



Fitzroy North

# Suburb Report



Your connection to property insights



**JellisCraig**

FITZROY NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.71m

Quarterly price change

0.58% ↑

Median unit price<sup>1</sup>

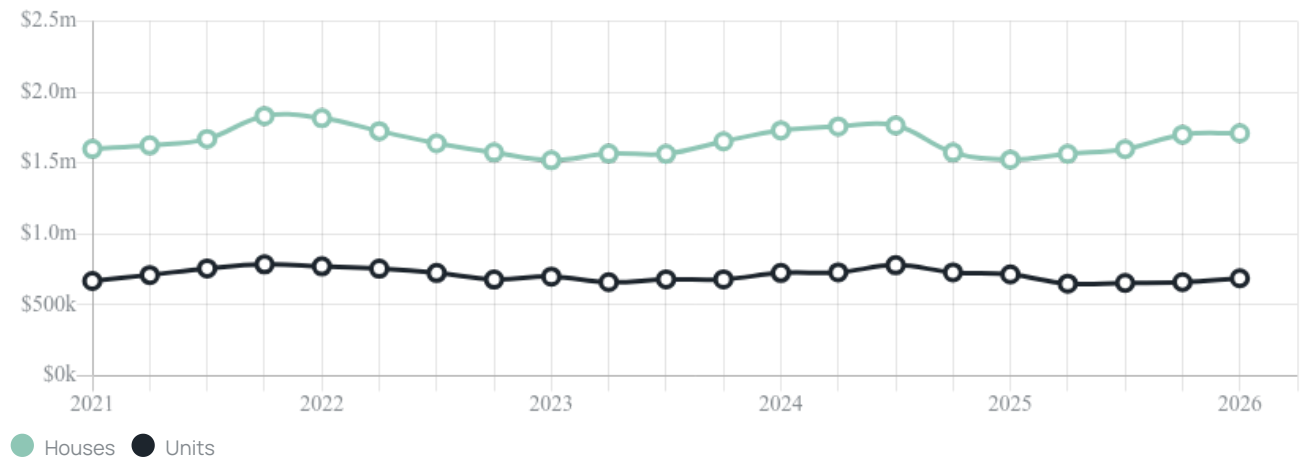
Median

\$688k

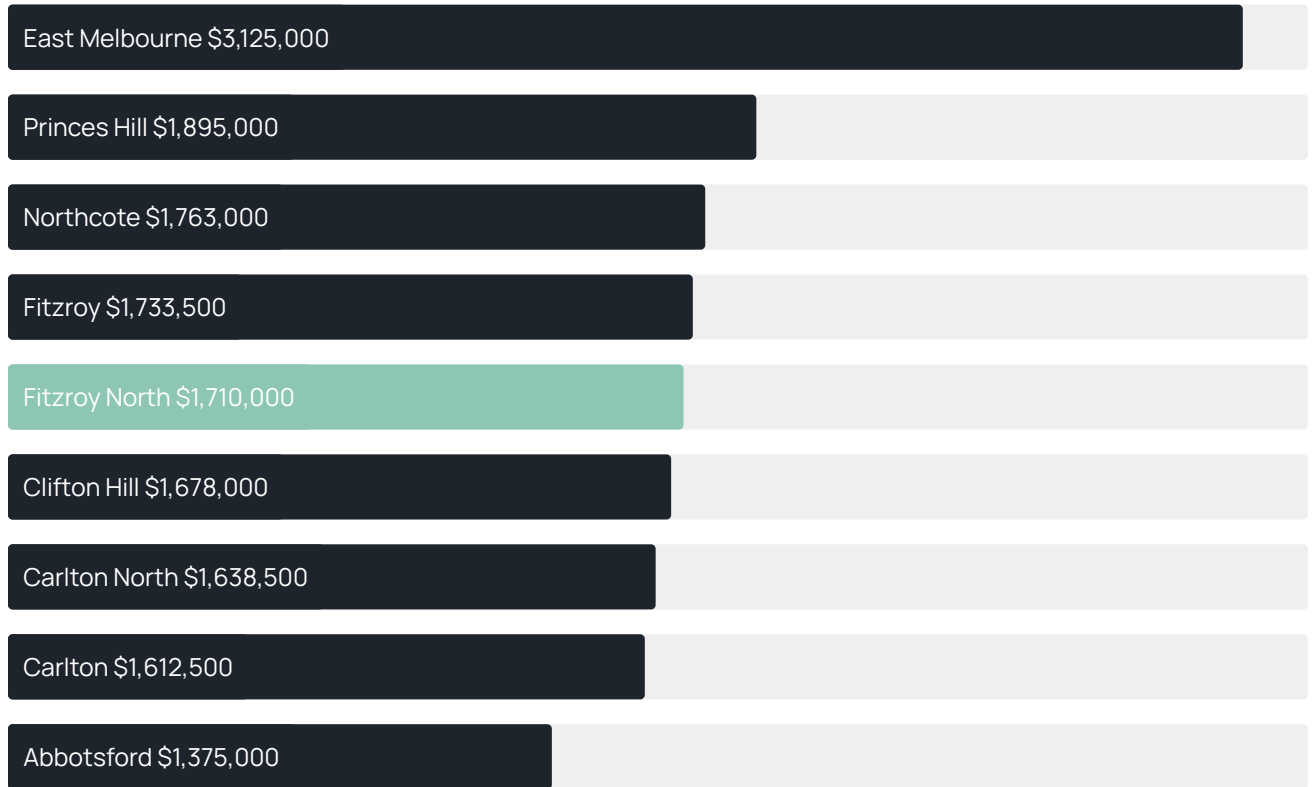
Quarterly price change

4.16% ↑

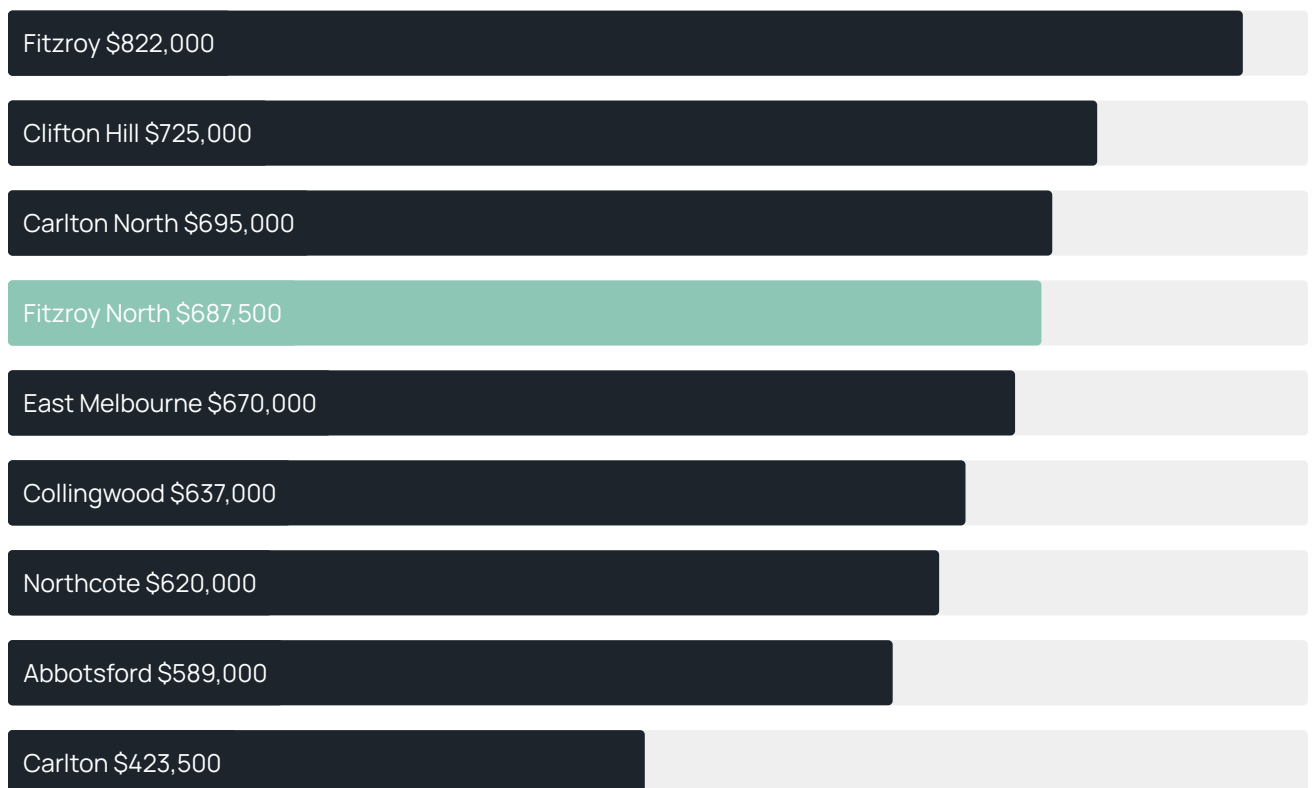
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

80%

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

24 days

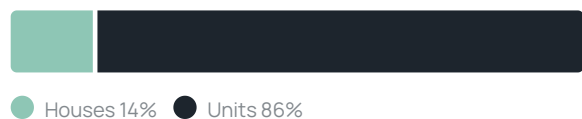
Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

7.9 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

12,781

Median asking rent<sup>1</sup>

\$875 per week

Population growth<sup>5</sup>

3.58%

Rental yield<sup>1</sup>

2.36%

Median age<sup>5</sup>

36 years





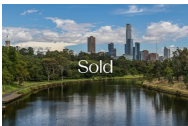





Median household size<sup>5</sup>

2.2 people









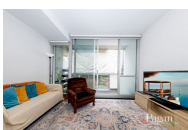

FITZROY NORTH SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 61 Best St Fitzroy North	3	House	\$1,560,000	23 Apr 2026
 17 York St Fitzroy North	3	House	\$1,450,000	21 Apr 2026
 9 Laura Pl Fitzroy North	2	Townhouse	\$988,000	19 Apr 2026
 9/51 Delbridge St Fitzroy North	1	Apartment	\$600,000	07 Apr 2026
 104/377 St Georges Rd Fitzroy North	2	Apartment	\$745,000	01 Apr 2026
 202/377 St Georges Rd Fitzroy North	2	Apartment	\$764,000	01 Apr 2026
 104 Clausen St Fitzroy North	3	House	\$1,355,000	28 Mar 2026
 1/142-146 Queens Pde Fitzroy North	2	Apartment	\$701,000	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

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Egremont St Fitzroy North	2	House	\$1,122,000	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
 23 Seacombe St Fitzroy North	2	House	\$1,242,000	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
 168 Mckean St Fitzroy North	3	House	\$2,300,000	13 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
 65 Best St Fitzroy North	2	House	\$1,405,000	02 Mar 2026

## FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21/466 Nicholson St Fitzroy North	2	Townhouse	\$925,000	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
 21 Newry St Fitzroy North	2	House	\$1,391,000	28 Feb 2026
 516 Rae St Fitzroy North	3	Townhouse	\$1,456,000	28 Feb 2026
 70 Barkly St Fitzroy North	4	House	\$1,900,000	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



**Jellis Craig Fitzroy**  
189 Johnston Street, Fitzroy  
03 8415 6100

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.

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Data is current as of PDF generation date 01/05/2026

- 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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