



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

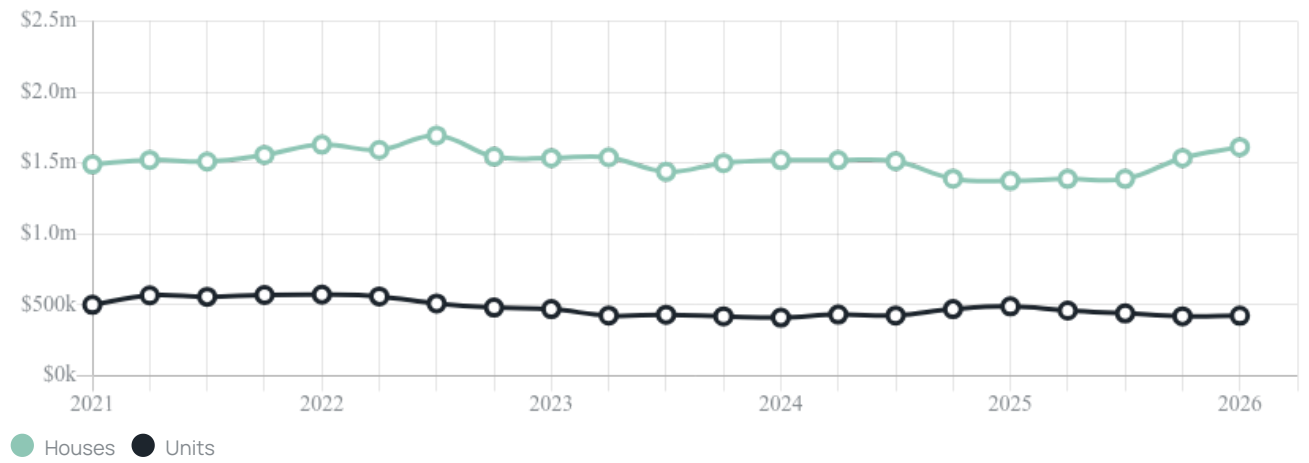
Median

\$424k

Quarterly price change

0.83% ↑

Quarterly price change¹

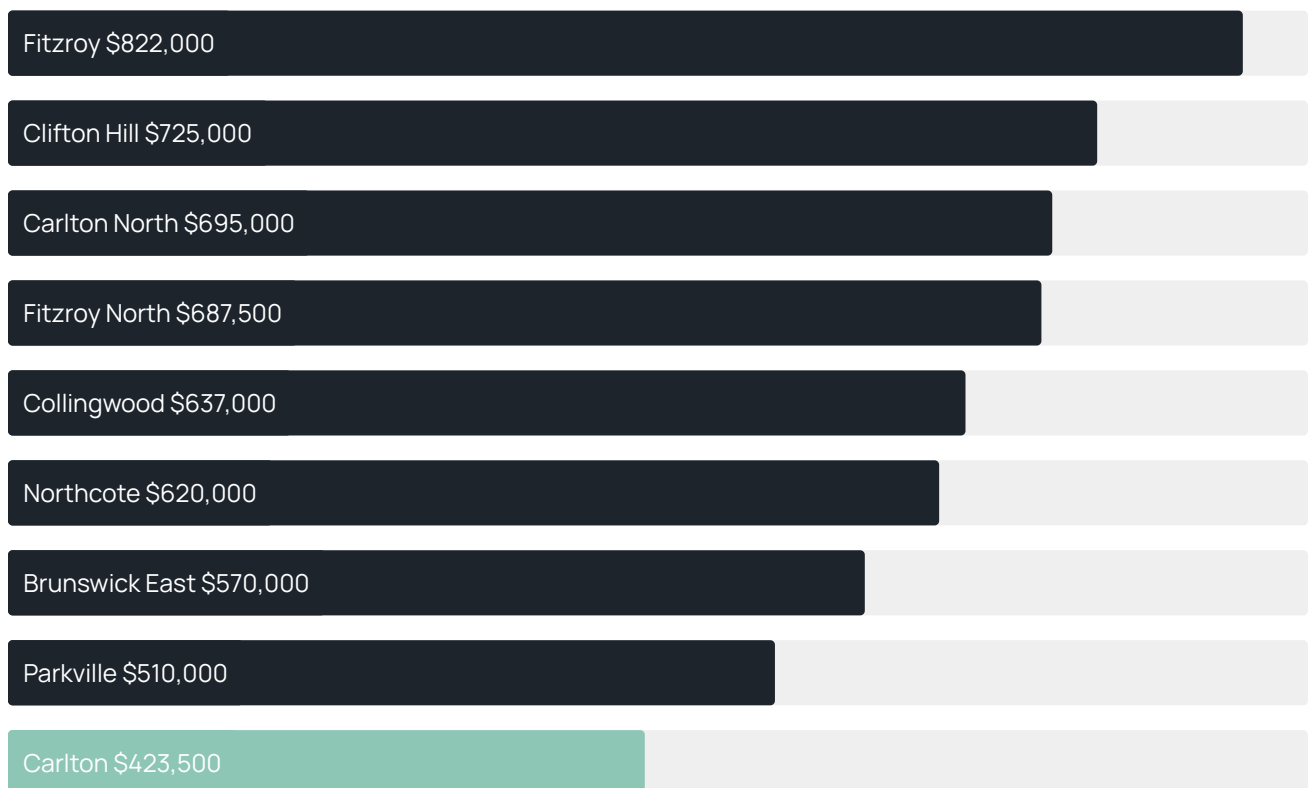


CARLTON SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 18%
● Private 82%

Auction clearance rate³

42.86%

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










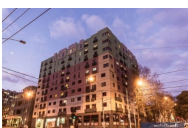
CARLTON SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 161/800 Swanston St Carlton	1	Apartment	\$145,000	25 May 2026
 102/42-50 Barry St Carlton	1	Apartment	\$162,000	25 May 2026
 804/6 Leicester St Carlton	1	Apartment	\$283,700	22 May 2026
 7 Charles St Carlton	2	House	\$1,125,000	15 May 2026
 3811/478 Swanston St Carlton	2	Apartment	\$282,000	14 May 2026
 602/528 Swanston St Carlton	2	Apartment	\$435,000	11 May 2026
 165/488 Swanston St Carlton	2	Apartment	\$370,000	05 May 2026
 410/24 Barkly Pl Carlton	1	Apartment	\$135,000	04 May 2026
 2/108 Elgin St Carlton	2	Apartment	\$830,000	01 May 2026
 401/181 Cardigan St Carlton	3	Apartment	\$3,675,000	01 May 2026

CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 44/422 Cardigan St Carlton	1	Apartment	\$500,000	30 Apr 2026
 4/371 Drummond St Carlton	1	Apartment	\$375,000	30 Apr 2026
 284 Drummond St Carlton	2	House	\$1,230,000	29 Apr 2026
 1005/555 Swanston St Carlton	1	Apartment	\$310,000	29 Apr 2026
 5210/570 Lygon St Carlton	1	Unit	\$235,000	29 Apr 2026
 317/131 Pelham St Carlton	1	Strata Unit/Flat	\$150,000	29 Apr 2026
 22/121 Bouverie St Carlton	1	Studio Apartment	\$170,000	29 Apr 2026
 106/24 Barkly Pl Carlton	1	Strata Unit/Flat	\$180,000	29 Apr 2026
 425/800 Swanston St Carlton	1	Strata Unit/Flat	\$155,000	28 Apr 2026
 716/528 Swanston St Carlton	1	Apartment	\$217,000	27 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 806/6 Leicester St Carlton	1	Flat/Unit/Apartment	\$300,000	25 Apr 2026
 103/20 Reeves St Carlton	2	Flat/Unit/Apartment	\$525,000	24 Apr 2026
 9/117 Bouverie St Carlton	1	Unit	\$180,000	21 Apr 2026
 9/121 Bouverie St Carlton	1	Strata Unit/Flat	\$180,000	21 Apr 2026
 504/668 Swanston St Carlton	2	Apartment	\$715,000	21 Apr 2026
 1209/6 Leicester St Carlton	1	Apartment	\$255,000	20 Apr 2026
 1112/28 Bouverie St Carlton	1	Flat/Unit/Apartment	\$320,000	18 Apr 2026
 10/8 Elgin St Carlton	2	Apartment	\$647,000	15 Apr 2026
 68/121 Rathdowne St Carlton	1	Apartment	\$520,000	15 Apr 2026
 3912/478 Swanston St Carlton	1	Strata Unit/Flat	\$140,000	14 Apr 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 01/06/2026

- 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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