



Carlton

Suburb Report



Your connection to property insights



JellisCraig

CARLTON SUBURB REPORT

Median house price¹

Median

\$1.52m

Quarterly price change

9.51% ↑

Median unit price¹

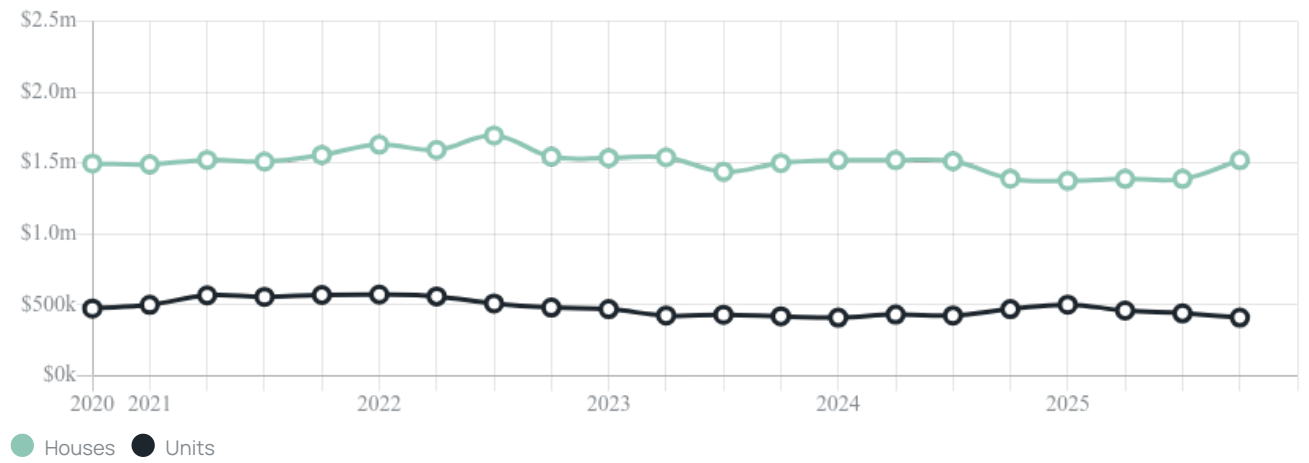
Median

\$410k

Quarterly price change

-6.81% ↓

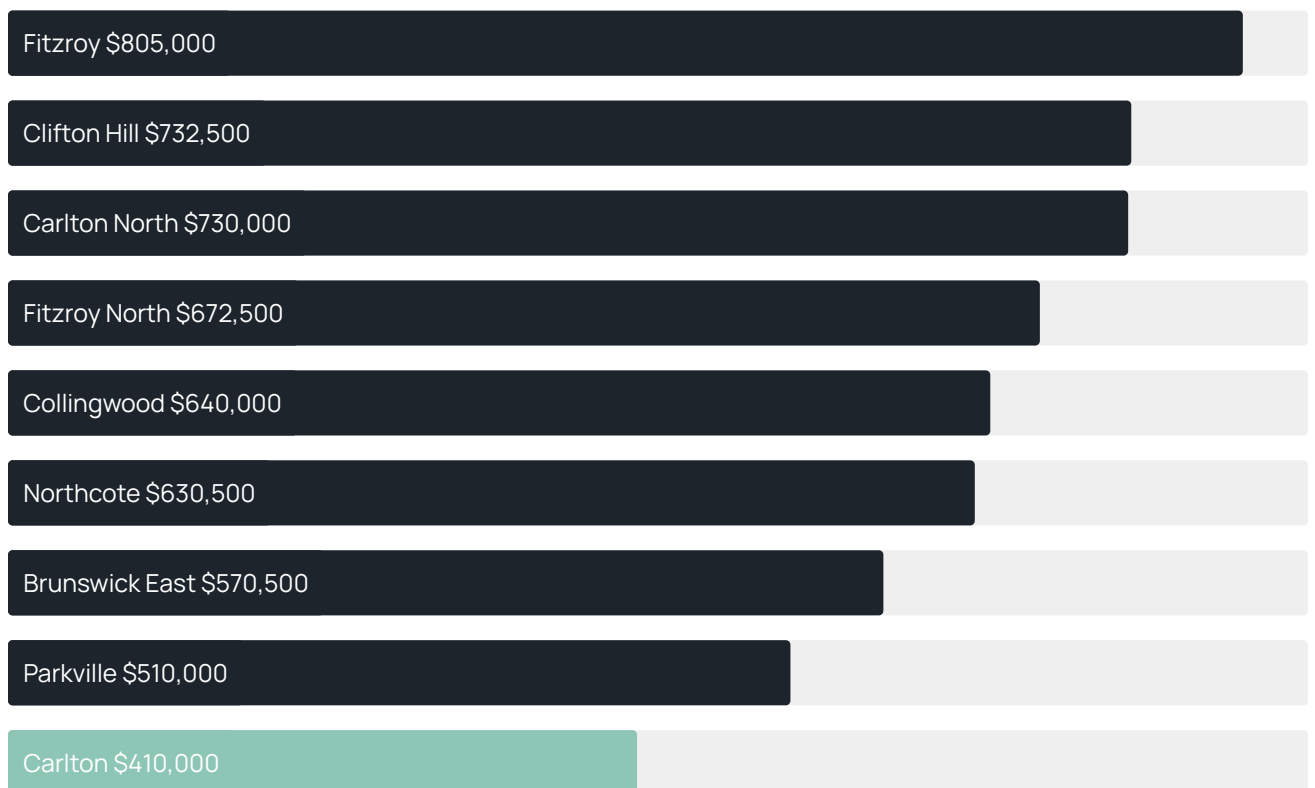
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 22%
● Private 78%

Auction clearance rate³

41.67%

Median days on market³

32 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

8.7 years

Dwelling type⁵



● Houses 1% ● Units 99%

Ownership⁵



● Owned outright 16% ● Mortgaged 12% ● Rented 72%

Population⁵

16,055

Median asking rent¹

\$750 per week

Population growth⁵

-13.38%

Rental yield¹

2.28%

Median age⁵

27 years










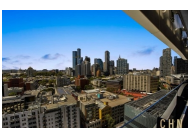
Median household size⁵

1.8 people











CARLTON SUBURB REPORT

Recent Carlton sales











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

Address	Bedrooms	Type	Price	Sold
 470/800 Swanston St Carlton	1	Apartment	\$138,800	25 Mar 2026
 1018/6 Leicester St Carlton	1	Flat/Unit/Apartment	\$300,000	19 Mar 2026
 25/35 Lytton St CARLTON	2	Apartment	\$660,000	18 Mar 2026
 93 Princes St Carlton	4	House	\$1,150,000	17 Mar 2026
 108/82 Canning St Carlton	2	Apartment	\$660,000	16 Mar 2026
 28/121 Rathdowne St Carlton	1	Apartment	\$510,000	15 Mar 2026
 2/25 Barkly St Carlton	1	Apartment	\$470,000	14 Mar 2026
 115-117 Kay St Carlton	4	House	\$1,705,000	14 Mar 2026
 G2/108 Queensberry St Carlton	1	Apartment	\$370,000	13 Mar 2026
 1610/555 Swanston St Carlton	2	Apartment	\$500,000	13 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 115/1 Bouverie St Carlton	2	Apartment	\$410,000	06 Mar 2026
 209/570 Swanston St Carlton	2	Apartment	\$335,000	06 Mar 2026
 108/108 Queensberry St Carlton	1	Apartment	\$400,000	05 Mar 2026
 145 Palmerston St Carlton	3	House	\$1,360,000	05 Mar 2026
 9/264 Drummond St Carlton	1	Apartment	\$430,000	04 Mar 2026
 21/121 Bouverie St Carlton	1	Apartment	\$180,000	04 Mar 2026
 1011/6 Leicester St Carlton	1	Flat/Unit/Apartment	\$280,000	04 Mar 2026
 108/570 Swanston St Carlton	1	Apartment	\$430,000	03 Mar 2026
 1217/555 Swanston St Carlton	2	Apartment	\$422,000	02 Mar 2026
 113/127 Leicester St Carlton	1	Strata Unit/Flat	\$182,000	28 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 504/81 Cemetery Rd.E Carlton	3	Unit	\$800,000	26 Feb 2026
 8/20 Reeves St Carlton	1	Apartment	\$255,000	25 Feb 2026
 20 Little Elgin St Carlton	3	Townhouse	\$1,420,000	25 Feb 2026
 104/124 Palmerston St Carlton	2	Apartment	\$671,000	23 Feb 2026
 663/488 Swanston St Carlton	2	Apartment	\$260,000	20 Feb 2026
 28 University St Carlton	3	House	\$2,400,000	20 Feb 2026
 5214/570 Lygon St Carlton	2	Apartment	\$336,000	18 Feb 2026
 504/94 Canning St Carlton	1	Apartment	\$530,000	17 Feb 2026
 411/1 Bouverie St Carlton	2	Flat/Unit/Apartment	\$660,000	16 Feb 2026
 116 Palmerston St Carlton	2	House	\$1,205,000	14 Feb 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.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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