



Fitzroy North

Suburb Report



Your connection to property insights



JellisCraig

FITZROY NORTH SUBURB REPORT

Median house price¹

Median

\$1.71m

Quarterly price change

0.58% ↑

Median unit price¹

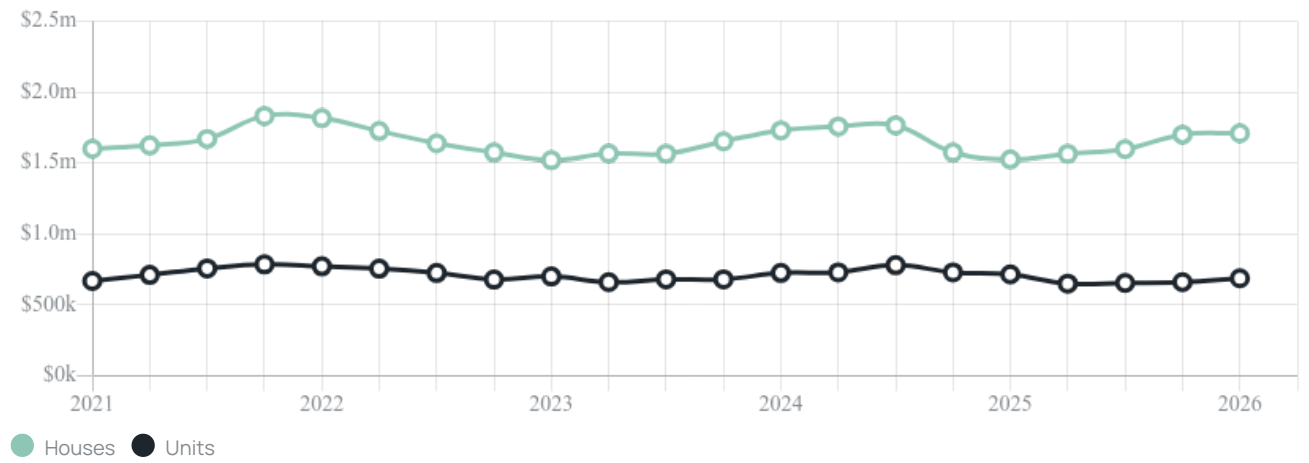
Median

\$688k

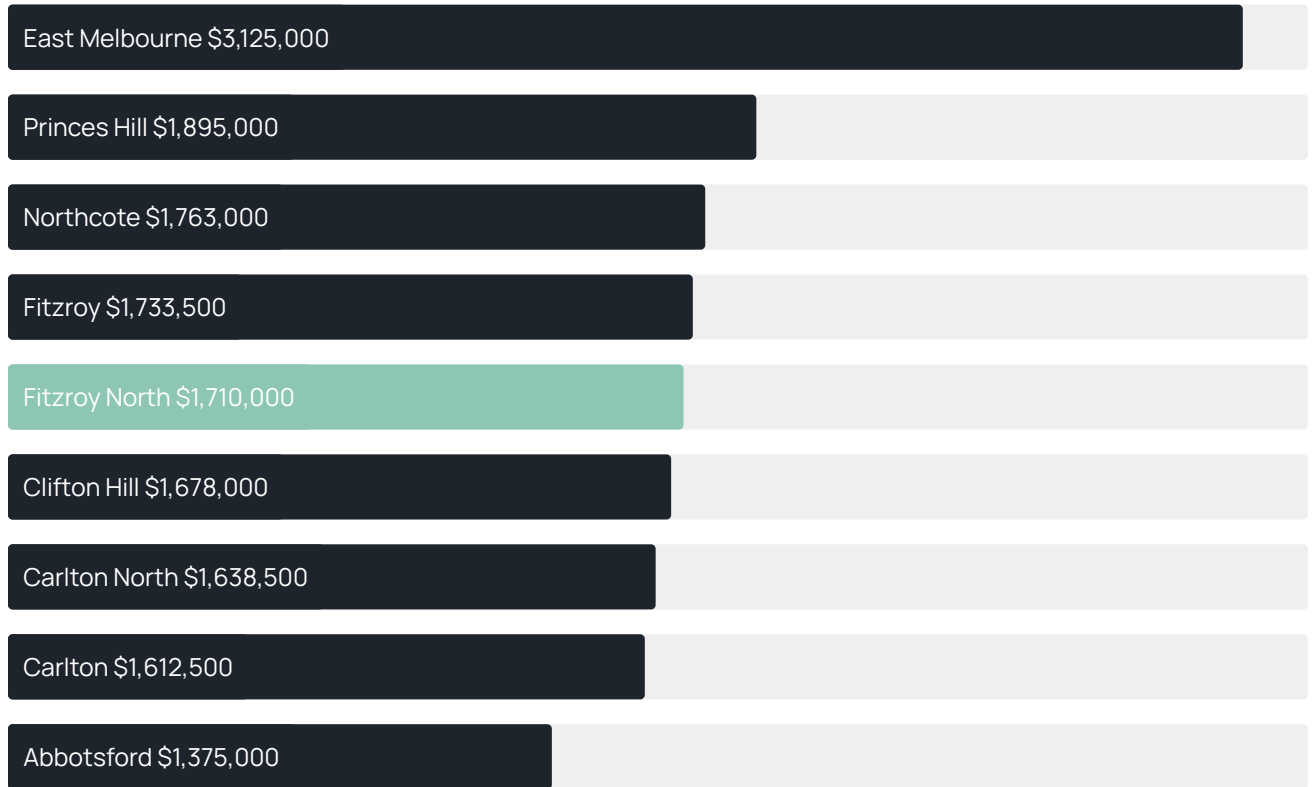
Quarterly price change

4.16% ↑

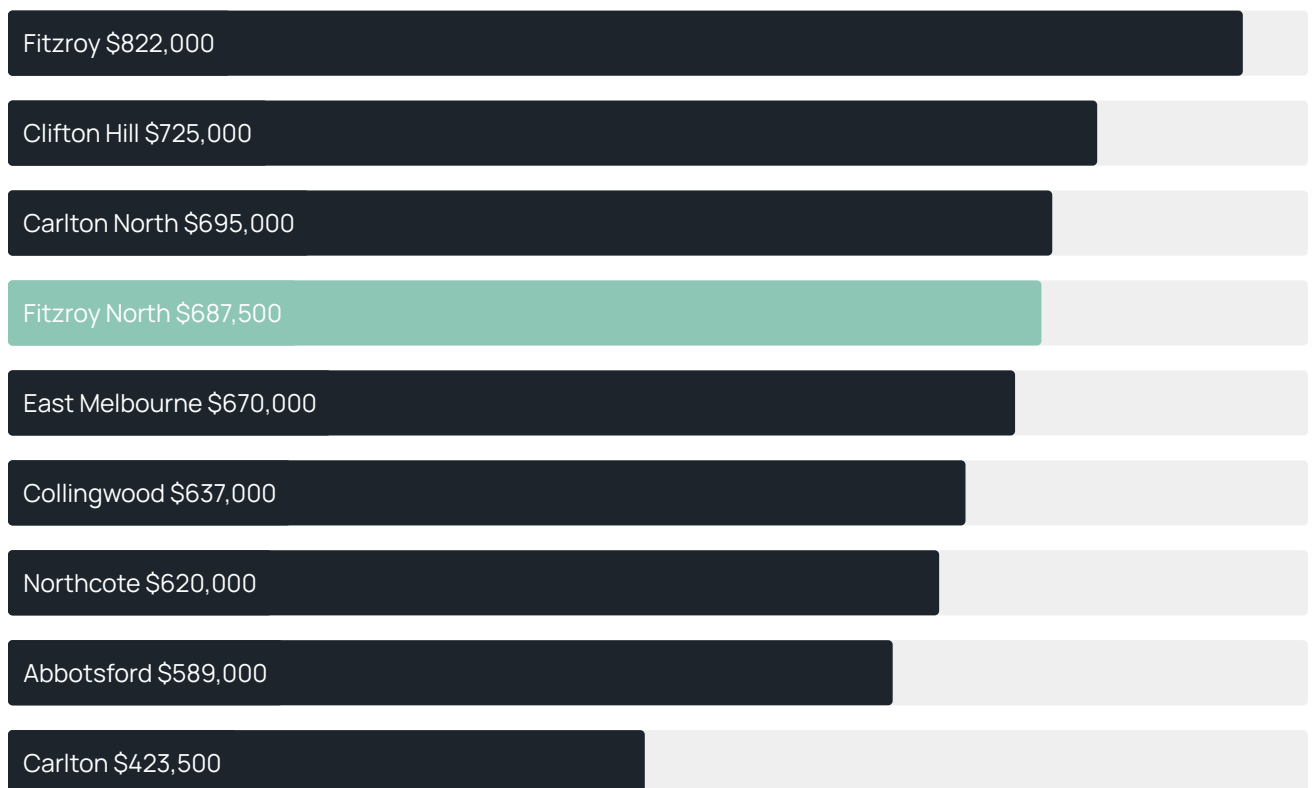
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 42%
● Private 58%

Auction clearance rate³

72%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.9 years

Dwelling type⁵



● Houses 14% ● Units 86%

Ownership⁵



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

Population⁵

12,781

Median asking rent¹

\$875 per week

Population growth⁵

3.58%

Rental yield¹

2.36%

Median age⁵

36 years











Median household size⁵

2.2 people








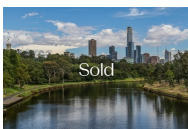


FITZROY NORTH SUBURB REPORT

Recent Fitzroy North sales








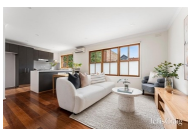
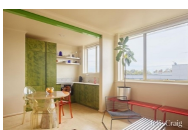

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 119 Fergie St Fitzroy North	4	House	\$1,790,000	17 Jun 2026
 311/380 St Georges Rd Fitzroy North	2	Apartment	\$635,000	11 Jun 2026
 721 Brunswick St.N Fitzroy North	2	House	\$1,445,000	09 Jun 2026
 67 Seacombe St Fitzroy North	3	House	\$1,340,000	30 May 2026
 68 Mckean St Fitzroy North	3	House	\$1,630,000	30 May 2026
 86 Falconer St Fitzroy North	3	House	\$2,420,000	30 May 2026
 8 Laura Pl Fitzroy North	2	Townhouse	\$936,500	26 May 2026
 76 Scotchmer St Fitzroy North	2	House	\$1,517,500	23 May 2026
 15/137 Mckean St Fitzroy North	3	Apartment	\$1,360,000	20 May 2026
 2/69 Clausen St Fitzroy North	3	Townhouse	\$1,230,000	16 May 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 532a Nicholson St Fitzroy North	2	Townhouse	\$875,000	13 May 2026
 10 Park Pde Fitzroy North	3	House	\$2,600,000	13 May 2026
 9/10-12 Ida St Fitzroy North	2	Apartment	\$688,000	09 May 2026
 20 Fergie St Fitzroy North	2	House	\$2,000,000	05 May 2026
 7/88 Queens Pde Fitzroy North	3	Townhouse (Conjoined)	\$1,270,000	05 May 2026
 101/380 St Georges Rd Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$680,000	05 May 2026
 404/4 Bik La Fitzroy North	2	Apartment	\$725,000	01 May 2026
 114 Clauscen St Fitzroy North	2	House	\$1,304,900	30 Apr 2026
 110 Bennett St Fitzroy North	4	House	\$1,820,000	25 Apr 2026
 61 Best St Fitzroy North	3	House	\$1,560,000	23 Apr 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 203/26 Nicholson St Fitzroy North	3	Flat/Unit/Apartment	\$590,000	21 Apr 2026
 204/245 Queens Pde Fitzroy North	1	Strata Unit/Flat	\$393,000	20 Apr 2026
 9/37 Laura Pl Fitzroy North	2	Townhouse (Conjoined)	\$987,000	19 Apr 2026
 9 Laura Pl Fitzroy North	2	Townhouse	\$988,000	17 Apr 2026
 17 York St Fitzroy North	3	House	\$1,450,000	15 Apr 2026
 21/4 Bik La Fitzroy North	2	Apartment	\$435,000	13 Apr 2026
 15/48 Kneen St Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$436,000	11 Apr 2026
 16/247 Mckean St Fitzroy North	2	Townhouse	\$800,000	11 Apr 2026
 9/51 Delbridge St Fitzroy North	1	Apartment	\$600,000	07 Apr 2026
 346 Rae St Fitzroy North	2	House	\$1,560,000	04 Apr 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 01/07/2026

- 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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