



Carlton

Suburb Report



Your connection to property insights



JellisCraig

CARLTON SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.35m

Quarterly price change

0.00% ↓

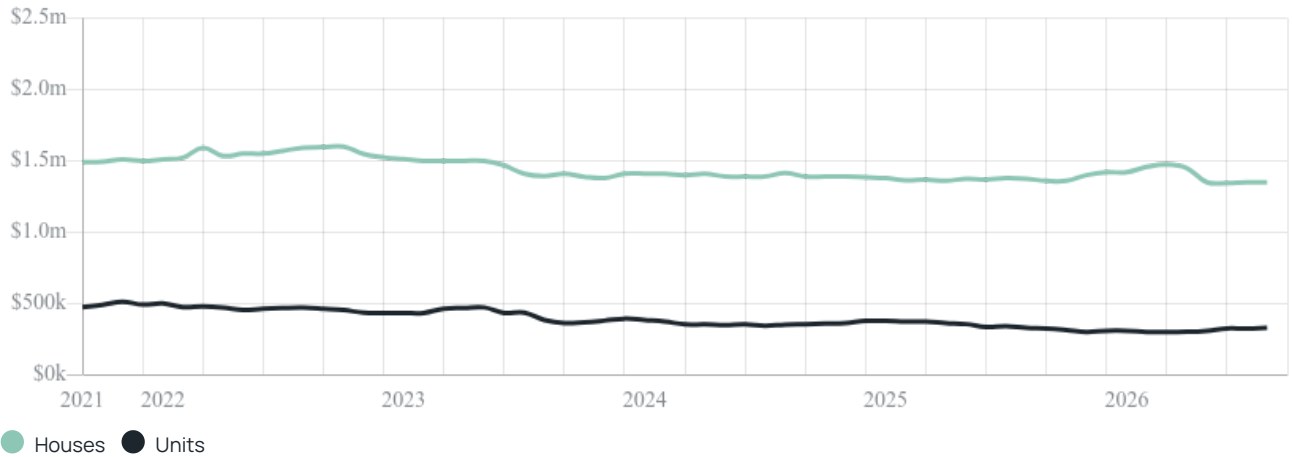
Median

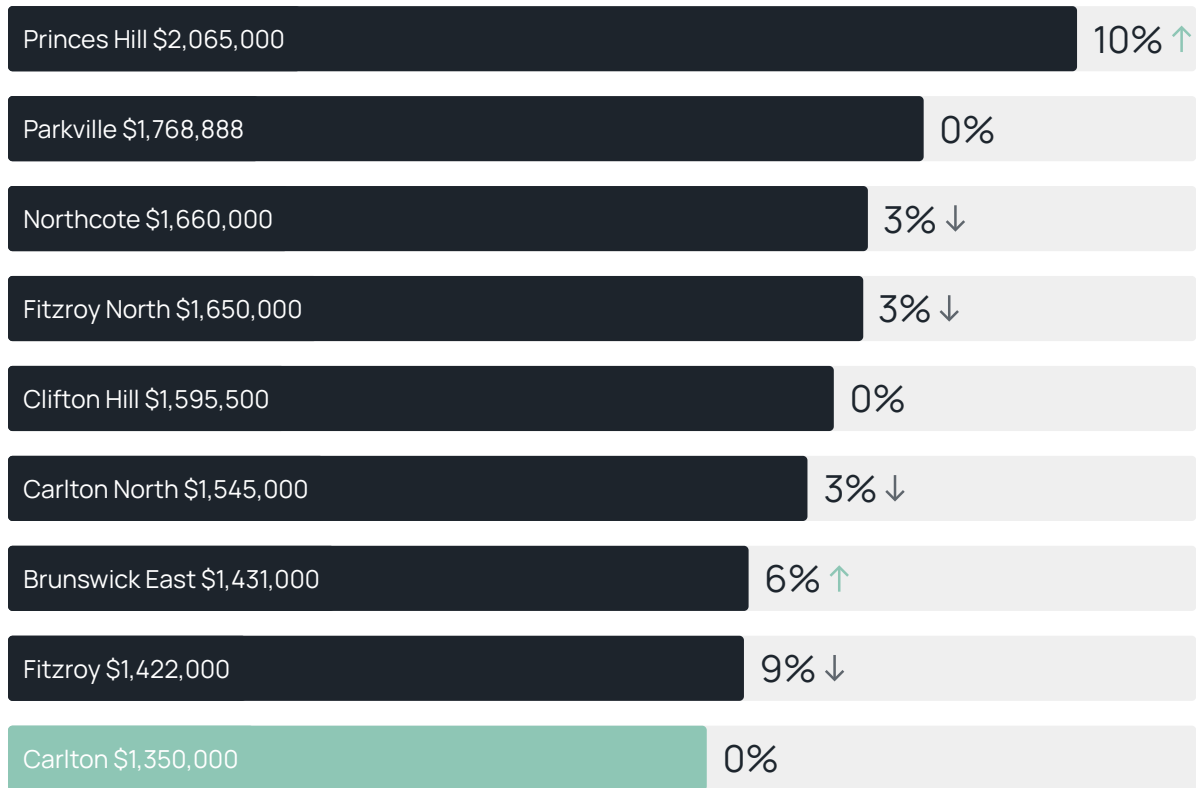
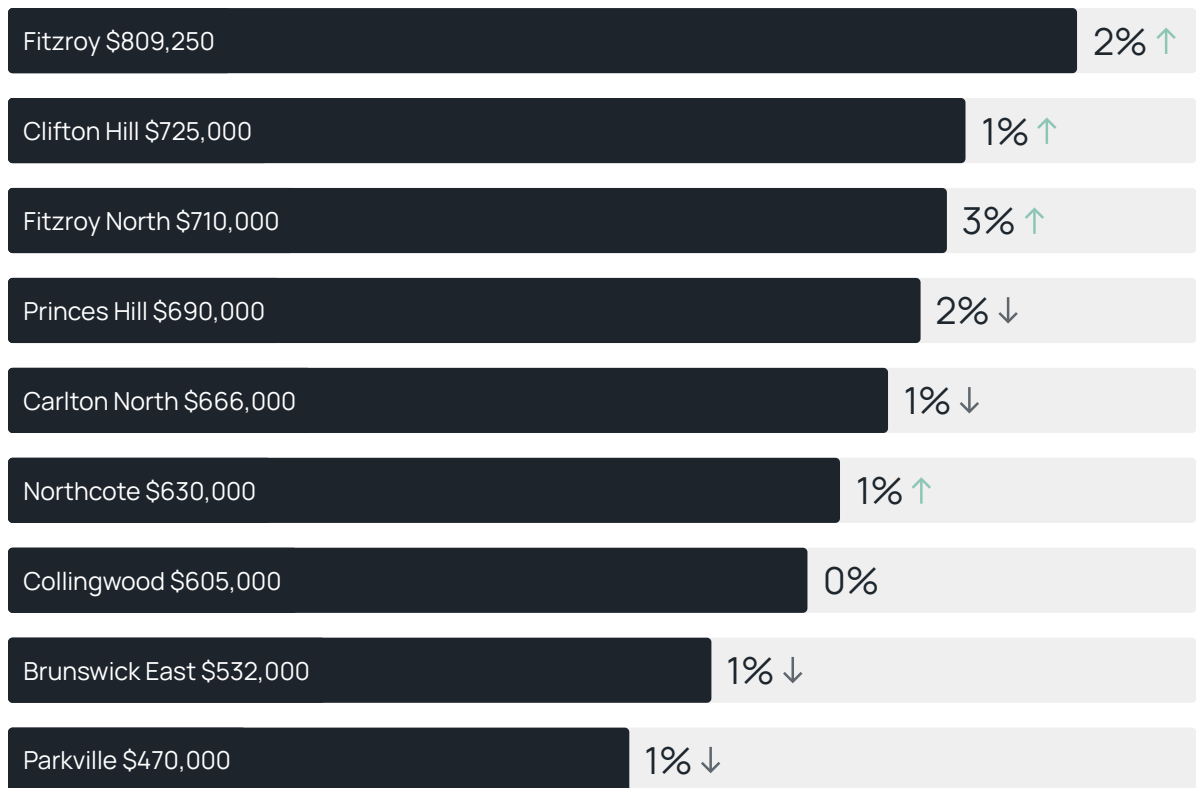
\$332k

Quarterly price change

2.00% ↑

Carlton quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 13%
● Private 87%

Auction clearance rate³

40%

Median days on market³

House

Unit

31 days

31 days

Jellis Craig average inspection attendance per listing⁴

50 groups

Average hold period¹

House

Unit

17.7 years

14.0 years

Dwelling type⁵

● Houses 2% ● Units 98%

Ownership⁵

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

Population⁵

16,055

Median asking rent per week¹

Unit

\$853

\$500

Population growth⁵

-13.38%

Rental yield¹

House

Unit

3.27%

6.89%

Median age⁵

27 years

Median household size⁵

1.8 people

Recent Carlton sales²

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
 122 Palmerston Street Carlton	3	House	Undisclosed	30 Aug 2026
 78 Palmerston Street Carlton	3	House	Undisclosed	29 Aug 2026
 604/495 Rathdowne Street Carlton	2	Apartment	\$515,000	26 Aug 2026
 17/75 Drummond Street Carlton	2	Apartment	\$668,000	26 Aug 2026
 438/800 Swanston Street Carlton	1	Apartment	\$195,000	26 Aug 2026
 776/488 Swanston Street Carlton	2	Apartment	\$335,000	23 Aug 2026
 19 Palmerston Street Carlton	2	Townhouse	\$950,000	18 Aug 2026
 311/500 Drummond Street Carlton	3	Retire	Undisclosed	14 Aug 2026
 711/500 Drummond Street Carlton	3	Retire	Undisclosed	14 Aug 2026
 13/540 Swanston St Carlton	2	Apartment	Undisclosed	13 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 9/650 Swanston Street Carlton	2	Unit	\$750,000	13 Aug 2026
 311/131 Pelham Street Carlton	1	Unit	Undisclosed	13 Aug 2026
 105/545 Rathdowne Street Carlton	1	Apartment	\$330,000	12 Aug 2026
 97 Station Street Carlton	4	House	Undisclosed	11 Aug 2026
 804/6 Leicester Street Carlton	1	Apartment	\$270,000	11 Aug 2026
 7/1 Owen Street Carlton	2	Apartment	\$880,000	10 Aug 2026
 6018/570-574 Lygon Street Carlton	1	House	\$208,000	07 Aug 2026
 801/495 Rathdowne Street Carlton	2	Apartment	Undisclosed	05 Aug 2026
 810D/604 Swanston Street Carlton	1	Apartment	\$430,000	04 Aug 2026
 111 Station Street Carlton	3	Townhouse	\$1,870,000	03 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 25 Canning Street Carlton	5	House	\$2,000,000	02 Aug 2026
 2901/555 Swanston Street Carlton	2	Apartment	Undisclosed	31 Jul 2026
 441/800 Swanston Street Carlton	1	Apartment	\$190,000	31 Jul 2026
 112/124 Palmerston Street Carlton	2	Apartment	\$600,000	31 Jul 2026
 2411/570 Lygon Street Carlton	1	Apartment	\$190,000	31 Jul 2026
 2718/555 Swanston Street Carlton	2	Apartment	\$408,000	31 Jul 2026
 79 Princes Street Carlton	2	House	\$850,000	30 Jul 2026
 15/52 Leicester Street Carlton	3	Apartment	Undisclosed	30 Jul 2026
 306/85 Rathdowne Street Carlton	2	Apartment	\$1,780,000	29 Jul 2026
 2213/570 Lygon Street Carlton	2	Apartment	\$325,000	27 Jul 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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