



# Fitzroy North Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## FITZROY NORTH SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.70m

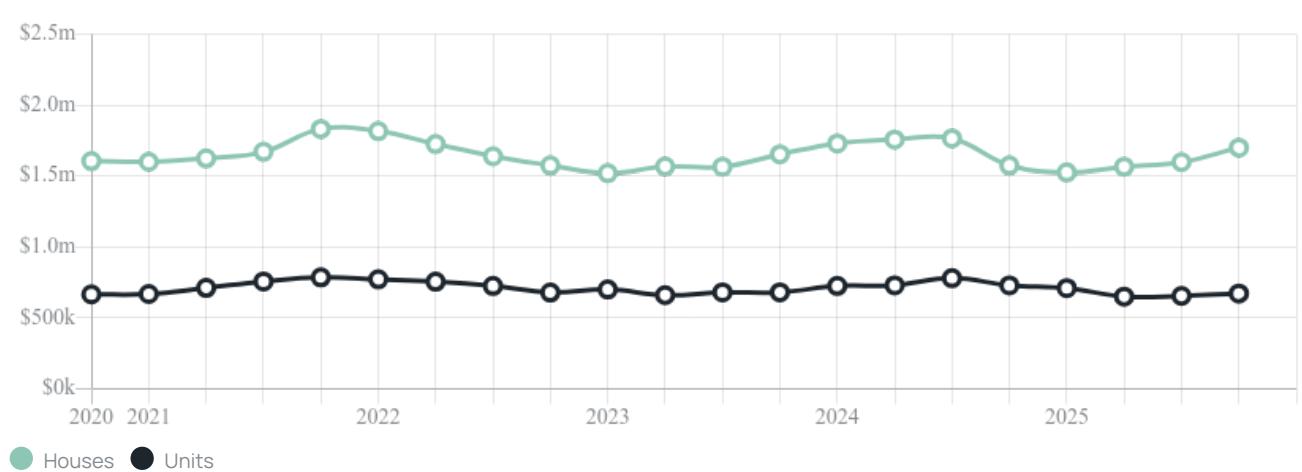
Quarterly price change  
6.41% 

### Median unit price<sup>1</sup>

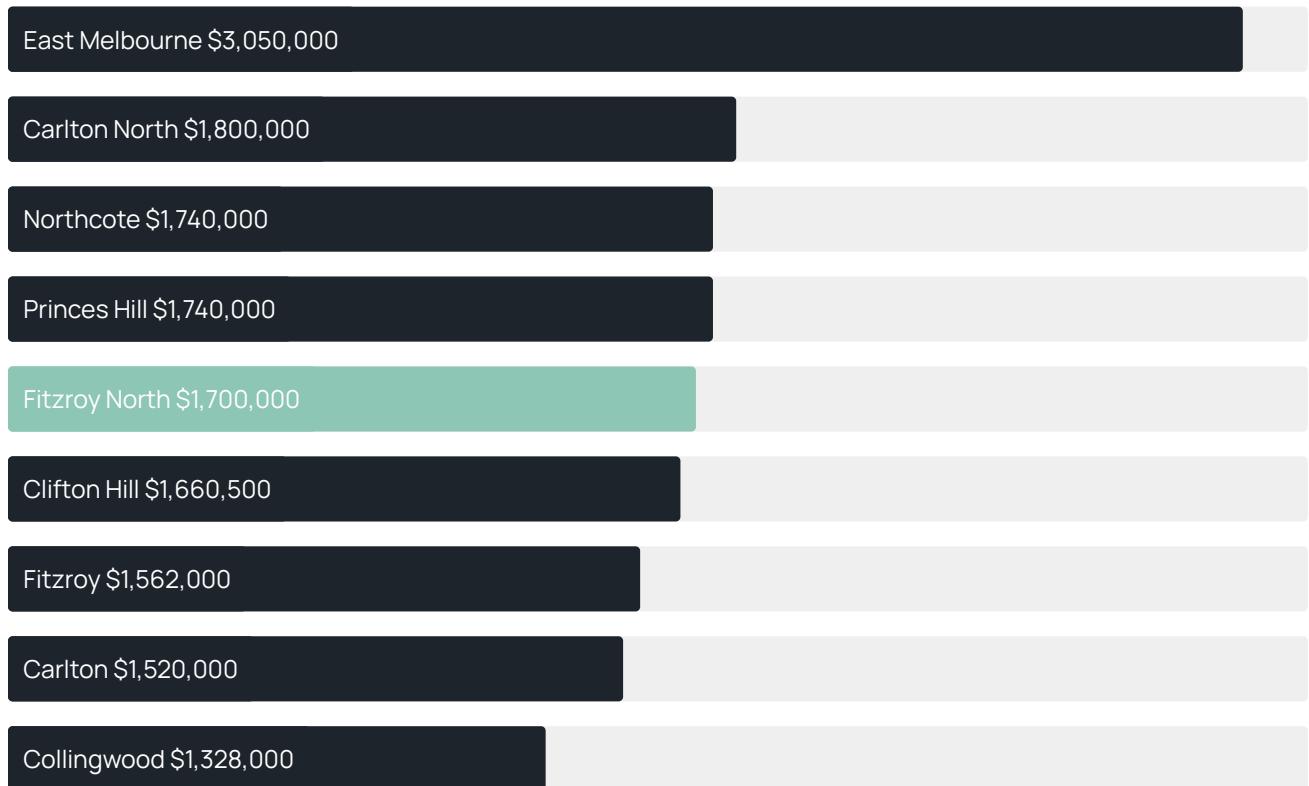
Median  
\$673k

Quarterly price change  
2.67% 

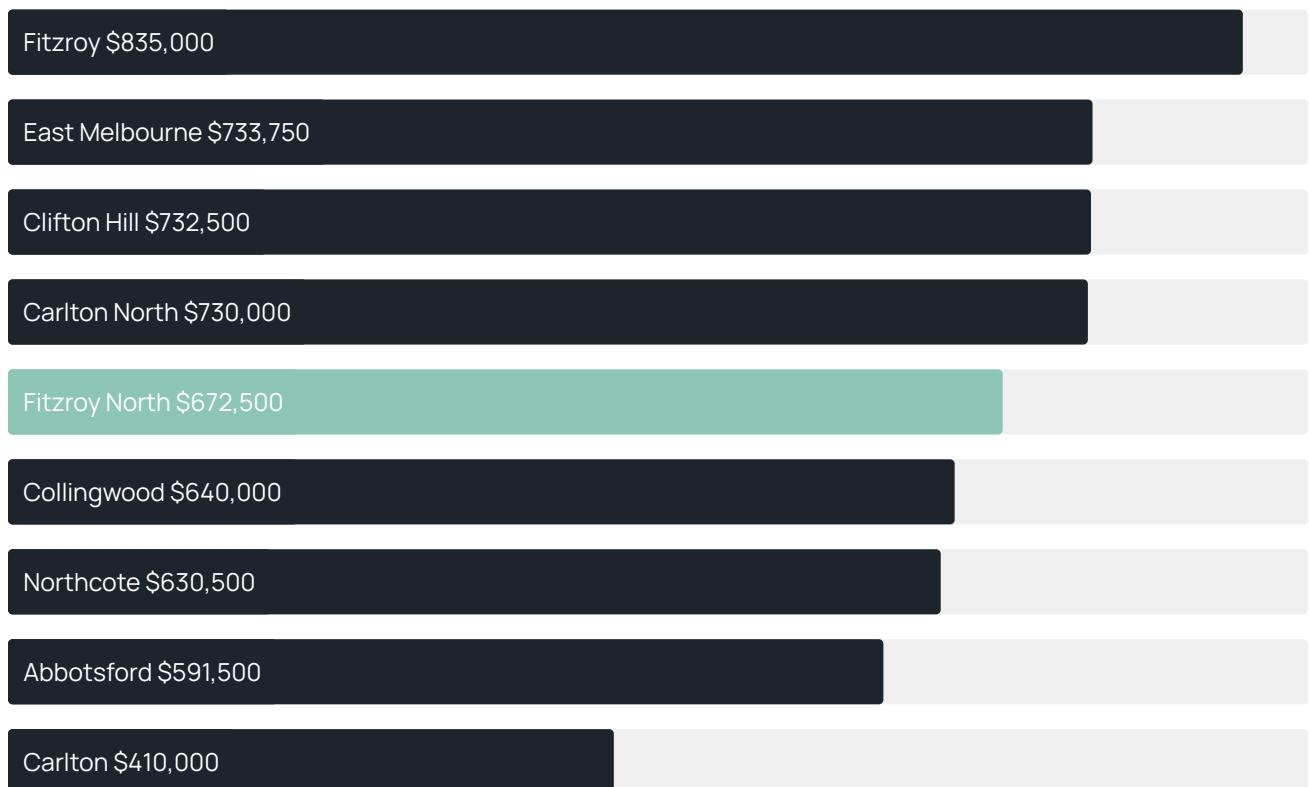
### Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

FITZROY NORTH SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 41%  
● Private 59%

## Auction clearance rate<sup>3</sup>

85.71%

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## Median days on market<sup>3</sup>

26 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

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## Average hold period<sup>1</sup>

7.9 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 14% ● Units 86%

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## Ownership<sup>5</sup>



● Owned outright 29% ● Mortgaged 25% ● Rented 46%

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## Population<sup>5</sup>

12,781

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## Median asking rent<sup>1</sup>

\$865 per week

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## Population growth<sup>5</sup>

3.58%

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## Rental yield<sup>1</sup>

2.36%

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## Median age<sup>5</sup>

36 years

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## Median household size<sup>5</sup>

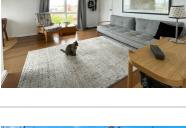
2.2 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 108/463 Brunswick St Fitzroy North	2	Apartment	\$515,000	21 Jan 2026
 20/180 Queens Pde Fitzroy North	2	Apartment	\$1,210,000	21 Jan 2026
 103/496 Brunswick St Fitzroy North	2	Apartment	\$641,000	24 Dec 2025
 17/44 Kneen St Fitzroy North	1	Apartment	\$240,000	19 Dec 2025
 9/199 Barkly St Fitzroy North	1	Apartment	\$414,000	18 Dec 2025
 11/262 Barkly St Fitzroy North	2	Apartment	\$710,000	18 Dec 2025
 315/4 Bik La Fitzroy North	2	Apartment	\$620,000	18 Dec 2025
 85 Bennett St Fitzroy North	2	House	\$1,335,000	16 Dec 2025
 66 Freeman St Fitzroy North	2	House	\$2,638,000	16 Dec 2025
 65 Rushall Cr Fitzroy North	3	House	\$3,200,000	12 Dec 2025

# Sold Properties

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 York St Fitzroy North	3	House	\$2,020,000	06 Dec 2025
 68 Rae St Fitzroy North	2	House	\$1,340,000	05 Dec 2025
 101/4 Bik La Fitzroy North	1	Apartment	\$330,000	04 Dec 2025
 2/582 Nicholson St Fitzroy North	2	Townhouse	\$920,000	04 Dec 2025
 257 Holden St Fitzroy North	3	House	\$2,160,000	03 Dec 2025
 140 Barkly St Fitzroy North	3	House	\$1,675,000	02 Dec 2025
 505 Brunswick St Fitzroy North	4	House	\$1,810,000	29 Nov 2025
 23 Woodhead St FITZROY NORTH	2	House	\$1,788,000	29 Nov 2025
 136 Miller St Fitzroy North	3	House	\$1,710,000	29 Nov 2025
 474 Rae St Fitzroy North	3	House	\$3,100,000	29 Nov 2025

# Sold Properties

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 266 Park St Fitzroy North	2	House	\$1,451,000	27 Nov 2025
 114/392 St Georges Rd Fitzroy North	2	Apartment	\$760,000	25 Nov 2025
 21/682 Nicholson St Fitzroy North	1	Subdivided Unit/Villa/Townhouse	\$700,000	23 Nov 2025
 44 York St Fitzroy North	2	House	\$940,000	22 Nov 2025
 427 Rae St Fitzroy North	2	House	\$1,715,000	22 Nov 2025
 38 Alister St Fitzroy North	4	House	\$2,625,000	22 Nov 2025
 Queens Pde Fitzroy North	1	Strata Unit/Flat	\$639,000	20 Nov 2025
 2/86 Queens Pde Fitzroy North	1	Apartment	\$640,000	19 Nov 2025
 2 White St Fitzroy North	3	House	\$1,605,000	18 Nov 2025
 233/4 Bik La Fitzroy North	2	Apartment	\$765,000	14 Nov 2025



**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 01/02/2026

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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