

# 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\*

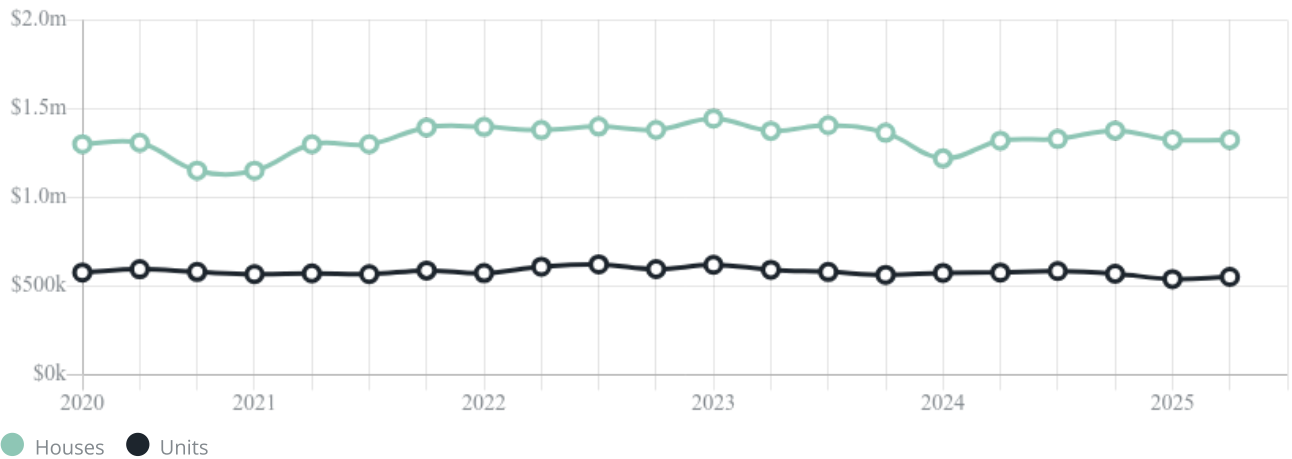
Median

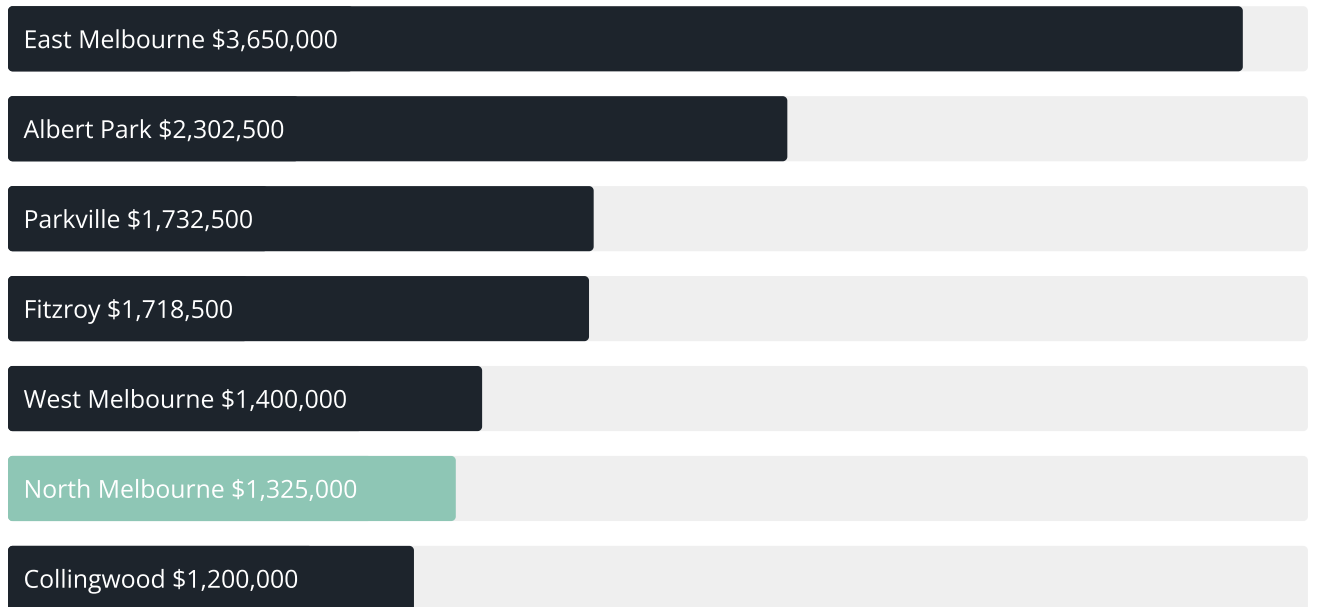
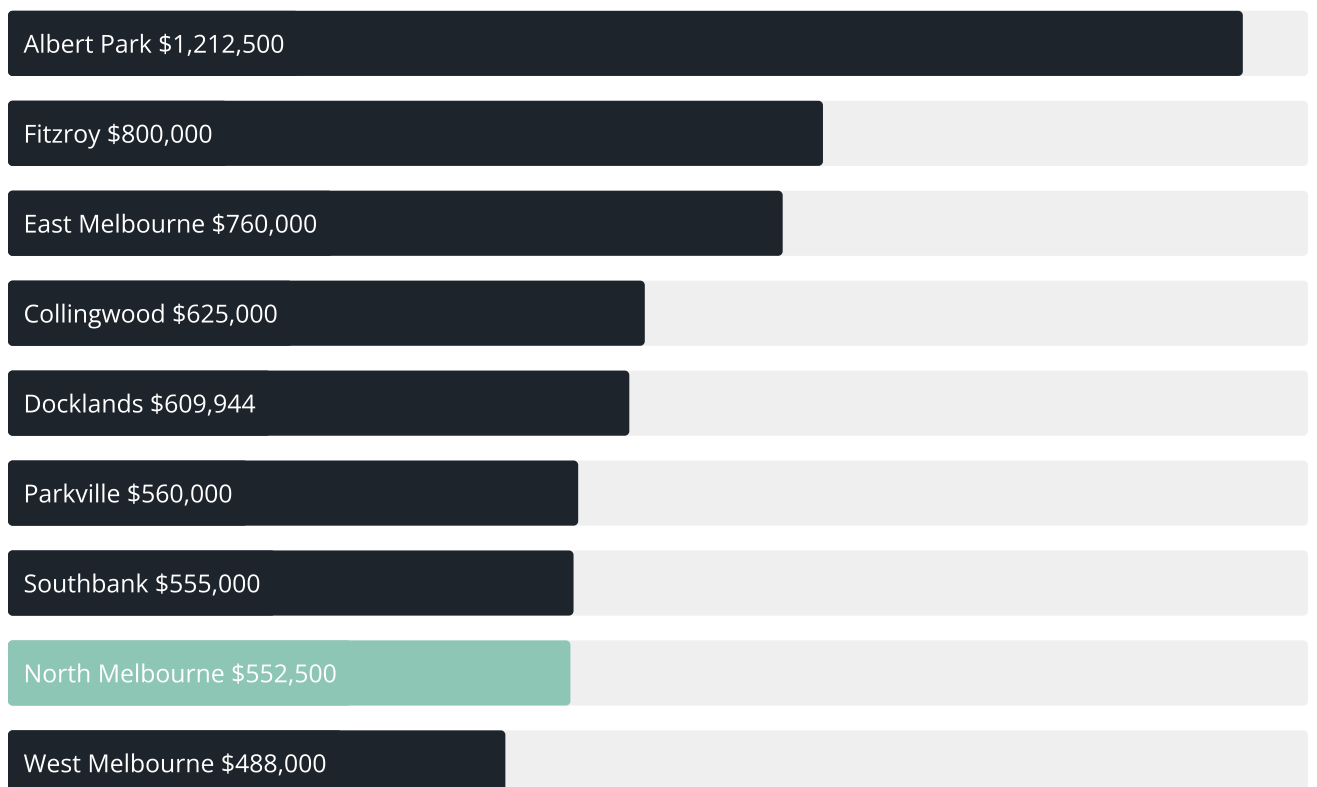
\$553k

Quarterly Price Change

2.31% ↑

Quarterly Price Change\*



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

## NORTH MELBOURNE SUBURB REPORT

## Sale Method\*



● Auction 28%  
● Private 72%

## Auction Clearance Rate\*

84%

## Median Days on Market^

26 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^







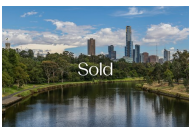



2 people

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

Address	Bedrooms	Type	Price	Sold
 1A/23 Chapman St North Melbourne	2	Apartment	\$746,100	30 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
 2/17a Cobden St North Melbourne	1	Apartment	\$510,000	20 Aug 2025
 1808/33 Blackwood St North Melbourne	2	Apartment	\$550,000	19 Aug 2025
 5/101 Leveson St North Melbourne	4	Apartment	\$2,000,000	15 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
 263 Abbotsford St North Melbourne	2	Apartment	\$715,000	06 Aug 2025
 107/22 Courtney St North Melbourne	3	Apartment	\$985,000	02 Aug 2025

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 201/33 Wreckyn St North Melbourne	1	Apartment	\$455,000	01 Aug 2025
 12/60 Oshanassy St North Melbourne	2	Apartment	\$605,000	31 Jul 2025
 85-87 Chapman St North Melbourne	3	House	\$2,050,000	26 Jul 2025
 6/8 Falshaws La North Melbourne	2	Apartment	\$1,060,000	26 Jul 2025
 204/25 Byron St North Melbourne	1	Apartment	\$425,000	26 Jul 2025
 22 Provost St North Melbourne	4	Townhouse	\$1,810,000	25 Jul 2025
 6/65 Oshanassy St North Melbourne	2	Apartment	\$726,000	24 Jul 2025
 211/97 Flemington Rd North Melbourne	1	Apartment	\$241,500	22 Jul 2025
 115/86 Macaulay Rd North Melbourne	2	Apartment	\$500,000	21 Jul 2025
 106/24 Cobden St North Melbourne	2	Flat/Unit/Apartment	\$400,000	18 Jul 2025

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 203/275 Abbotsford St North Melbourne	2	Apartment	\$666,888	16 Jul 2025
 1203/58 Villiers St North Melbourne	2	Apartment	\$522,500	14 Jul 2025
 304/275 Abbotsford St North Melbourne	2	Apartment	\$705,000	12 Jul 2025
 12/51 Brougham St North Melbourne	1	Apartment	\$375,000	11 Jul 2025
 30 Purcell St North Melbourne	2	House	\$980,000	09 Jul 2025
 206/83 Flemington Rd North Melbourne	2	Apartment	\$478,888	09 Jul 2025
 911/83 Flemington Rd North Melbourne	2	Flat/Unit/Apartment	\$500,000	07 Jul 2025
 905/33 Blackwood St North Melbourne	2	Apartment	\$475,000	06 Jul 2025
 B5/65 Oshanassy St North Melbourne	1	Flat/Unit/Apartment	\$780,000	05 Jul 2025
 495 Abbotsford St North Melbourne	3	House	\$1,360,000	05 Jul 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.