



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

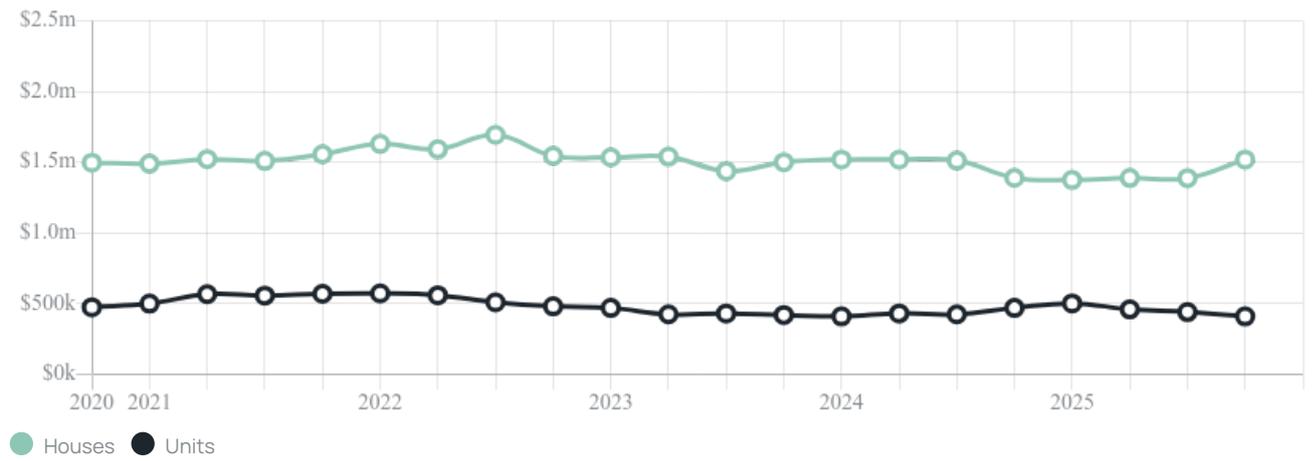
Median

\$410k

Quarterly price change

-6.81% ↓

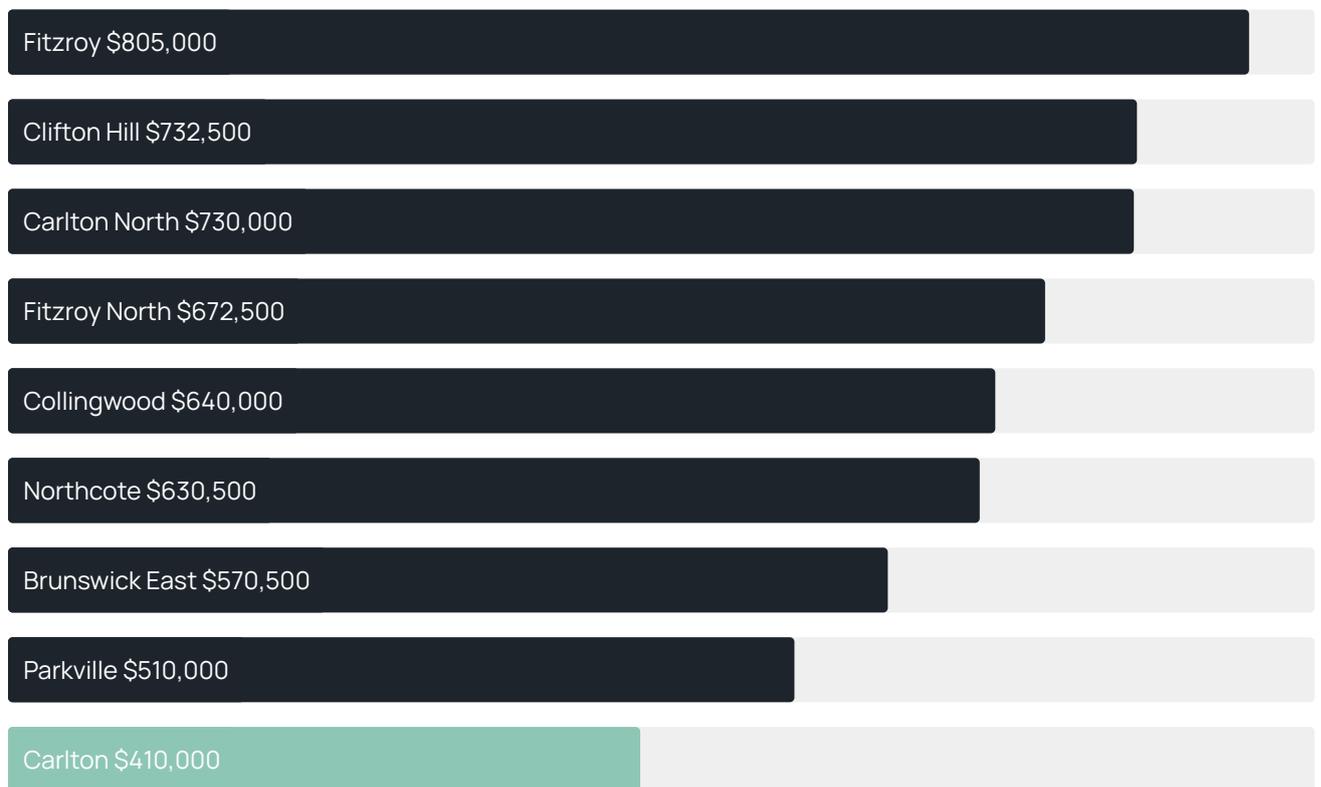
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 19%
● Private 81%

Auction clearance rate³

44.44%

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

\$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
 104/124 Palmerston St Carlton	2	Apartment	\$671,000	23 Feb 2026
 504/94 Canning St Carlton	1	Unit	\$530,000	19 Feb 2026
 6601/160 Victoria St Carlton	1	Apartment	\$470,000	15 Feb 2026
 116 Palmerston St Carlton	2	House	\$1,205,000	14 Feb 2026
 501/570 Swanston St Carlton	1	Apartment	\$280,000	12 Feb 2026
 503/668 Swanston St Carlton	2	Apartment	\$817,000	12 Feb 2026
 209A/640 Swanston St Carlton	1	Apartment	\$335,000	10 Feb 2026
 39/422 Cardigan St CARLTON	1	Apartment	\$384,000	09 Feb 2026
 4417/160 Victoria St Carlton	1	Apartment	\$440,000	05 Feb 2026
 614/800 Swanston St Carlton	1	Apartment	\$184,000	04 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 5308/570 Lygon St Carlton	1	Apartment	\$238,000	04 Feb 2026
 502/495 Rathdowne St Carlton	2	Apartment	\$550,000	31 Jan 2026
 206/475 Cardigan St Carlton	1	Apartment	\$412,000	30 Jan 2026
 5703/570 Lygon St Carlton	1	Apartment	\$203,000	27 Jan 2026
 2401/555 Swanston St Carlton	2	Apartment	\$430,000	27 Jan 2026
 616D/604 Swanston St Carlton	1	Apartment	\$485,000	23 Jan 2026
 6113/160 Victoria St Carlton	2	Apartment	\$660,000	22 Jan 2026
 3301/590 Lygon St Carlton	1	Apartment	\$310,000	20 Jan 2026
 310/466 Swanston St Carlton	1	Studio Apartment	\$156,000	19 Jan 2026
 326/800 Swanston St Carlton	1	Strata Unit/Flat	\$174,000	15 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 22/16-18 Barkly Pl Carlton	2	Apartment	\$580,000	14 Jan 2026
 22/18 Barkly Pl Carlton	2	Flat/Unit/Apartment	\$580,000	14 Jan 2026
 1202/570 Lygon St Carlton	1	Strata Unit/Flat	\$315,000	13 Jan 2026
 201/525 Rathdowne St Carlton	1	Flat/Unit/Apartment	\$350,000	13 Jan 2026
 201/528 Swanston St Carlton	1	Unit	\$210,000	09 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
 206/800 Swanston St Carlton	1	Strata Unit/Flat	\$170,000	02 Jan 2026
 609/42 Barry St Carlton	1	Strata Unit/Flat	\$165,000	28 Dec 2025
 209/495 Rathdowne St Carlton	2	Apartment	\$542,500	24 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.

Data is current as of PDF generation date 01/03/2026

- 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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