



Fitzroy North Suburb Report

Your connection to property insights



JellisCraig

Property Prices

FITZROY NORTH SUBURB REPORT

Median house price¹

Median

\$1.61m

Quarterly price change

2.55% 

Median unit price¹

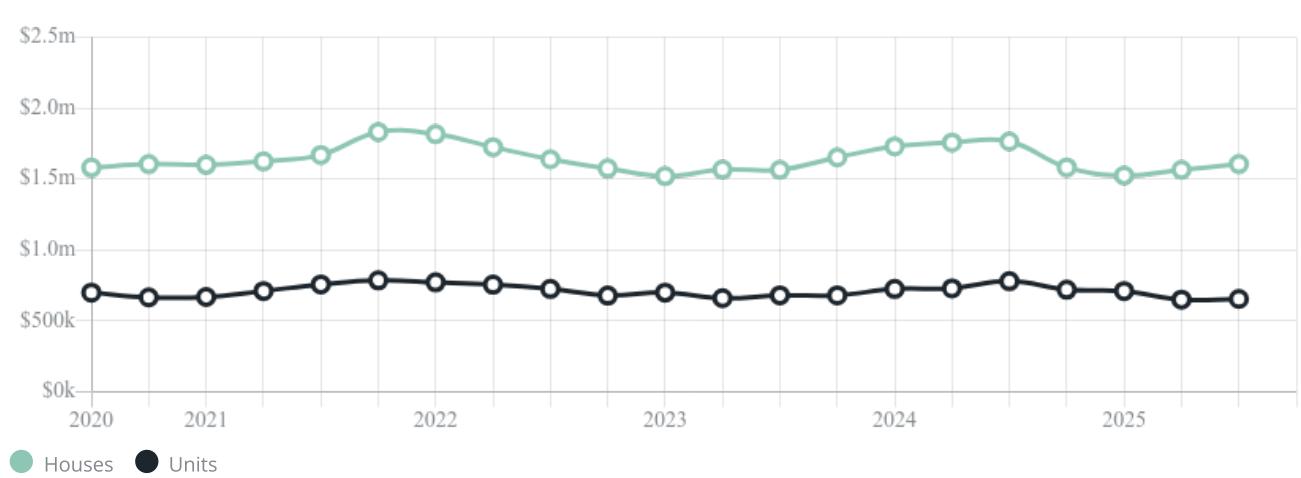
Median

\$655k

Quarterly price change

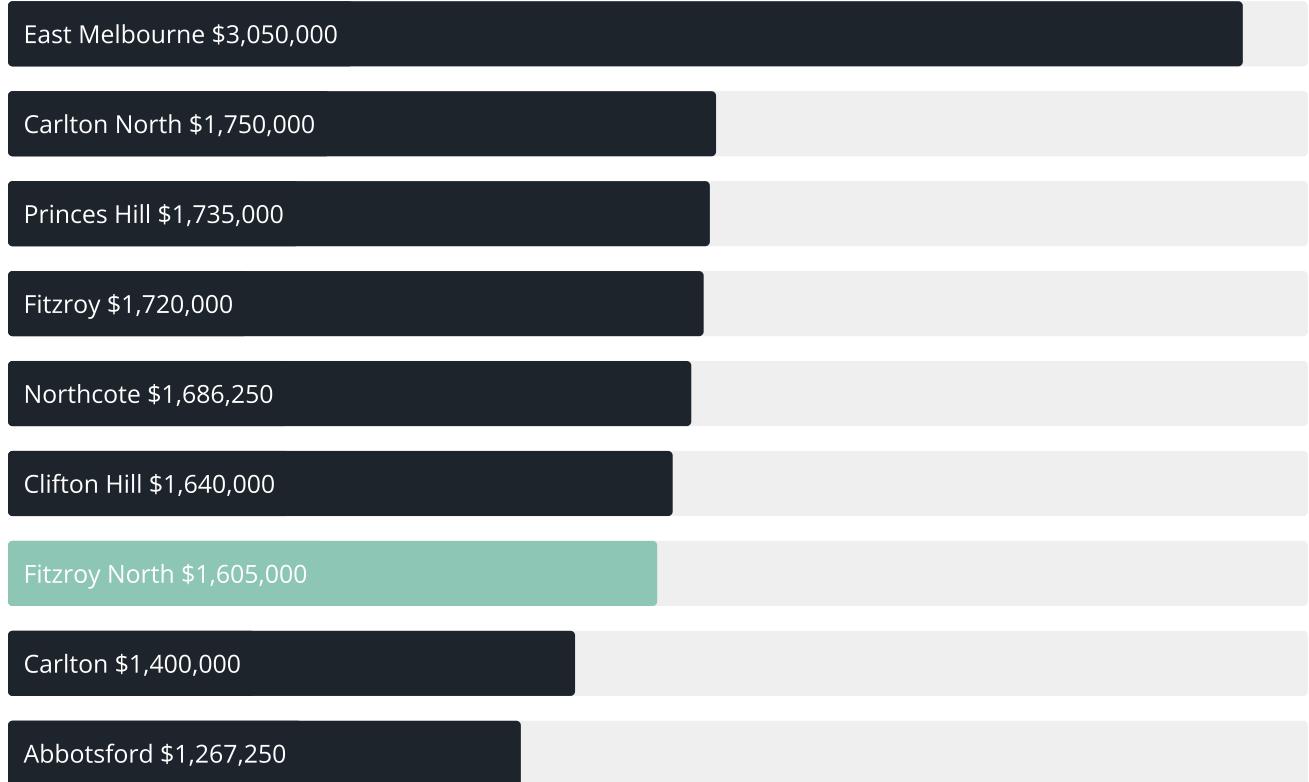
0.76% 

Quarterly price change¹

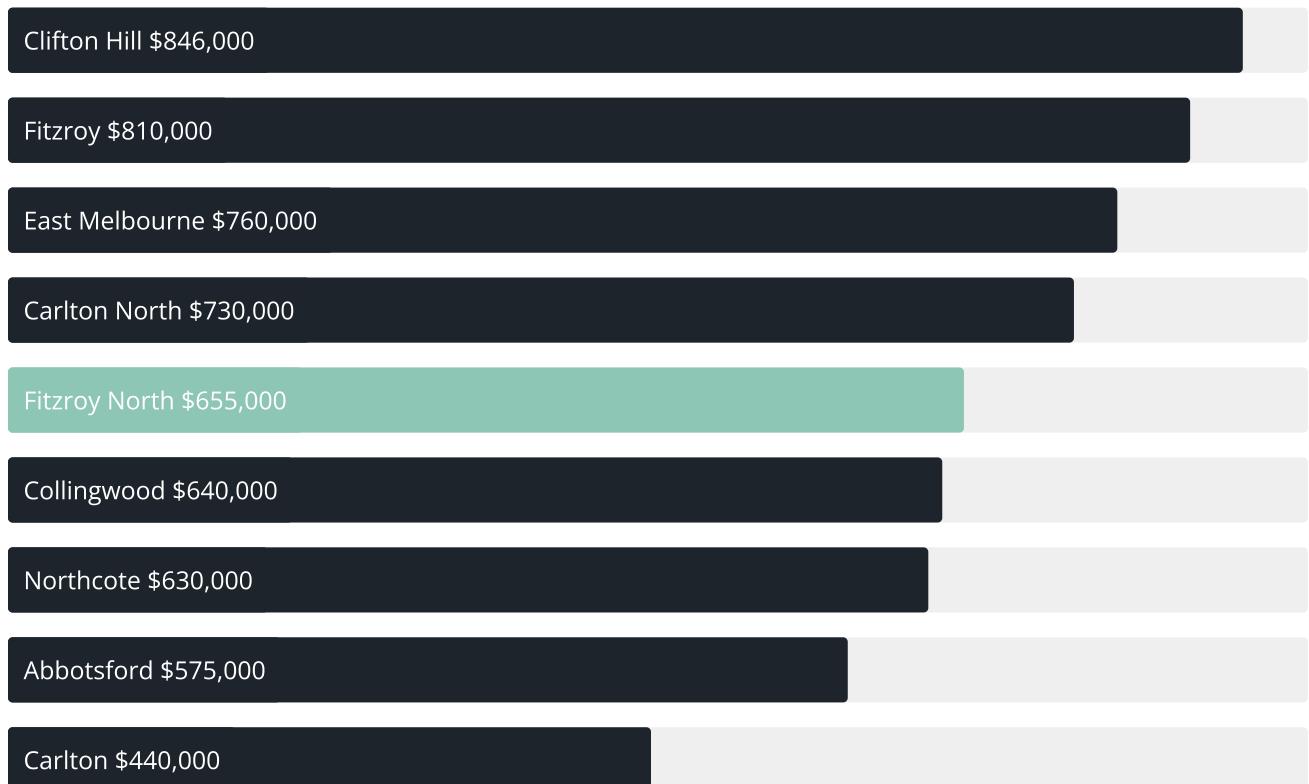


FITZROY NORTH SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

FITZROY NORTH SUBURB REPORT

Sale method²



● Auction 52%
● Private 48%

Auction clearance rate³

84.44%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.9 years

Insights

Dwelling type⁵



● Houses 14% ● Units 86%

Ownership⁵



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

Population⁵

12,781

Median asking rent¹

\$850 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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
 35 York St Fitzroy North	3	House	\$2,020,000	06 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
 23 Woodhead St FITZROY NORTH	2	House	\$1,788,000	29 Nov 2025

Sold Properties

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 474 Rae St Fitzroy North	3	House	\$3,100,000	29 Nov 2025
 505 Brunswick St Fitzroy North	4	House	\$1,810,000	29 Nov 2025
 136 Miller St Fitzroy North	3	House	\$1,710,000	29 Nov 2025
 266 Park St Fitzroy North	2	House	\$1,451,000	27 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
 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

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 152-154 Holden St Fitzroy North	6	House	\$1,460,000	14 Nov 2025
 410/245 Queens Pde Fitzroy North	1	Apartment	\$340,000	13 Nov 2025
 1/8 Pilkington St Fitzroy North	2	Townhouse (Conjoined)	\$1,400,000	12 Nov 2025
 25 St Georges Rd Fitzroy North	2	House	\$1,349,250	12 Nov 2025
 200 Park St Fitzroy North	3	House	\$2,620,000	08 Nov 2025
 56/682 Nicholson St Fitzroy North	3	Apartment	\$960,000	08 Nov 2025
 g13 Bundara St Fitzroy North	2	Townhouse	\$801,000	07 Nov 2025
 16/272 Barkly St Fitzroy North	1	Apartment	\$453,000	05 Nov 2025
 102/245 Queens Pde Fitzroy North	2	Apartment	\$501,000	03 Nov 2025
 18/682 Nicholson St Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$880,000	03 Nov 2025



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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 08/01/2026

- 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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