



Carlton

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## CARLTON SUBURB REPORT

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

Median  
\$1.52m

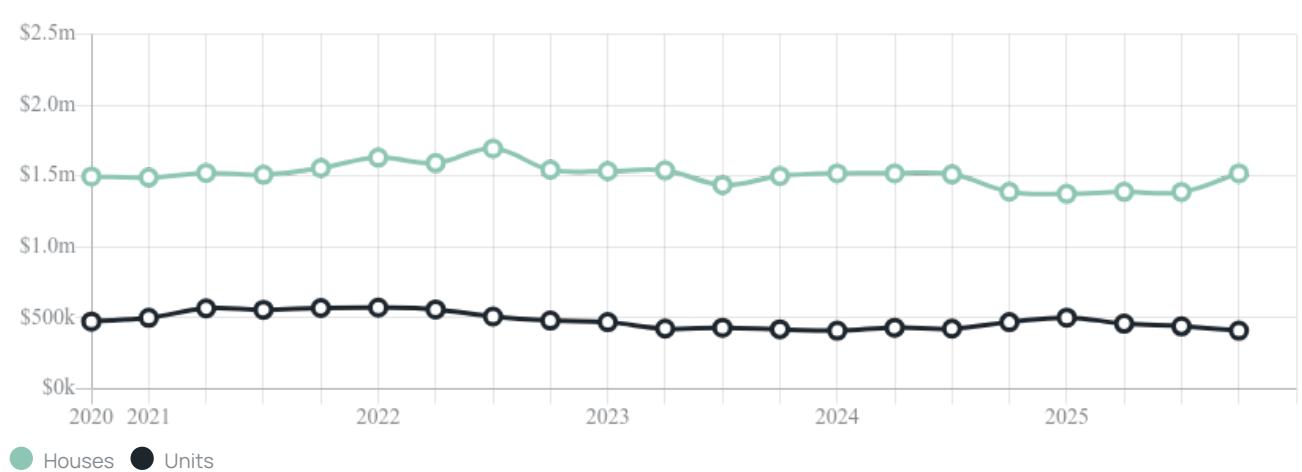
Quarterly price change  
9.51% 

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

Median  
\$410k

Quarterly price change  
-6.81% 

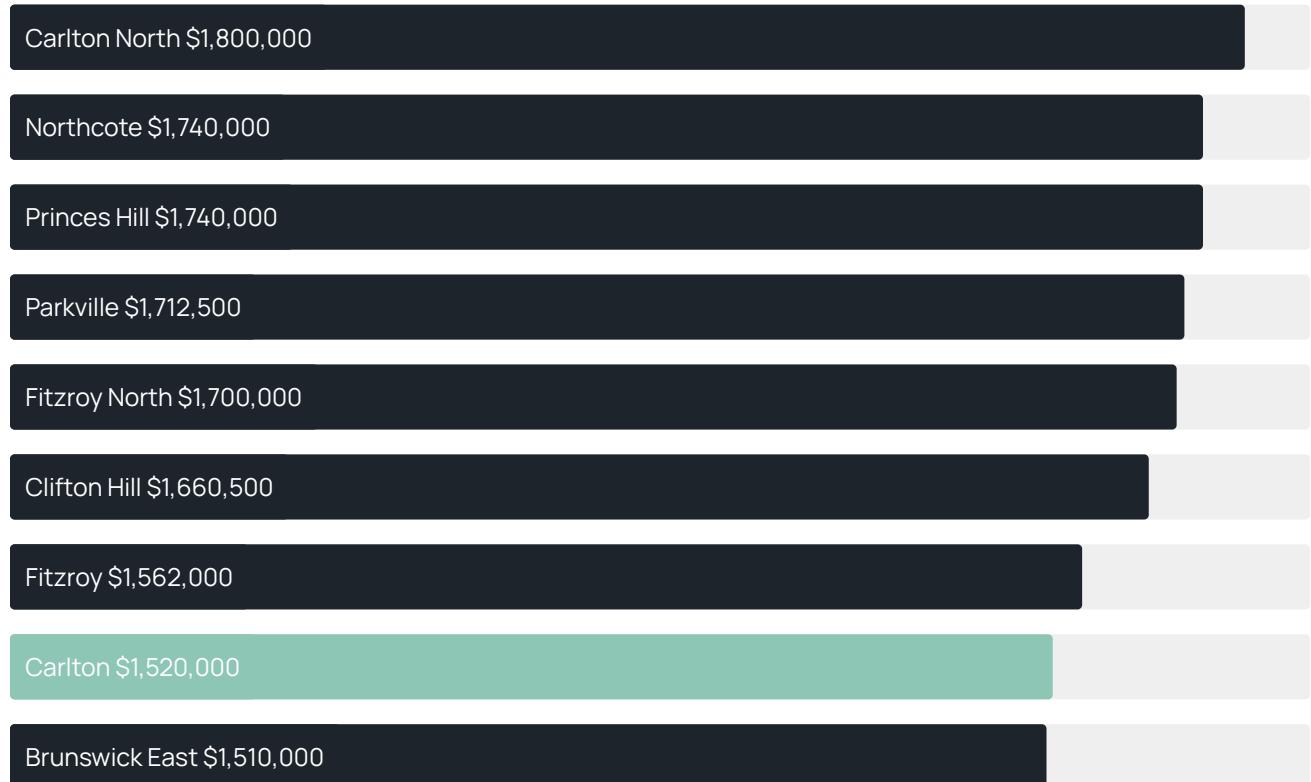
### Quarterly price change<sup>1</sup>



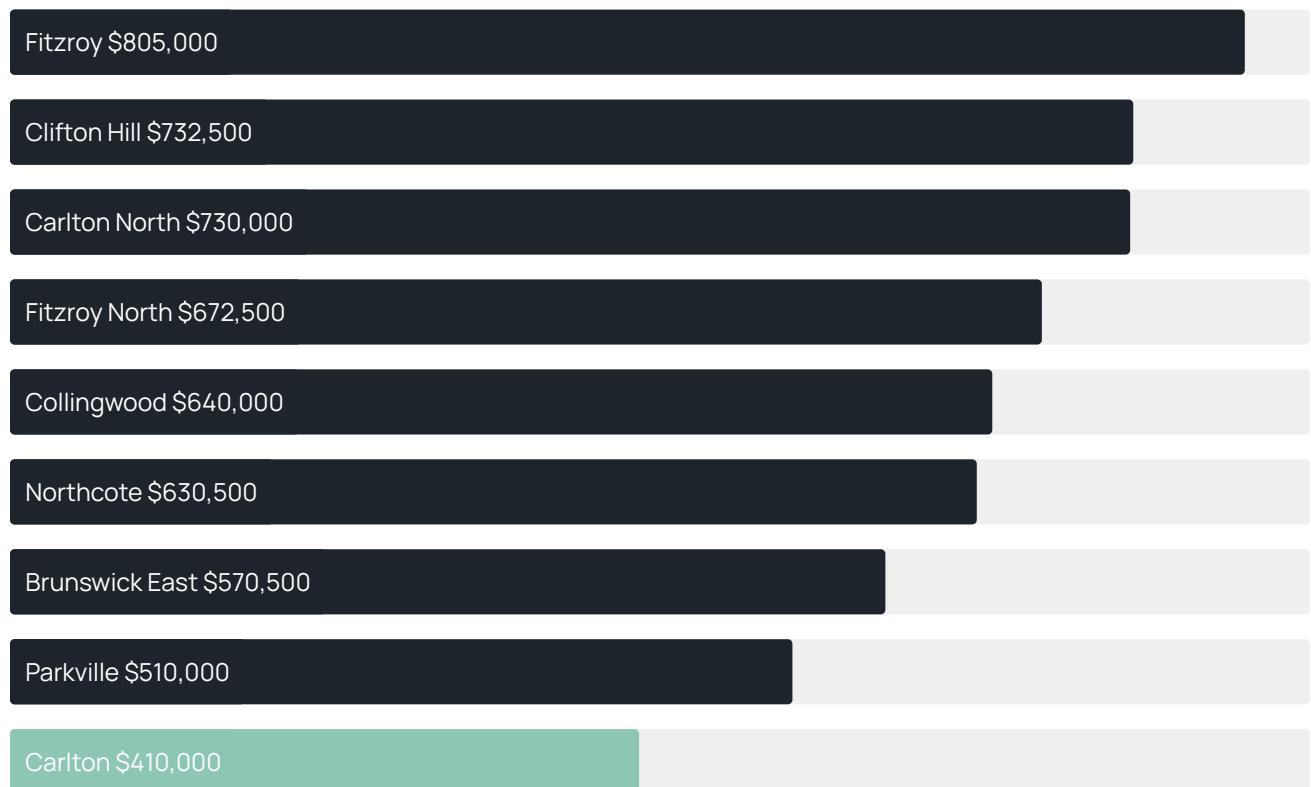
# Surrounding Suburbs

## CARLTON SUBURB REPORT

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



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



# Sales Snapshot

CARLTON SUBURB REPORT

Sale method<sup>2</sup>



● Auction 16%  
● Private 84%

Auction clearance rate<sup>3</sup>

66.67%

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

37 days

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

37 groups

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Average hold period<sup>1</sup>

8.7 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 1% ● Units 99%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

16,055

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Median asking rent<sup>1</sup>

\$750 per week

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Population growth<sup>5</sup>

-13.38%

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Rental yield<sup>1</sup>

2.28%

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Median age<sup>5</sup>

27 years

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Median household size<sup>5</sup>

1.8 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2401/555 Swanston St Carlton	2	Apartment	\$430,000	27 Jan 2026
 6113/160 Victoria St Carlton	2	Apartment	\$660,000	22 Jan 2026
 2004/28 Bouverie St Carlton	2	Apartment	\$485,000	09 Jan 2026
 6608/160 Victoria St Carlton	1	Apartment	\$460,000	05 Jan 2026
 209/495 Rathdowne St Carlton	2	Apartment	\$542,500	24 Dec 2025
 214/495 Rathdowne St Carlton	2	Unit	\$510,000	23 Dec 2025
 111/131 Pelham St Carlton	1	Strata Unit/Flat	\$150,000	23 Dec 2025
 609/668 Swanston St Carlton	2	Apartment	\$880,000	22 Dec 2025
 103/127 Leicester St Carlton	1	Strata Unit/Flat	\$170,000	20 Dec 2025
 41 Nicholson St Carlton	2	House	\$1,050,000	20 Dec 2025

# Sold Properties

## CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/495 Rathdowne St Carlton	1	Apartment	\$360,000	18 Dec 2025
 153 Faraday St Carlton	2	House	\$1,232,000	18 Dec 2025
 1009/518 Swanston St Carlton	1	Apartment	\$355,000	17 Dec 2025
 711/6 Leicester St Carlton	1	Apartment	\$236,800	16 Dec 2025
 105/70 Queensberry St Carlton	1	Apartment	\$154,000	16 Dec 2025
 410/525 Rathdowne St Carlton	2	Flat/Unit/Apartment	\$500,000	15 Dec 2025
 20/800 Swanston St Carlton	1	Strata Unit/Flat	\$154,000	15 Dec 2025
 163 Station St Carlton	3	House	\$1,630,000	13 Dec 2025
 213/9 Earl St Carlton	1	Strata Unit/Flat	\$153,500	12 Dec 2025
 502/145 Queensberry St Carlton	2	Flat/Unit/Apartment	\$385,000	11 Dec 2025

# Sold Properties

## CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2210/555 Swanston St Carlton	2	Apartment	\$430,000	10 Dec 2025
 501/127-133 Leicester St Carlton	1	Apartment	\$165,000	10 Dec 2025
 803/495 Rathdowne St Carlton	2	Apartment	\$525,000	10 Dec 2025
 154 Barkly St Carlton	2	House	\$1,250,000	10 Dec 2025
 4/15 Little Queensberry St Carlton	1	Apartment	\$335,000	09 Dec 2025
 53/75 Drummond St Carlton	2	Apartment	\$600,000	08 Dec 2025
 403/67 Bouverie St Carlton	2	Apartment	\$496,000	08 Dec 2025
 97 Cardigan St Carlton	3	House	\$1,535,000	08 Dec 2025
 207/8 Elgin St Carlton	2	Apartment	\$615,000	06 Dec 2025
 17/259-277 Nicholson St Carlton	3	Apartment	\$1,027,500	06 Dec 2025



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 01/02/2026

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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