



Carlton

Suburb Report



Your connection to property insights



JellisCraig

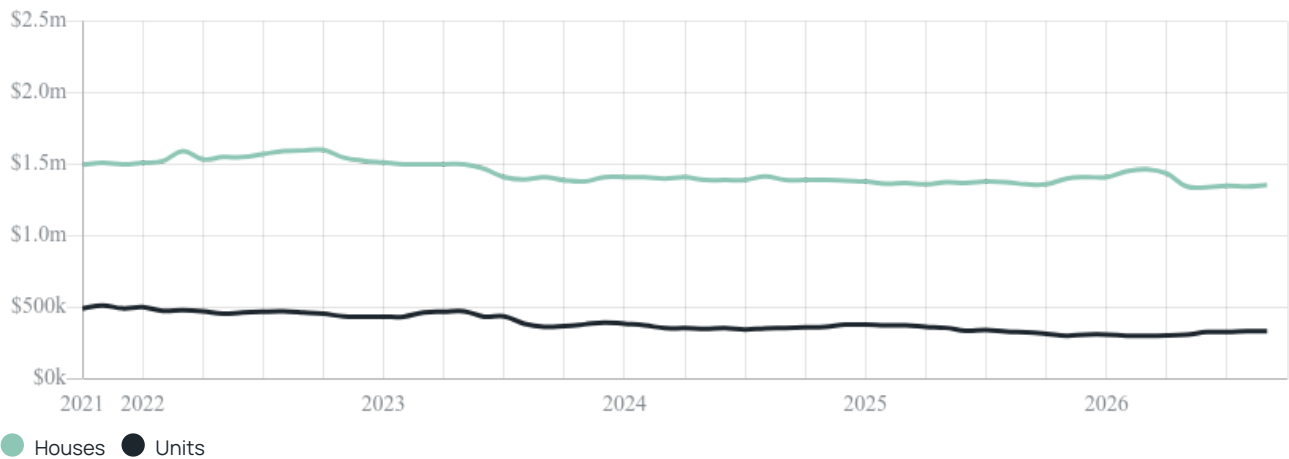
CARLTON SUBURB REPORT

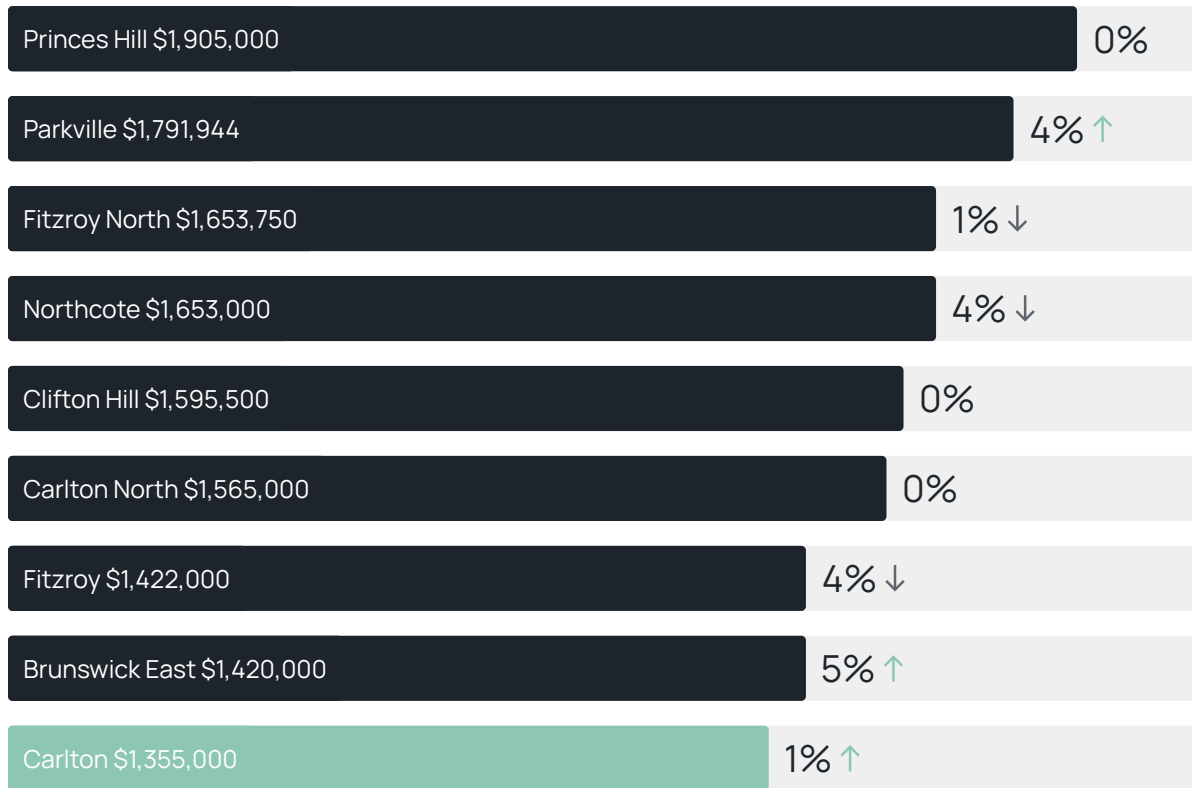
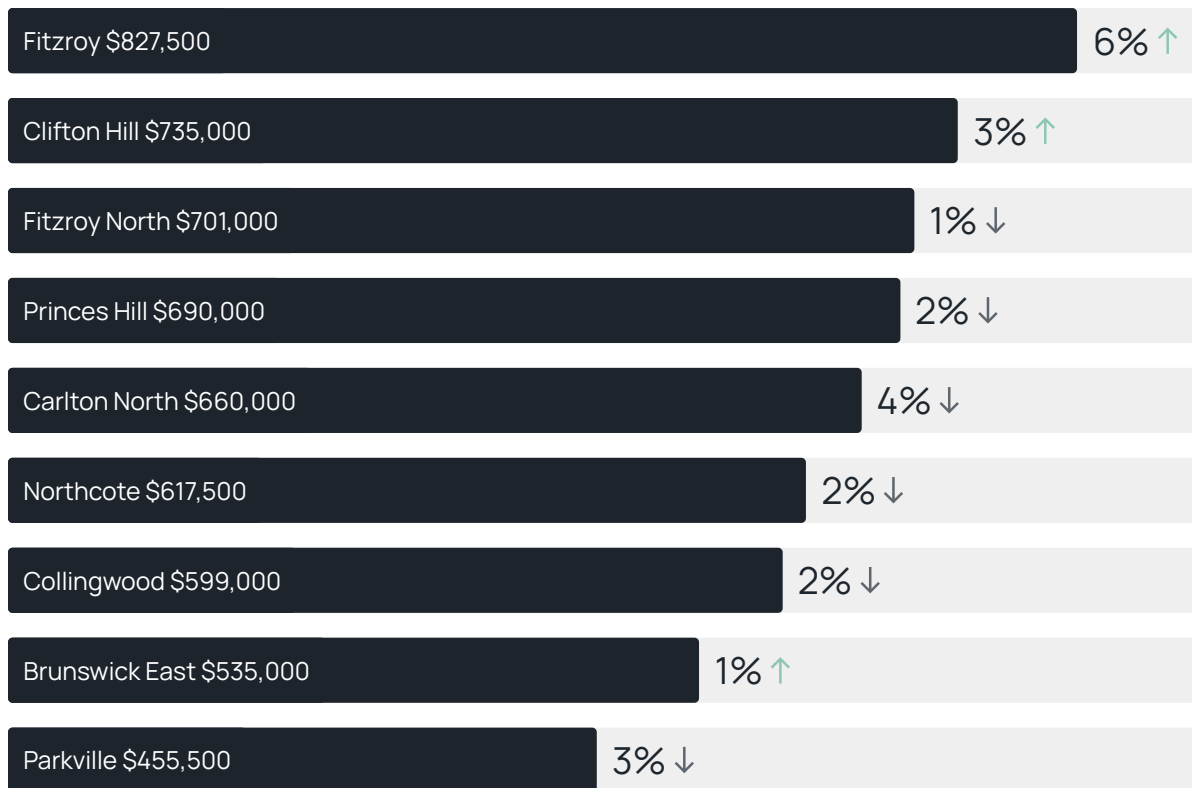
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.36m	0.78% ↑	\$335k	0.30% ↑

Carlton monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 11%
● Private 89%

Auction clearance rate⁴

29%

Median days on market⁵

House

Unit

31 days

35 days

Jellis Craig average inspection attendance per listing⁶

51 groups

Average hold period¹

House

Unit

17.7 years

14.2 years

Dwelling type⁷

● Houses 2% ● Units 98%

Ownership⁷

● Owned outright 14% ● Mortgaged 10% ● Rented 76%

Population⁷

16,055

Population growth⁷

-13.38%

Median age⁷

27 years

Median household size⁷

1.8 people

Median asking rent per week¹

House

Unit

\$883

\$495

Rental yield⁸

House

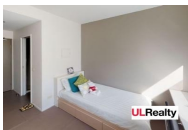
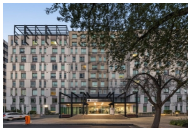
Unit

3.37%

7.51%

Recent Carlton sales⁵

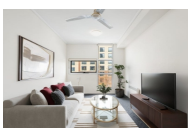
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 347/800 Swanston Street Carlton	1	Apartment	\$177,500	14 Oct 2026
 807/139 Bouverie St Carlton	1	Apartment	\$140,000	12 Oct 2026
 5609/570 Lygon Street Carlton	1	Apartment	\$238,000	10 Oct 2026
 47 Drummond Street Carlton	4	House	\$5,200,000	08 Oct 2026
 6106/570 Lygon Street Carlton	1	Apartment	\$195,000	08 Oct 2026
 3605/160 Victoria street Carlton	2	Apartment	\$515,000	07 Oct 2026
 57 Cardigan Street Carlton	4	House	\$1,600,000	06 Oct 2026
 9/357 Rathdowne Street Carlton	2	Apartment	\$716,500	04 Oct 2026
 818/570 Swanston Street Carlton	2	Apartment	\$275,000	03 Oct 2026
 913/160 Victoria Street Carlton	2	Apartment	\$560,000	02 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 206C/640 Swanston Street Carlton	1	Apartment	\$412,000	02 Oct 2026
 206/488 Swanston St Carlton	2	Apartment	\$282,000	01 Oct 2026
 2505/555 Swanston Street Carlton	1	Apartment	Undisclosed	30 Sep 2026
 805/528 Swanston Street Carlton	1	Apartment	\$215,000	29 Sep 2026
 56/1 Queensberry Street Carlton	2	Apartment	\$1,660,000	29 Sep 2026
 101 Princes Street Carlton	2	House	\$920,000	28 Sep 2026
 169 Station Street Carlton	2	House	\$1,036,000	24 Sep 2026
 507/740 Swanston Street Carlton	1	Apartment	Undisclosed	24 Sep 2026
 805/123 Pelham Street Carlton	2	Apartment	\$590,000	23 Sep 2026
 820/555 Swanston Street Carlton	2	Apartment	\$407,000	22 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 25/800 Swanston Street Carlton	1	Apartment	\$150,000	22 Sep 2026
 402/518 Swanston street Carlton	1	Apartment	\$355,000	22 Sep 2026
 109/570 Swanston St Carlton	2	Apartment	\$301,000	21 Sep 2026
 3601/478 Swanston St Carlton	1	Apartment	Undisclosed	20 Sep 2026
 108/81 Cemetery Road East Carlton	2	Apartment	\$570,000	17 Sep 2026
 609/6 Leicester St Carlton	1	Apartment	\$228,000	16 Sep 2026
 11/52 Leicester Street Carlton	3	Apartment	Undisclosed	16 Sep 2026
 419/528 Swanston Street Carlton	1	Apartment	\$210,000	16 Sep 2026
 301/488 Swanston Street Carlton	2	Apartment	\$242,000	16 Sep 2026
 271/800 Swanston Street Carlton	2	Apartment	\$245,000	15 Sep 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 18/10/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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