCraig

NORTH MELBOURNE

# Suburb Report

Know your neighbourhood.



NORTH MELBOURNE SUBURB REPORT

Median House Price\*

Median

\$1.33m

Quarterly Price Change

0.00% ↓

Median Unit Price\*

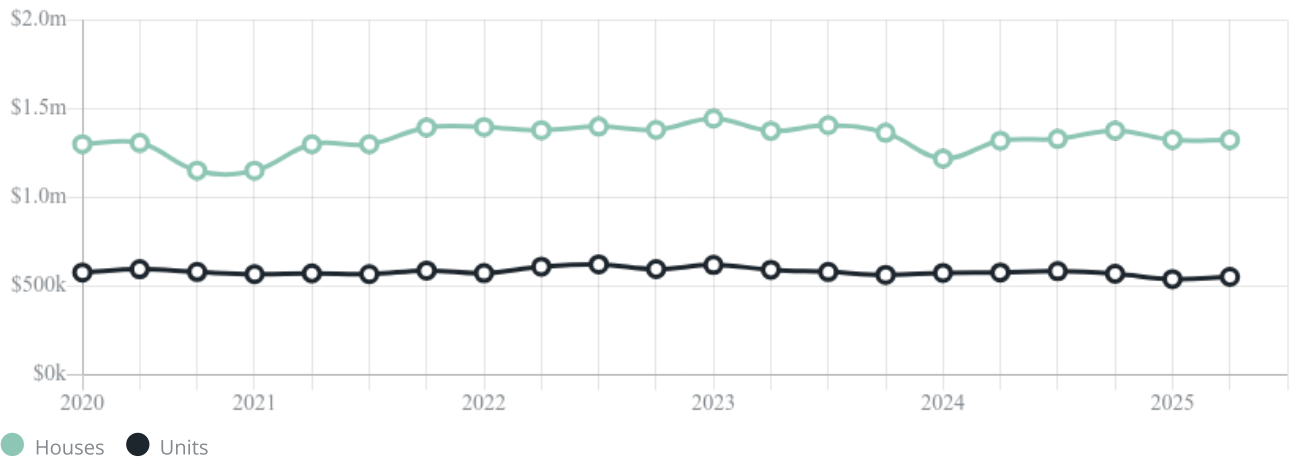
Median

\$553k

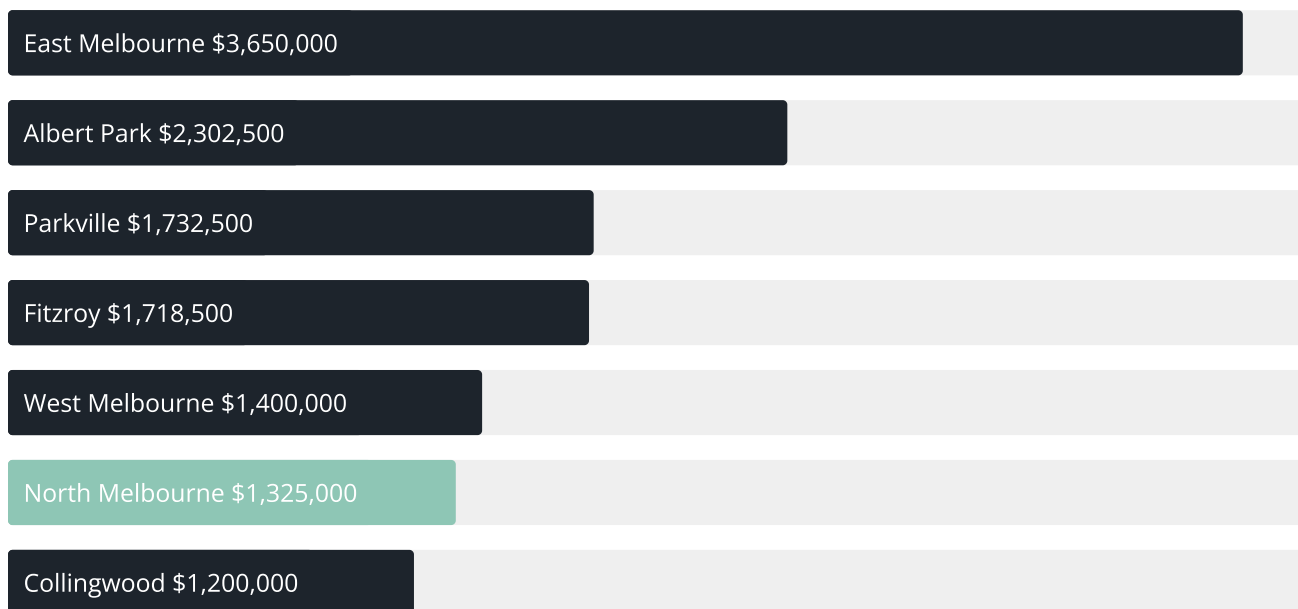
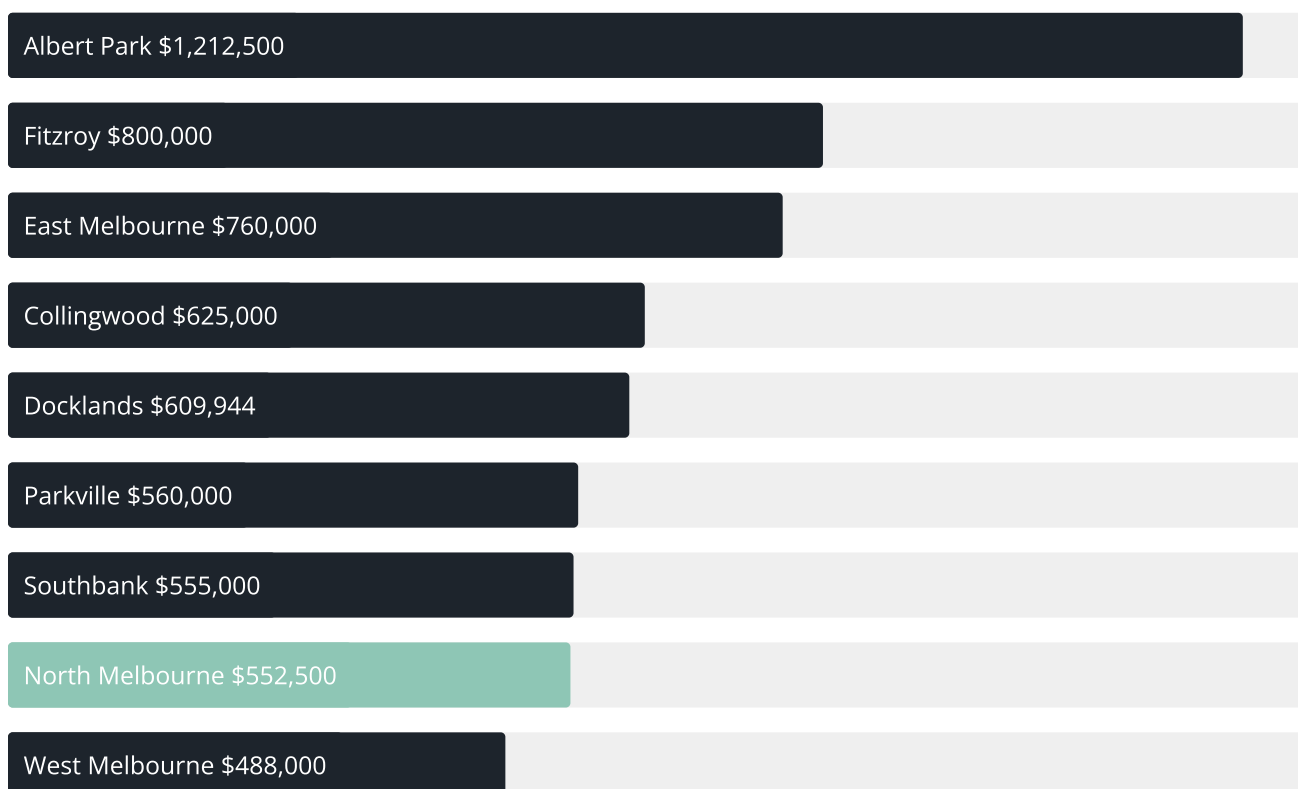
Quarterly Price Change

2.31% ↑

Quarterly Price Change\*



## NORTH MELBOURNE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## NORTH MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 31%  
● Private 69%

## Auction Clearance Rate\*

78.57%

## Median Days on Market^

28 days

## Average Hold Period\*

6.6 years

## Dwelling Type^



● Houses 4% ● Units 96%

## Ownership^



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

## Population^

14,953

## Median Asking Rent per week\*

\$750

## Population Growth^

0.09%

## Rental Yield\*

2.78%

## Median Age^








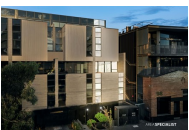


31 years

## Median Household Size^











2 people

## NORTH MELBOURNE SUBURB REPORT











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
 20/49 Brougham St North Melbourne	1	Apartment	\$375,855	30 Sep 2025
 13/80 Oshanassy St North Melbourne	1	Apartment	\$390,000	24 Sep 2025
 2/147 Curzon St North Melbourne	2	Apartment	\$485,000	24 Sep 2025
 1/3 Hardwicke St North Melbourne	2	Apartment	\$515,000	24 Sep 2025
 817/55 Villiers St North Melbourne	1	Apartment	\$168,000	22 Sep 2025
 119 Dryburgh St North Melbourne	2	House	\$1,400,000	13 Sep 2025
 2/5 Cobden St North Melbourne	3	Apartment	\$1,060,000	13 Sep 2025
 100 Munster Tce North Melbourne	4	House	\$1,530,000	11 Sep 2025
 806/55 Villiers St North Melbourne	1	Apartment	\$170,000	08 Sep 2025
 17/171 Flemington Rd North Melbourne	2	Apartment	\$496,000	06 Sep 2025

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 509/30 Wreckyn St North Melbourne	2	Apartment	\$685,783	02 Sep 2025
 1A/23 Chapman St North Melbourne	2	Apartment	\$746,100	30 Aug 2025
 705/97 Flemington Rd North Melbourne	2	Apartment	\$660,000	30 Aug 2025
 601/9 High St North Melbourne	1	Unit	\$170,000	29 Aug 2025
 161 Flemington Rd North Melbourne	4	House	\$1,900,000	29 Aug 2025
 306/108 Munster Tce North Melbourne	2	Unit	\$575,000	28 Aug 2025
 106/380 Queensberry St North Melbourne	2	Apartment	\$670,000	25 Aug 2025
 40 Lothian St North Melbourne	2	House	\$870,000	23 Aug 2025
 308/275 Abbotsford St North Melbourne	2	Strata Unit/Flat	\$840,000	20 Aug 2025
 2/17a Cobden St North Melbourne	1	Apartment	\$510,000	20 Aug 2025

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1808/33 Blackwood St North Melbourne	2	Apartment	\$550,000	19 Aug 2025
 13/42-44 Shiel St North Melbourne	2	Apartment	\$475,000	18 Aug 2025
 13/42 Shiel St North Melbourne	2	Flat/Unit/Apartment	\$475,000	18 Aug 2025
 335/23 Blackwood St North Melbourne	2	Apartment	\$456,800	17 Aug 2025
 8/37 Haines St North Melbourne	2	Flat/Unit/Apartment	\$641,000	15 Aug 2025
 5/101 Leveson St North Melbourne	4	Apartment	\$2,000,000	15 Aug 2025
 201/68 Leveson St North Melbourne	3	Strata Unit/Flat	\$765,000	12 Aug 2025
 5/394 Queensberry St North Melbourne	2	Strata Unit/Townhouse	\$1,050,000	09 Aug 2025
 24/61 Haines St North Melbourne	3	House	\$742,000	09 Aug 2025
 5/700 Queensberry St North Melbourne	3	Apartment	\$947,000	09 Aug 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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