



Carlton North

# Suburb Report



Your connection to property insights



JellisCraig

CARLTON NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

Quarterly price change

Median

Quarterly price change

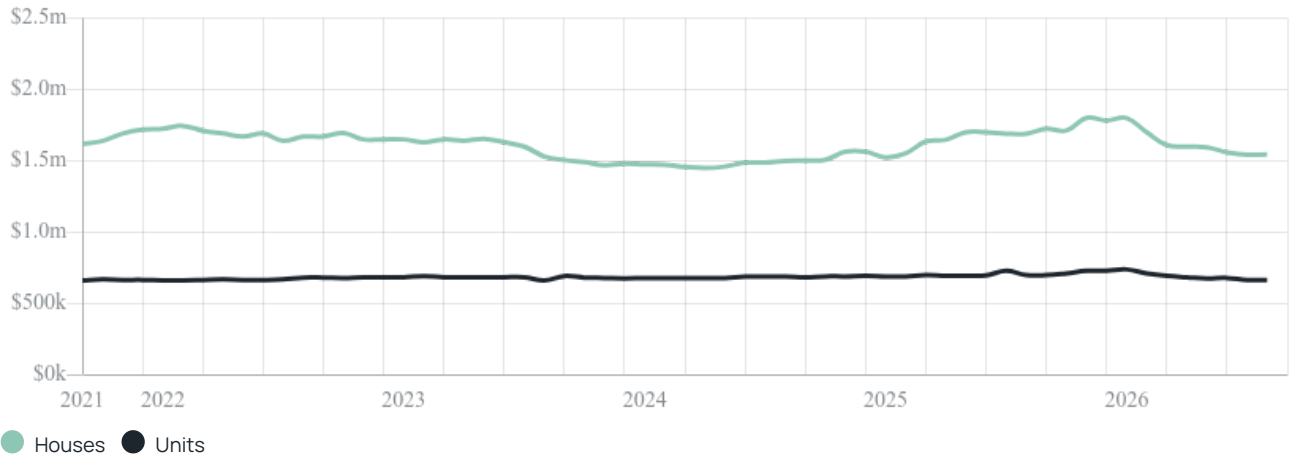
\$1.55m

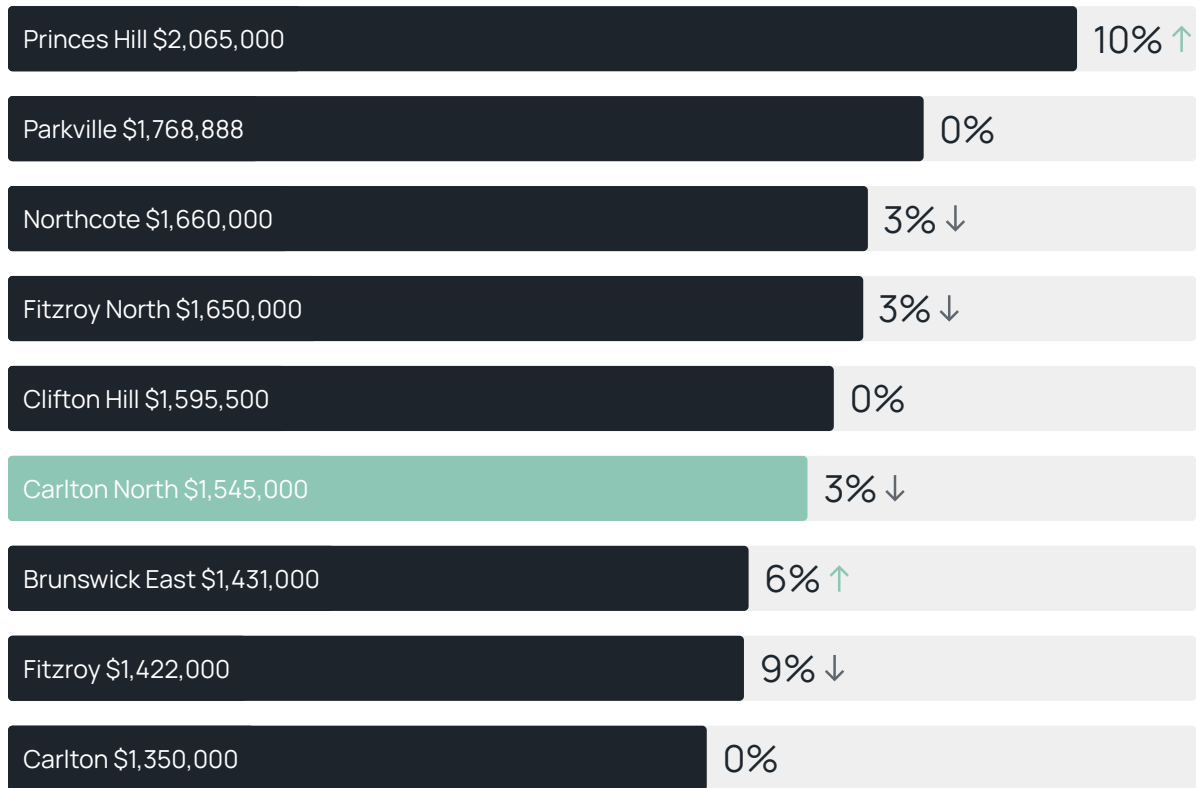
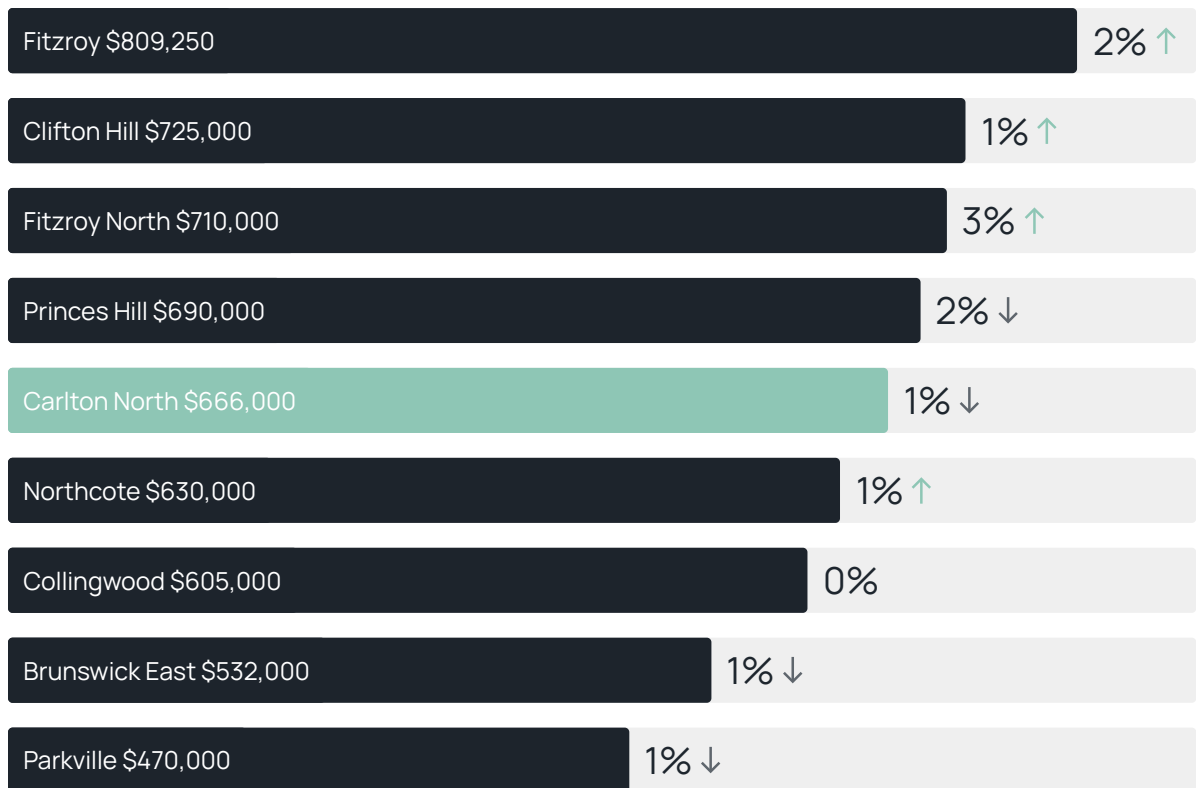
0.16% ↑

\$666k

0.00% ↓

Carlton North quarterly median property prices<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 53%  
● Private 47%

Auction clearance rate<sup>3</sup>

57.69%

Median days on market<sup>3</sup>

House

Unit

25 days

25 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

55 groups

Average hold period<sup>1</sup>

House

Unit

18.1 years

18.3 years

Dwelling type<sup>5</sup>

● Houses 23% ● Units 77%

Ownership<sup>5</sup>

● Owned outright 29% ● Mortgaged 20% ● Rented 51%

Population<sup>5</sup>

6,177

Median asking rent per week<sup>1</sup>

Unit

\$850

\$595

Population growth<sup>5</sup>

-1.95%

Rental yield<sup>1</sup>

House

Unit

3.05%

4.73%

Median age<sup>5</sup>

33 years

Median household size<sup>5</sup>

2.3 people

Recent Carlton North sales<sup>2</sup>

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/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  783-785 Rathdowne Street Carlton North | 2        | House     | \$1,845,000 | 19 Sep 2026 |
|  18 Pigdon Street Carlton North         | 3        | House     | Undisclosed | 19 Sep 2026 |
|  351 Nicholson Street Carlton North     | 3        | House     | Undisclosed | 19 Sep 2026 |
|  772 Drummond Street Carlton North     | 4        | House     | Undisclosed | 17 Sep 2026 |
|  679 Rathdowne Street Carlton North   | 4        | House     | \$1,819,000 | 12 Sep 2026 |
|  455 Canning Street Carlton North     | 3        | House     | Undisclosed | 11 Sep 2026 |
|  11/1072 Lygon Street Carlton North   | 2        | Apartment | \$660,000   | 02 Sep 2026 |
|  22 Holtom Street East Carlton North  | 2        | House     | Undisclosed | 02 Sep 2026 |
|  140 Curtain Street Carlton North     | 4        | House     | \$1,500,000 | 29 Aug 2026 |
|  74 Arnold Street Carlton North       | 3        | House     | \$1,800,000 | 24 Aug 2026 |

## CARLTON NORTH SUBURB REPORT

| Address                                                                                                                          | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  85 Lee Street<br>Carlton North                 | 3        | House     | \$1,700,000 | 21 Aug 2026 |
|  814 Lygon Street<br>Carlton North              | 2        | House     | \$1,170,000 | 20 Aug 2026 |
|  20/999<br>Rathdowne<br>Street<br>Carlton North | 1        | Apartment | Undisclosed | 20 Aug 2026 |
|  1/581 Nicholson<br>Street<br>Carlton North     | 2        | Townhouse | \$880,000   | 15 Aug 2026 |
|  23 Richardson<br>Street<br>Carlton North      | 3        | House     | Undisclosed | 15 Aug 2026 |
|  906 Lygon Street<br>Carlton North            | 3        | House     | Undisclosed | 14 Aug 2026 |
|  308 Park Street<br>Carlton North             | 2        | House     | \$761,000   | 13 Aug 2026 |
|  542 Canning<br>Street<br>Carlton North       | 3        | House     | \$2,380,000 | 08 Aug 2026 |
|  397 Nicholson<br>Street<br>Carlton North     | 2        | House     | \$1,150,000 | 06 Aug 2026 |
|  20 Hughes Street<br>Carlton North            | 2        | House     | \$1,010,000 | 06 Aug 2026 |

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| Address                                                                                                                   | Bedrooms | Type  | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  1029 Drummond Street<br>Carlton North   | 5        | House | Undisclosed | 04 Aug 2026 |
|  46 Fenwick Street<br>Carlton North      | 3        | House | \$1,650,000 | 01 Aug 2026 |
|  6/912 Drummond Street<br>Carlton North  | 1        | Unit  | \$365,000   | 22 Jul 2026 |
|  67 Lee Street<br>Carlton North          | 2        | House | \$1,667,000 | 20 Jul 2026 |
|  50 Pigdon Street<br>Carlton North      | 3        | House | \$1,250,000 | 18 Jul 2026 |
|  141 Amess Street<br>Carlton North     | 2        | House | \$1,560,000 | 15 Jul 2026 |
|  66 Newry Street<br>Carlton North      | 2        | House | \$1,220,000 | 14 Jul 2026 |
|  29 Davis Street<br>Carlton North      | 3        | House | \$1,200,000 | 11 Jul 2026 |
|  136 Paterson Street<br>Carlton North  | 4        | House | Undisclosed | 10 Jul 2026 |
|  452 Rathdowne Street<br>Carlton North | 4        | House | \$2,025,000 | 06 Jul 2026 |



Please contact your local Jellis Craig office

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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