



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

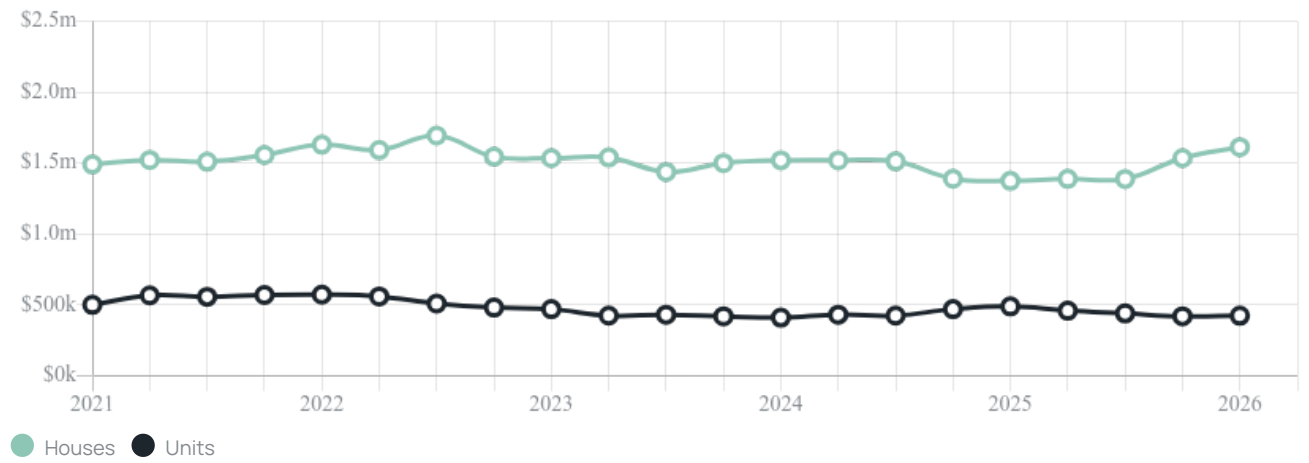
Median

\$424k

Quarterly price change

0.83% ↑

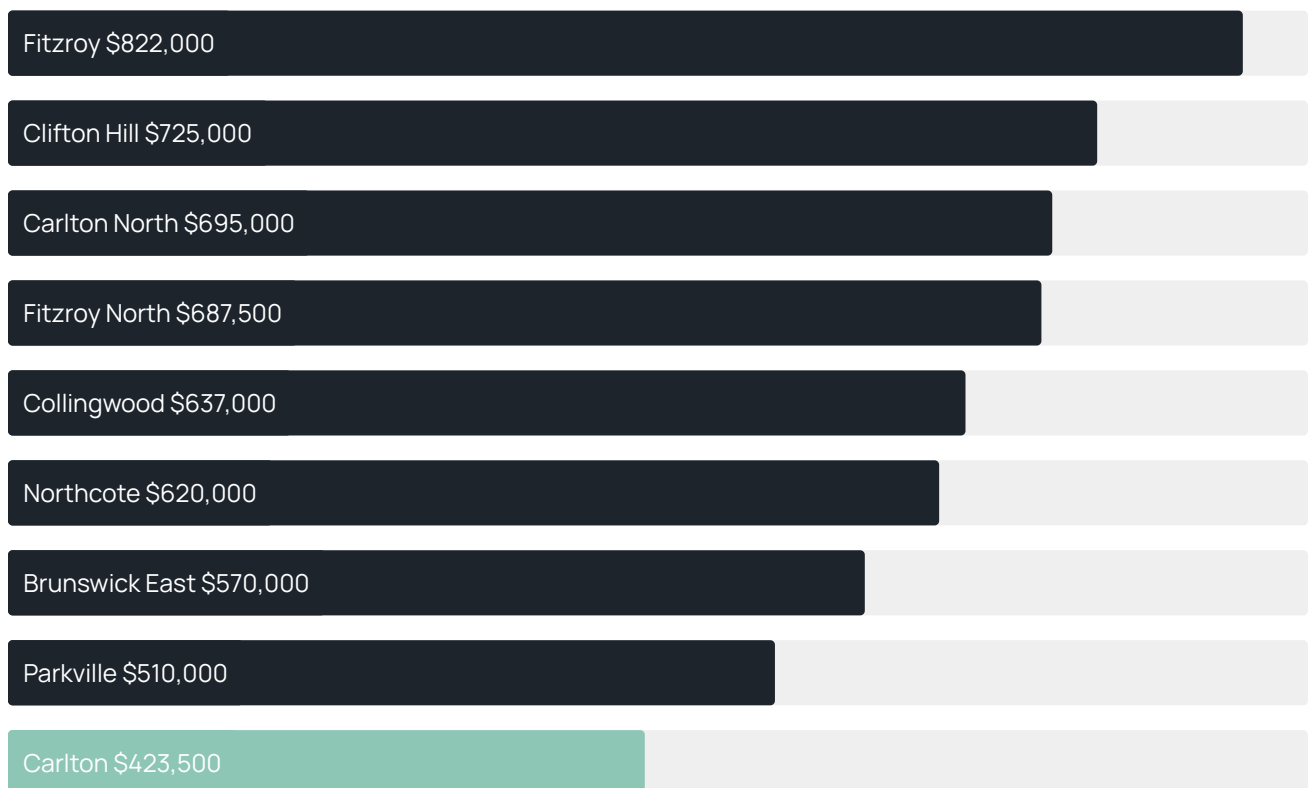
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 22%
● Private 78%

Auction clearance rate³

39.29%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 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









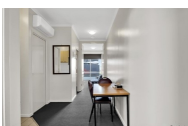

Median household size⁵

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
 44/422 Cardigan St Carlton	1	Apartment	\$500,000	30 Apr 2026
 1005/555 Swanston St Carlton	1	Apartment	\$310,000	29 Apr 2026
 504/668 Swanston St Carlton	2	Apartment	\$715,000	22 Apr 2026
 9/117 Bouverie St Carlton	1	Unit	\$180,000	21 Apr 2026
 68/121 Rathdowne St Carlton	1	Apartment	\$520,000	15 Apr 2026
 16/25 Barkly St Carlton	1	Apartment	\$402,500	13 Apr 2026
 701/123 Pelham St Carlton	2	Apartment	\$450,000	10 Apr 2026
 404/181 Cardigan St Carlton	3	Apartment	\$2,060,000	09 Apr 2026
 606/488 Swanston St Carlton	2	Apartment	\$290,000	06 Apr 2026
 410/24 Barkly Pl Carlton	1	Strata Unit/Flat	\$135,000	02 Apr 2026

CARLTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/50 Barkly St Carlton	1	Flat/Unit/Apartment	\$376,300	01 Apr 2026
 801/668 Swanston St Carlton	3	Apartment	\$1,100,000	01 Apr 2026
 2908/570 Lygon St Carlton	2	Apartment	\$345,000	30 Mar 2026
 513A/640 Swanston St Carlton	3	Flat/Unit/Apartment	\$950,500	26 Mar 2026
 411/127 Leicester St Carlton	1	Strata Unit/Flat	\$169,000	26 Mar 2026
 411/127-133 Leicester St Carlton	1	Apartment	\$169,000	26 Mar 2026
 470/800 Swanston St Carlton	1	Apartment	\$138,800	25 Mar 2026
 208/518 Swanston St Carlton	1	Flat/Unit/Apartment	\$341,000	25 Mar 2026
 6808/160 Victoria St Carlton	1	Flat/Unit/Apartment	\$460,000	24 Mar 2026
 61 Elgin St Carlton	2	House	\$1,250,000	21 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 1009/28 Bouverie St Carlton	2	Flat/Unit/Apartment	\$440,000	20 Mar 2026
 3616/160 Victoria St Carlton	2	Flat/Unit/Apartment	\$610,000	20 Mar 2026
 508/495 Rathdowne St Carlton	1	Flat/Unit/Apartment	\$385,000	19 Mar 2026
 3113/160 Victoria St Carlton	1	Flat/Unit/Apartment	\$600,000	19 Mar 2026
 1018/6 Leicester St Carlton	1	Flat/Unit/Apartment	\$300,000	19 Mar 2026
 5/36 Berkeley St Carlton	3	Townhouse	\$1,050,000	18 Mar 2026
 805/131 Pelham St Carlton	1	Strata Unit/Flat	\$150,000	18 Mar 2026
 25/35 Lytton St CARLTON	2	Apartment	\$660,000	18 Mar 2026
 118/145 Queensberry St Carlton	1	Flat/Unit/Apartment	\$510,000	18 Mar 2026
 93 Princes St Carlton	4	House	\$1,150,000	17 Mar 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 01/05/2026

- 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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