



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

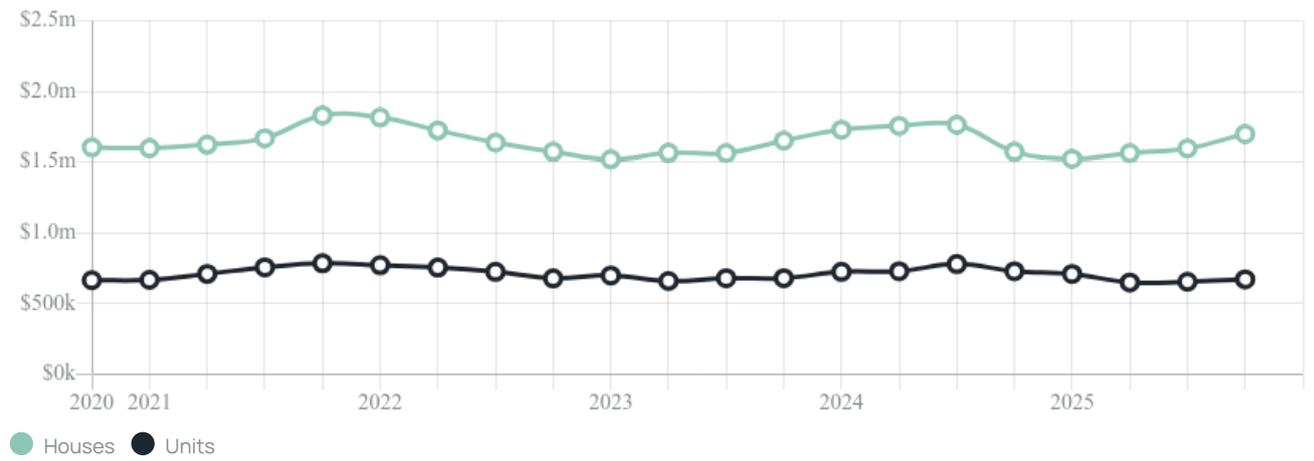
Median

\$673k

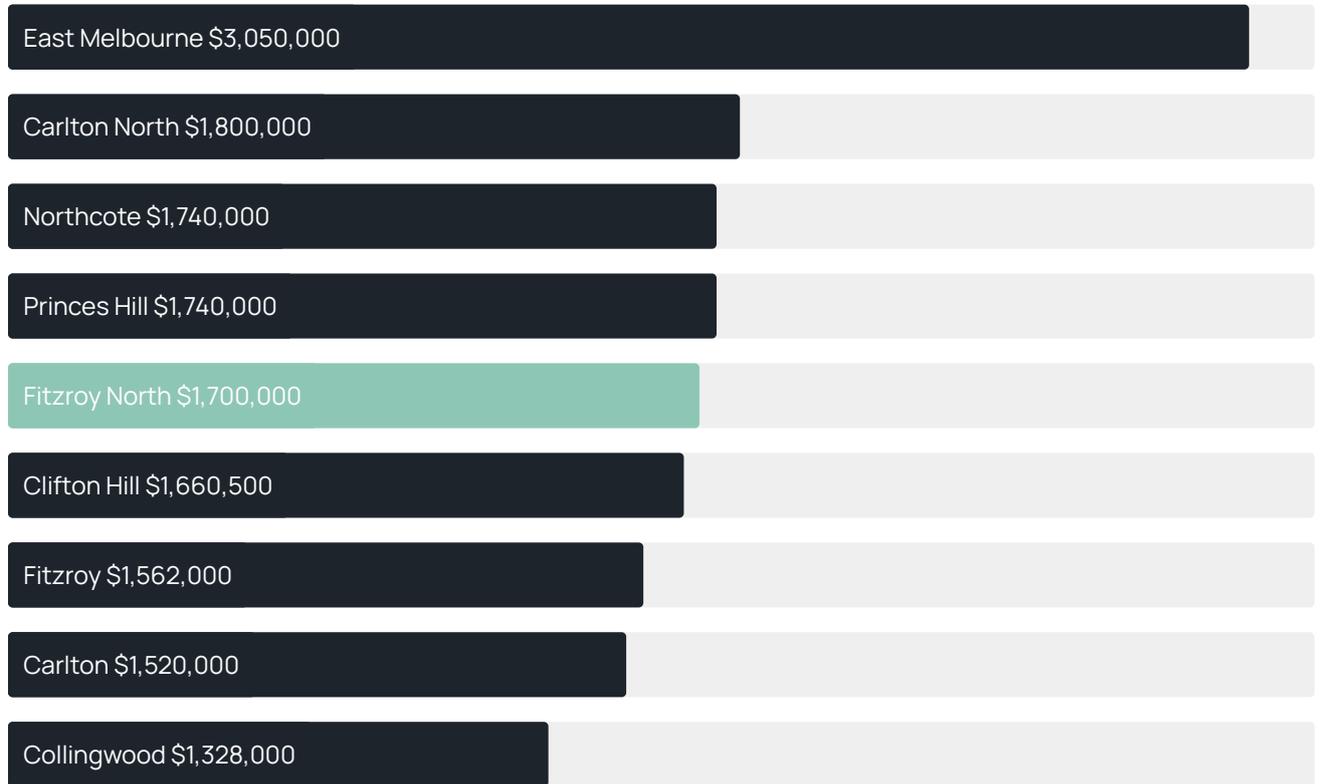
Quarterly price change

2.67% ↑

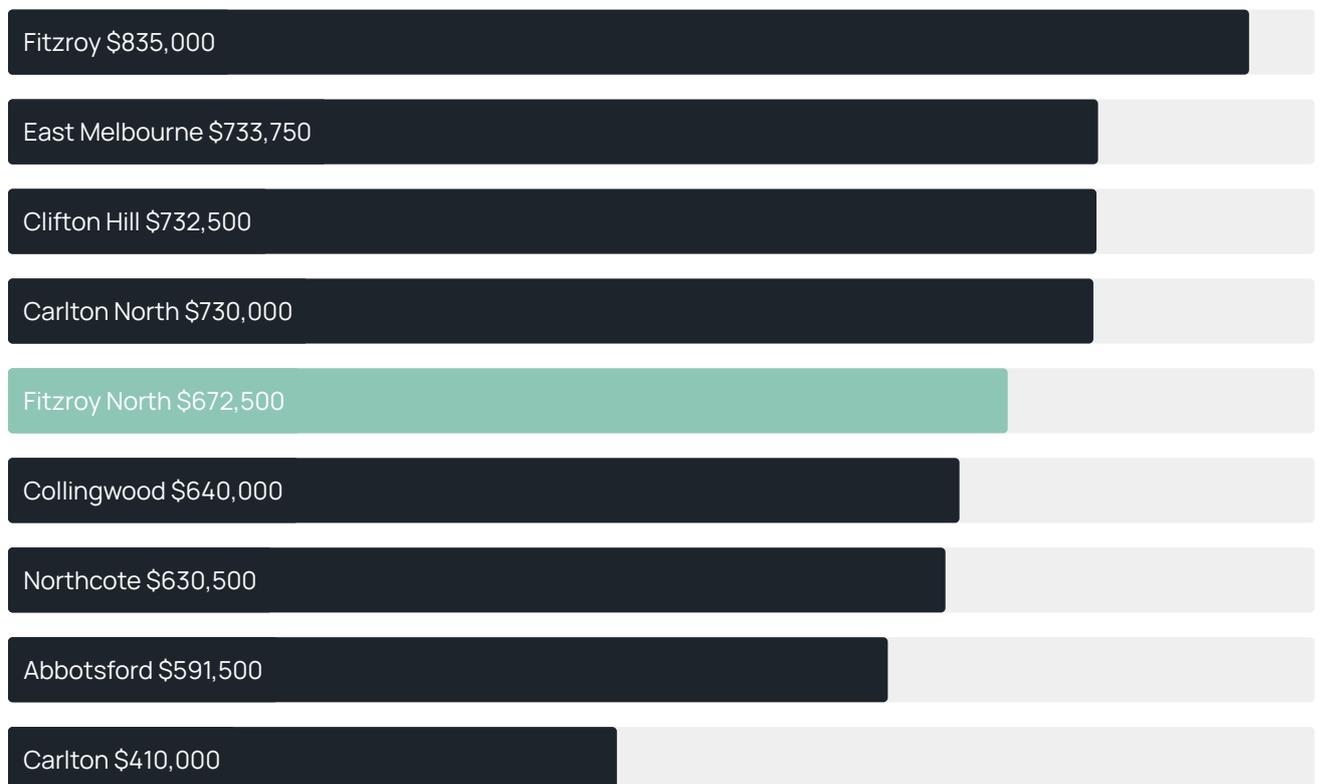
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 53%
● Private 47%

Auction clearance rate³

81.58%

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

\$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
 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
 21/466 Nicholson St Fitzroy North	2	Townhouse	\$925,000	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
 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
 470 Brunswick St Fitzroy North	2	House	\$1,110,000	14 Feb 2026
 4/8 Bennett St Fitzroy North	1	Apartment	\$446,000	13 Feb 2026
 1/28 Reid St Fitzroy North	3	House	\$1,590,000	12 Feb 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 93 Delbridge St Fitzroy North	4	House	\$2,900,000	06 Feb 2026
 8 Mark St Fitzroy North	2	House	\$1,619,000	22 Jan 2026
 2/11 Reid St Fitzroy North	1	Subdivided Unit/Villa/Townhouse	\$450,000	21 Jan 2026
 108/463 Brunswick St Fitzroy North	2	Apartment	\$515,000	21 Jan 2026
 34/4 Bik La Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$443,000	10 Jan 2026
 103/496 Brunswick St Fitzroy North	2	Apartment	\$641,000	24 Dec 2025
 2/125 Holden St Fitzroy North	2	Apartment	\$628,000	22 Dec 2025
 502/58 Queens Pde Fitzroy North	2	Apartment	\$690,000	20 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 17/44 Kneen St Fitzroy North	1	Apartment	\$240,000	19 Dec 2025
 44 Delbridge St Fitzroy North	2	House	\$2,950,000	19 Dec 2025
 9/199 Barkly St Fitzroy North	1	Apartment	\$414,000	18 Dec 2025
 315/4 Bik La Fitzroy North	2	Apartment	\$620,000	18 Dec 2025
 11/262 Barkly St Fitzroy North	2	Apartment	\$710,000	18 Dec 2025
 24 Coleman St Fitzroy North	2	House	\$1,150,000	17 Dec 2025
 85 Bennett St Fitzroy North	2	House	\$1,335,000	16 Dec 2025
 302/22 Nicholson St Fitzroy North	2	Apartment	\$625,000	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



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 01/03/2026

- 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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