



Fitzroy North

Suburb Report



Your connection to property insights



JellisCraig

FITZROY NORTH SUBURB REPORT

Median house price¹

Median

\$1.70m

Quarterly price change

6.41% ↑

Median unit price¹

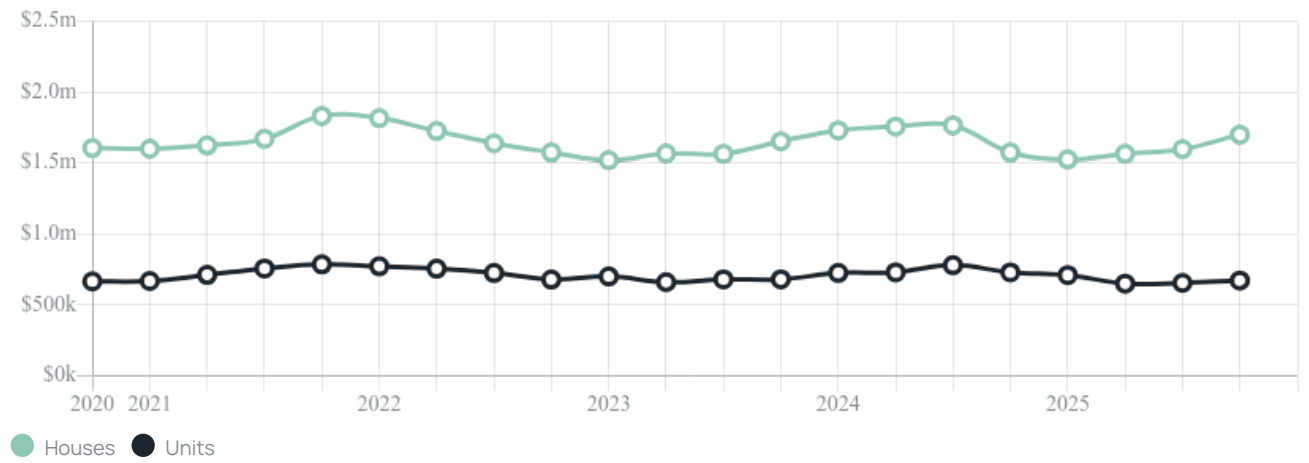
Median

\$673k

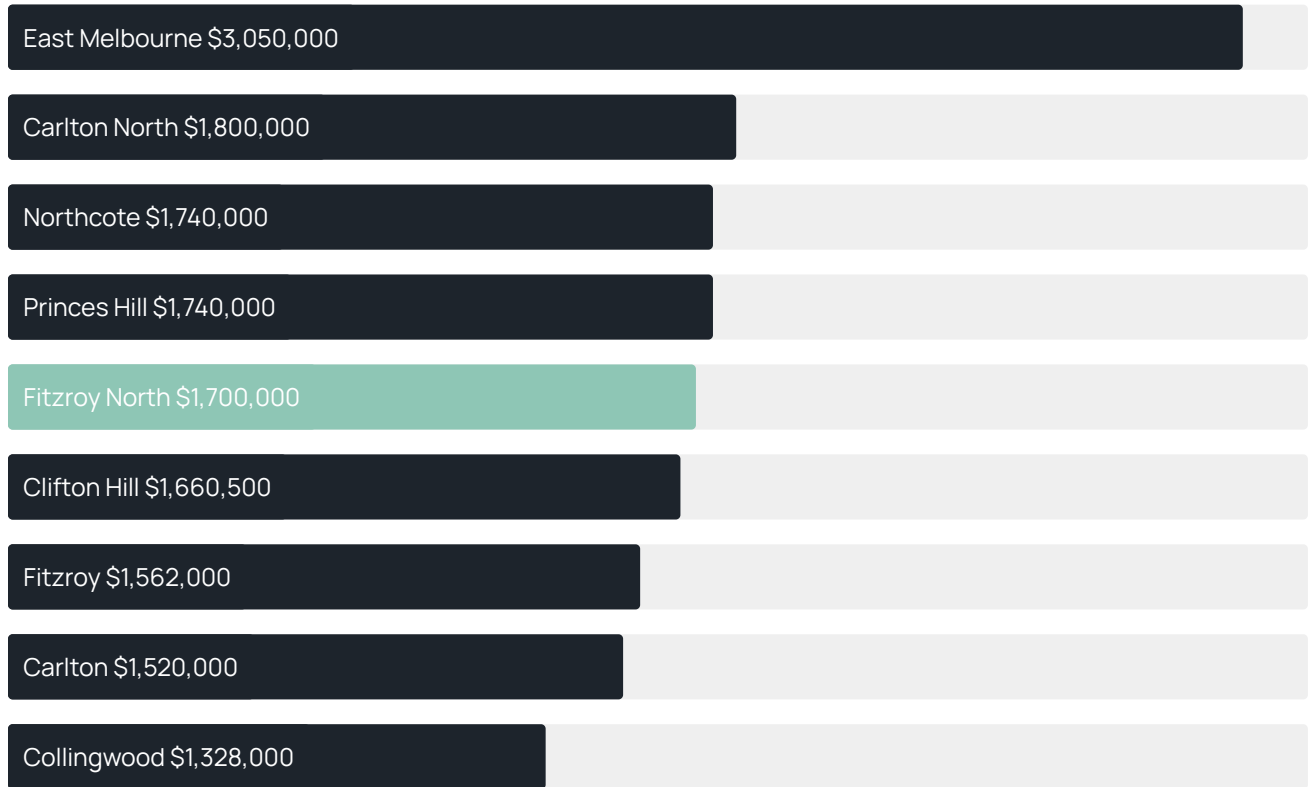
Quarterly price change

2.67% ↑

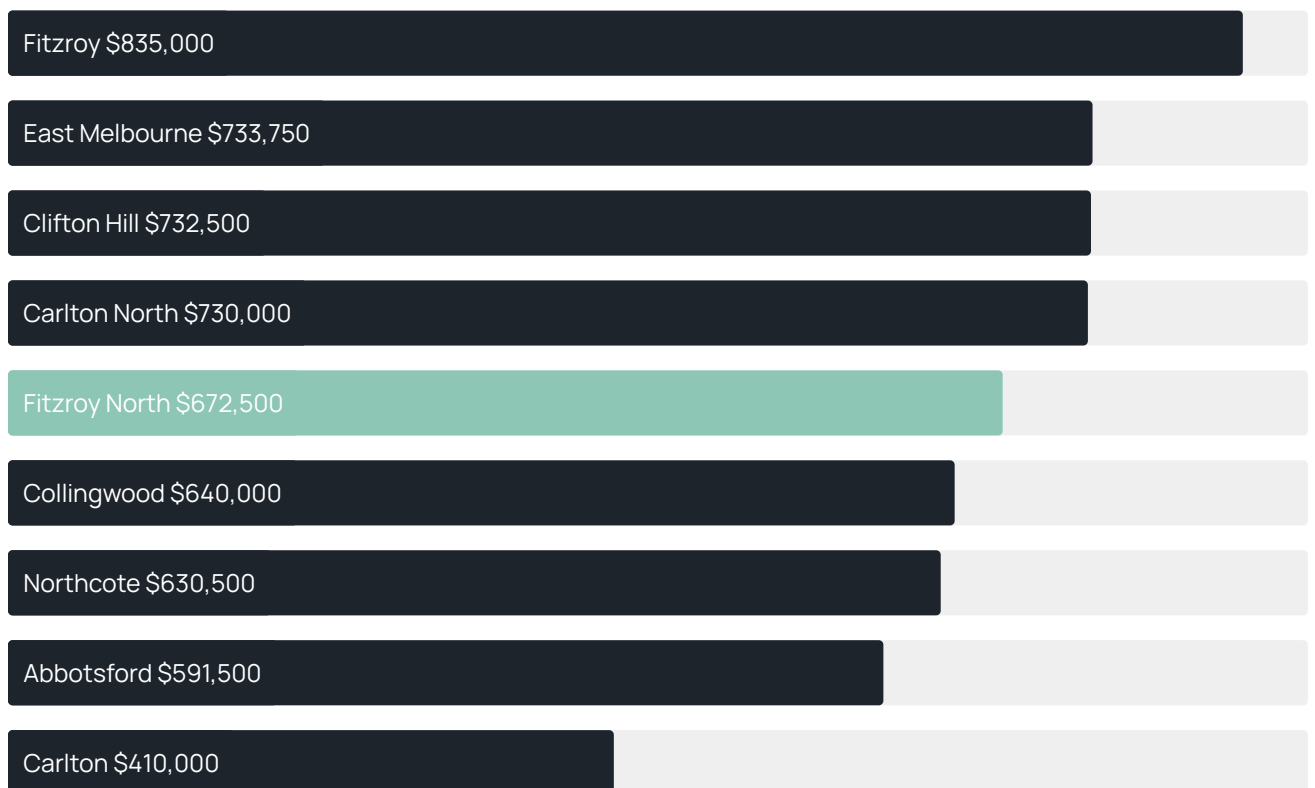
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

81.82%

Median days on market³

24 days

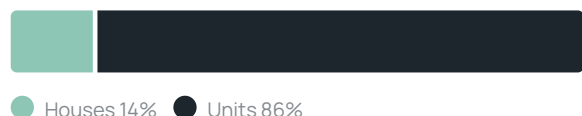
Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.9 years

Dwelling type⁵



Ownership⁵



Population⁵

12,781

Median asking rent¹

\$865 per week

Population growth⁵

3.58%

Rental yield¹

2.36%

Median age⁵

36 years











Median household size⁵

2.2 people











FITZROY NORTH SUBURB REPORT

Recent Fitzroy North sales






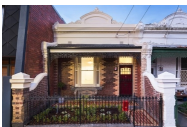

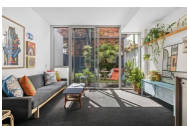


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/142-146 Queens Pde Fitzroy North	2	Apartment	\$701,000	28 Mar 2026
 104 Clauscen St Fitzroy North	3	House	\$1,355,000	28 Mar 2026
 117 Barkly St Fitzroy North	4	House	\$1,710,000	28 Mar 2026
 44 Fergie St Fitzroy North	3	House	\$2,325,000	28 Mar 2026
 6 Railway St Fitzroy North	3	House	\$1,445,000	26 Mar 2026
 35 Birkenhead St Fitzroy North	2	House	\$1,550,000	21 Mar 2026
 46 Reid St Fitzroy North	4	House	\$1,565,000	20 Mar 2026
 25 Rae St Fitzroy North	2	House	\$1,460,000	14 Mar 2026
 47 Seacombe St Fitzroy North	2	House	\$1,050,000	04 Mar 2026
 108/4 Bik La Fitzroy North	1	Apartment	\$320,000	02 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 65 Best St Fitzroy North	2	House	\$1,405,000	02 Mar 2026
 21/466 Nicholson St Fitzroy North	2	Townhouse	\$925,000	28 Feb 2026
 516 Rae St Fitzroy North	3	Townhouse	\$1,456,000	28 Feb 2026
 46 Newry St Fitzroy North	3	House	\$1,955,000	28 Feb 2026
 60b May St Fitzroy North	4	House	\$2,325,000	28 Feb 2026
 4/9-11 York St Fitzroy North	1	Apartment	\$435,000	27 Feb 2026
 259 Glenlyon Rd Fitzroy North	3	House	\$2,575,000	26 Feb 2026
 42 Woodside St Fitzroy North	2	House	\$1,555,000	26 Feb 2026
 32 Newry St Fitzroy North	2	House	\$1,710,000	21 Feb 2026
 10 Fergie St Fitzroy North	3	House	\$2,197,000	21 Feb 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1004/245 Queens Pde Fitzroy North	2	Strata Unit/Flat	\$593,000	18 Feb 2026
 21/140 Queens Pde Fitzroy North	1	Apartment	\$570,000	17 Feb 2026
 431 Rae St Fitzroy North	2	House	\$700,000	16 Feb 2026
 470 Brunswick St Fitzroy North	2	House	\$1,110,000	14 Feb 2026
 38 Scotchmer St Fitzroy North	4	House	\$2,905,000	14 Feb 2026
 23 York St Fitzroy North	2	House	\$1,600,000	13 Feb 2026
 18/140 Queens Pde Fitzroy North	2	Apartment	\$695,000	12 Feb 2026
 26/4 Bik La Fitzroy North	1	Apartment	\$395,000	10 Feb 2026
 2/51 Delbridge St Fitzroy North	1	Apartment	\$526,000	07 Feb 2026
 159 Alexandra Pde Fitzroy North	2	House	\$700,000	06 Feb 2026



Jellis Craig Fitzroy
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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 01/04/2026

- 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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