



Carlton

Suburb Report



Your connection to property insights



JellisCraig

CARLTON SUBURB REPORT

Median house price¹

Median

\$1.61m

Quarterly price change

5.04% ↑

Median unit price¹

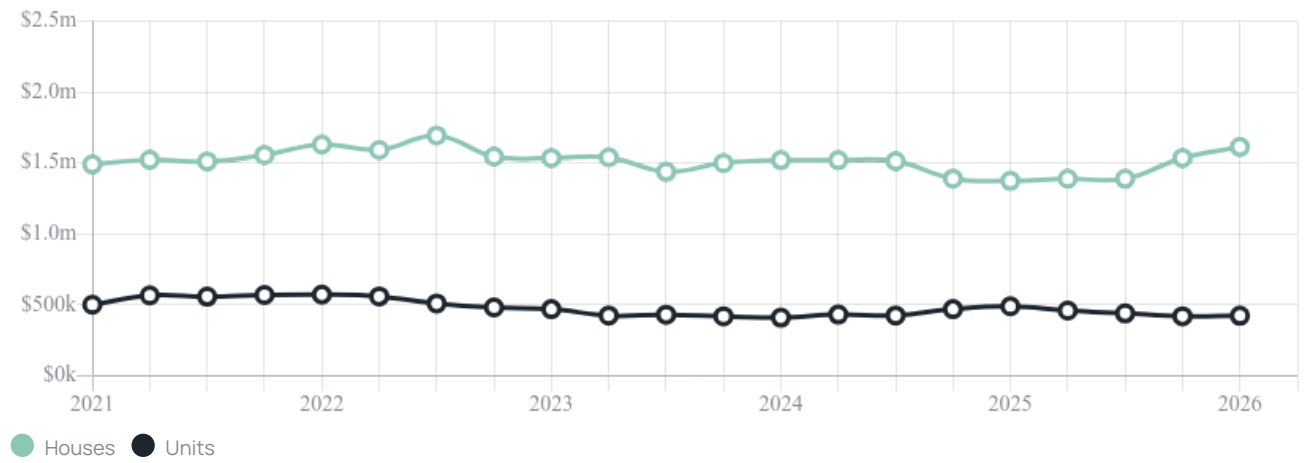
Median

\$424k

Quarterly price change

0.83% ↑

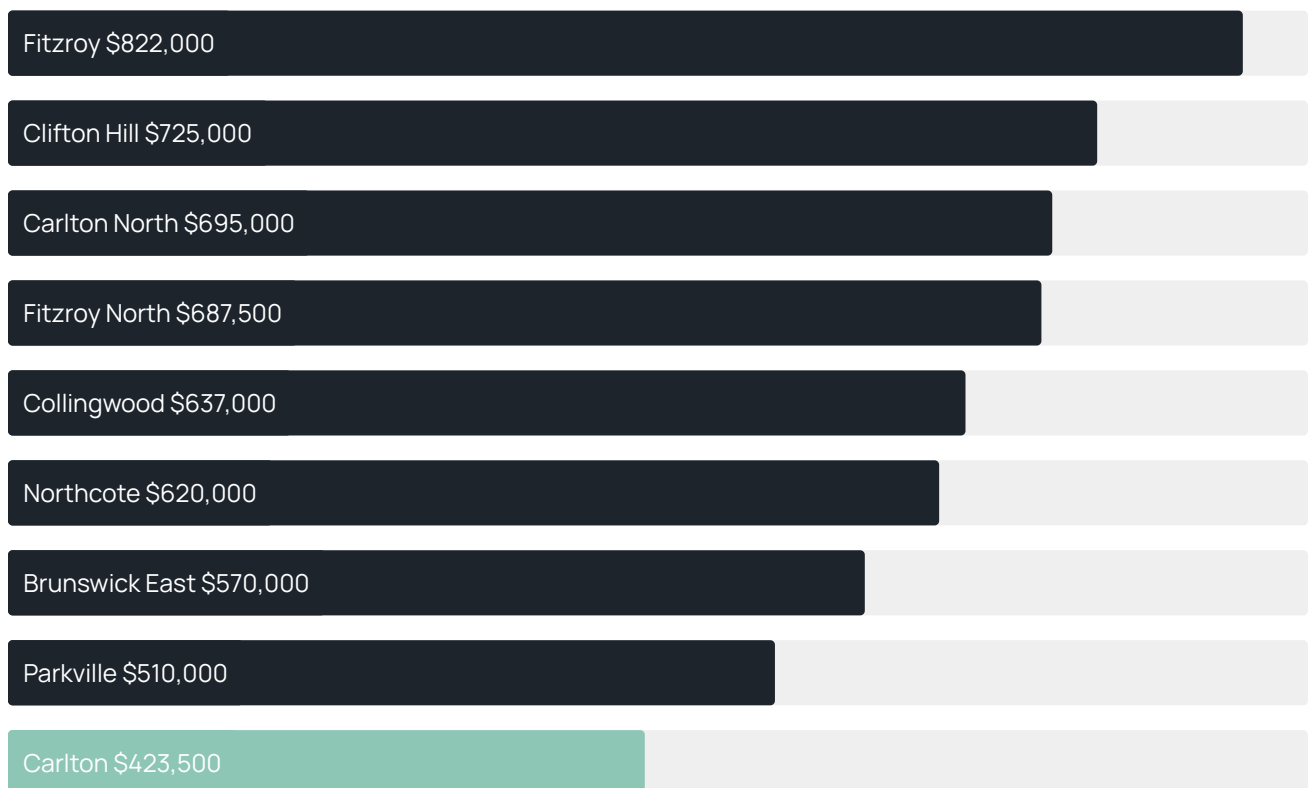
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 11%
● Private 89%

Auction clearance rate³

54.55%

Median days on market³

36 days

Jellis Craig average inspection attendance per listing⁴

36 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 |
|--|----------|---------------------|-------------|-------------|
|  117/101 Grattan St Carlton | 2 | Apartment | \$605,000 | 19 Jun 2026 |
|  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 |
|  716/570 Swanston St Carlton | 2 | Apartment | \$348,800 | 09 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 |
|  4007/550 Lygon St Carlton | 1 | Apartment | \$204,000 | 29 May 2026 |
|  708/8 Elgin St Carlton | 2 | Flat/Unit/Apartment | \$367,000 | 27 May 2026 |
|  102/42-50 Barry St Carlton | 1 | Apartment | \$162,000 | 25 May 2026 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  161/800 Swanston St Carlton | 1 | Apartment | \$145,000 | 25 May 2026 |
|  718/570 Swanston St Carlton | 2 | Flat/Unit/Apartment | \$245,000 | 22 May 2026 |
|  804/6 Leicester St Carlton | 1 | Apartment | \$283,700 | 22 May 2026 |
|  509/24 Barkly Pl Carlton | 1 | Strata Unit/Flat | \$130,000 | 21 May 2026 |
|  514/24 Barkly Pl Carlton | 1 | Strata Unit/Flat | \$130,000 | 21 May 2026 |
|  11/800 Swanston St Carlton | 1 | Strata Unit/Flat | \$165,000 | 20 May 2026 |
|  6209/160 Victoria St Carlton | 2 | Flat/Unit/Apartment | \$670,000 | 19 May 2026 |
|  1310/6 Leicester St Carlton | 1 | Apartment | \$255,000 | 15 May 2026 |
|  3811/478 Swanston St Carlton | 2 | Apartment | \$282,000 | 14 May 2026 |
|  1004/131 Pelham St Carlton | 1 | Strata Unit/Flat | \$155,500 | 14 May 2026 |

CARLTON SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  7 Charles St Carlton | 2 | House | \$1,125,000 | 13 May 2026 |
|  1417/570 Lygon St Carlton | 1 | Strata Unit/Flat | \$205,000 | 13 May 2026 |
|  601/528 Swanston St Carlton | 1 | Strata Unit/Flat | \$434,999 | 11 May 2026 |
|  602/528 Swanston St Carlton | 2 | Apartment | \$435,000 | 11 May 2026 |
|  305/8 Elgin St Carlton | 2 | Flat/Unit/Apartment | \$669,000 | 08 May 2026 |
|  1314/555 Swanston St Carlton | 1 | Flat/Unit/Apartment | \$430,000 | 08 May 2026 |
|  3710/160 Victoria St Carlton | 1 | Flat/Unit/Apartment | \$421,480 | 06 May 2026 |
|  19/355 Rathdowne St Carlton | 2 | Flat/Unit/Apartment | \$599,000 | 06 May 2026 |
|  9/800 Swanston St Carlton | 1 | Strata Unit/Flat | \$160,000 | 05 May 2026 |
|  165/488 Swanston St Carlton | 2 | Apartment | \$370,000 | 05 May 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 01/07/2026

- 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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