



Carlton

Suburb Report



Your connection to property insights



JellisCraig

CARLTON SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

-13.17% ↓

Median unit price¹

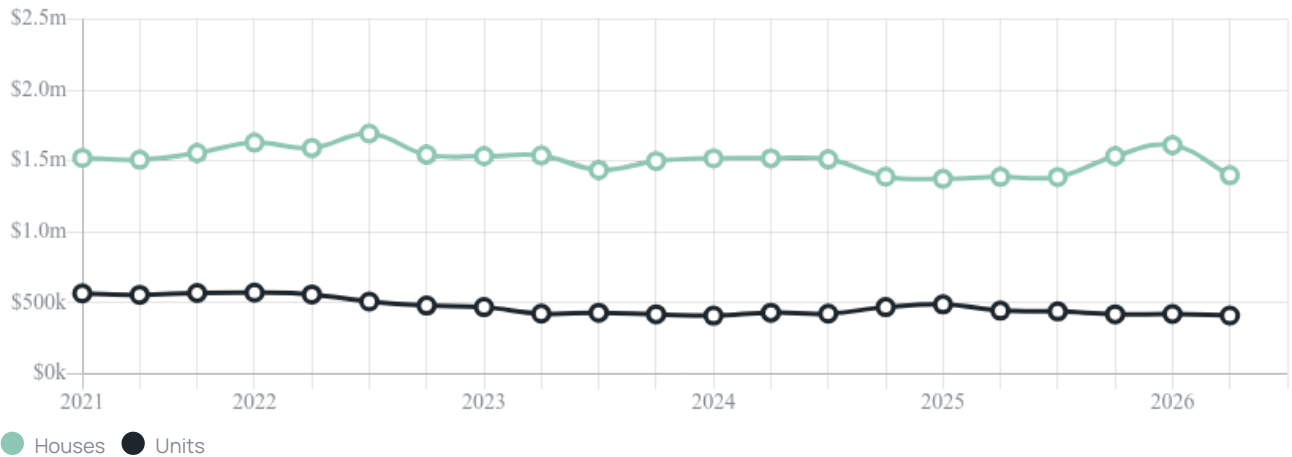
Median

\$411k

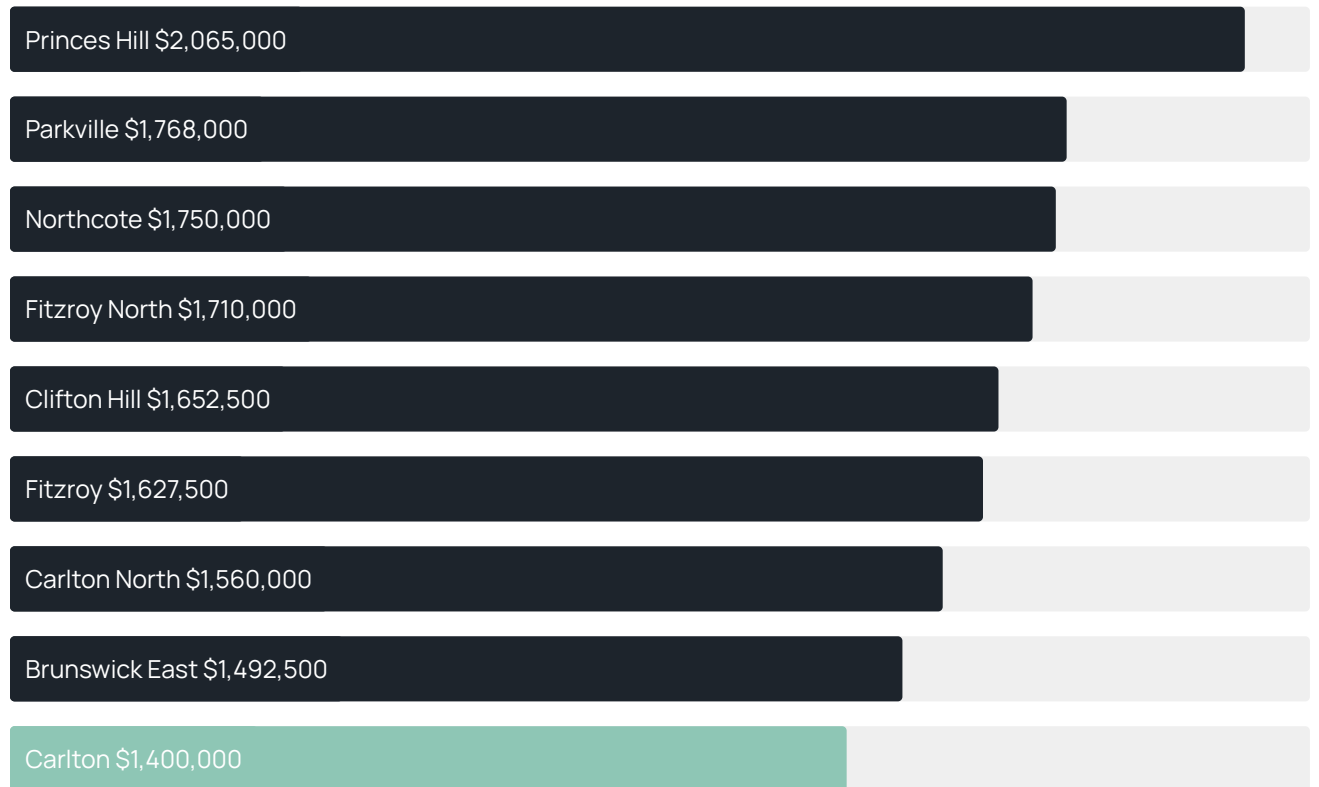
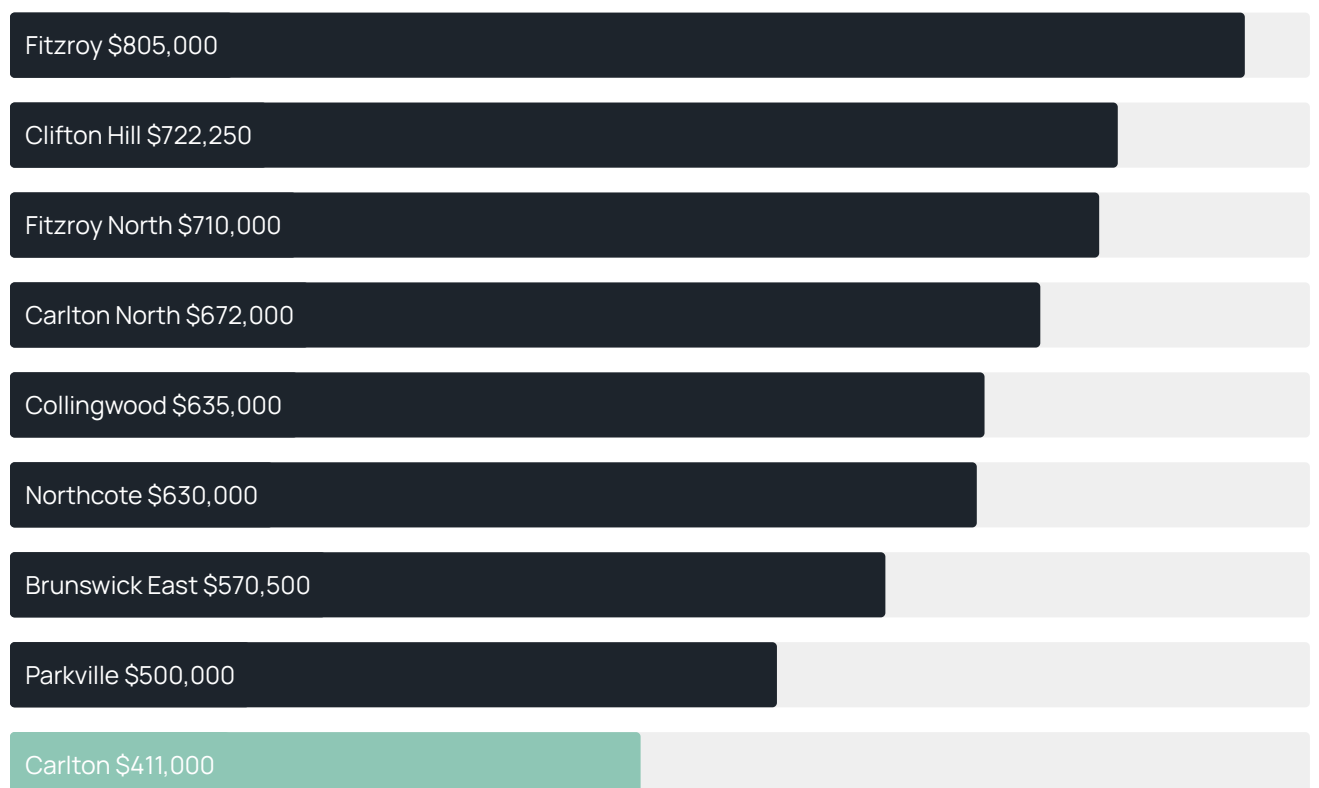
Quarterly price change

-2.60% ↓

Quarterly price change¹



CARLTON SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

75%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 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

\$895 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
 414a/640 Swanston St CARLTON	2	Apartment	\$651,000	25 Jul 2026
 56/422 Cardigan St Carlton	3	Apartment	\$861,000	21 Jul 2026
 5/100 Queensberry St Carlton	2	Apartment	\$565,000	16 Jul 2026
 159 Palmerston St Carlton	2	House	\$1,200,000	15 Jul 2026
 309/950 Swanston St Carlton	2	Apartment	\$645,500	14 Jul 2026
 205 Palmerston St Carlton	3	House	\$950,000	13 Jul 2026
 805/668 Swanston St Carlton	3	Apartment	\$1,000,000	13 Jul 2026
 173/800 Swanston St Carlton	1	Apartment	\$178,000	09 Jul 2026
 919/488 Swanston St Carlton	3	Apartment	\$310,000	04 Jul 2026
 305/28 Bouverie St Carlton	1	Apartment	\$287,000	04 Jul 2026

CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 205/127 Leicester St Carlton	1	Strata Unit/Flat	\$170,000	02 Jul 2026
 34/121 Bouverie St Carlton	1	Apartment	\$163,000	27 Jun 2026
 13/75 Drummond St Carlton	2	Flat/Unit/Apartment	\$545,000	24 Jun 2026
 5/85 Rathdowne St Carlton	1	Apartment	\$672,500	19 Jun 2026
 501/81 Cemetery Rd Carlton	3	Apartment	\$650,000	19 Jun 2026
 205/1 Bouverie St Carlton	2	Apartment	\$642,500	18 Jun 2026
 315/9 Earl St Carlton	1	Strata Unit/Flat	\$146,000	18 Jun 2026
 716/613 Swanston St Carlton	1	Flat/Unit/Apartment	\$328,000	18 Jun 2026
 203/545 Rathdowne St Carlton	2	Apartment	\$475,000	16 Jun 2026
 34 Barkly St Carlton	4	House	\$1,720,000	16 Jun 2026

CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 412/528 Swanston St Carlton	1	Apartment	\$213,000	15 Jun 2026
 1/105 Neill St CARLTON	3	Apartment	\$1,470,000	13 Jun 2026
 418/800 Swanston St Carlton	1	Strata Unit/Flat	\$145,000	12 Jun 2026
 105/20 Reeves St Carlton	1	Apartment	\$260,000	10 Jun 2026
 716/570 Swanston St Carlton	2	Apartment	\$348,800	09 Jun 2026
 208/127 Leicester St Carlton	1	Strata Unit/Flat	\$165,000	08 Jun 2026
 25/28 Little Cardigan St Carlton	3	Flat/Unit/Apartment	\$1,640,000	06 Jun 2026
 1/475 Cardigan St Carlton	2	Apartment	\$830,000	05 Jun 2026
 24/25 Barkly St Carlton	1	Apartment	\$436,000	03 Jun 2026
 1203/160 Victoria St Carlton	1	Apartment	\$418,000	02 Jun 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 01/08/2026

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

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.