



Fitzroy North

Suburb Report



Your connection to property insights



JellisCraig

FITZROY NORTH SUBURB REPORT

Median house price¹

Median

\$1.65m

Quarterly price change

-0.60% ↓

Median unit price¹

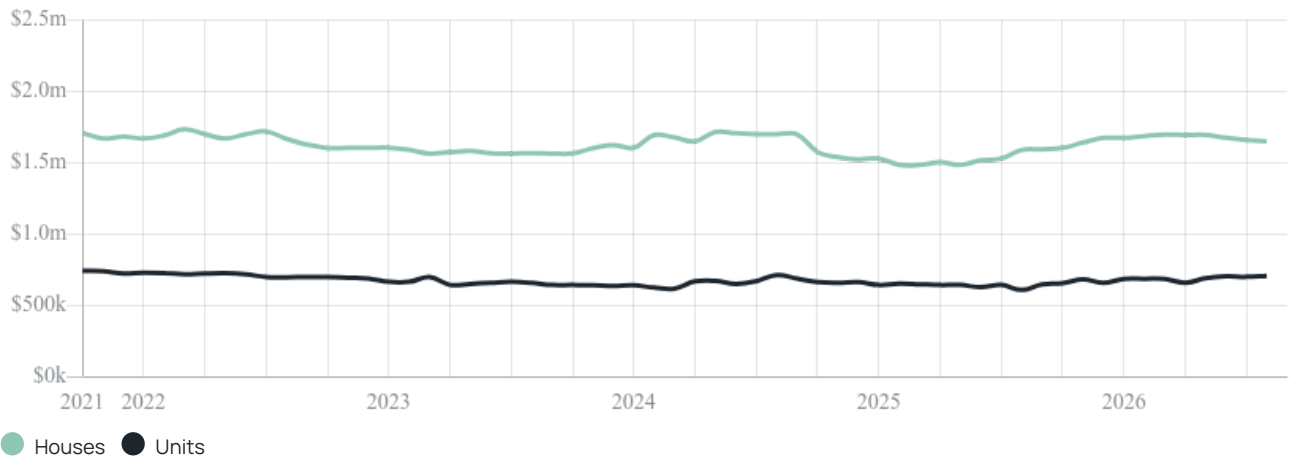
Median

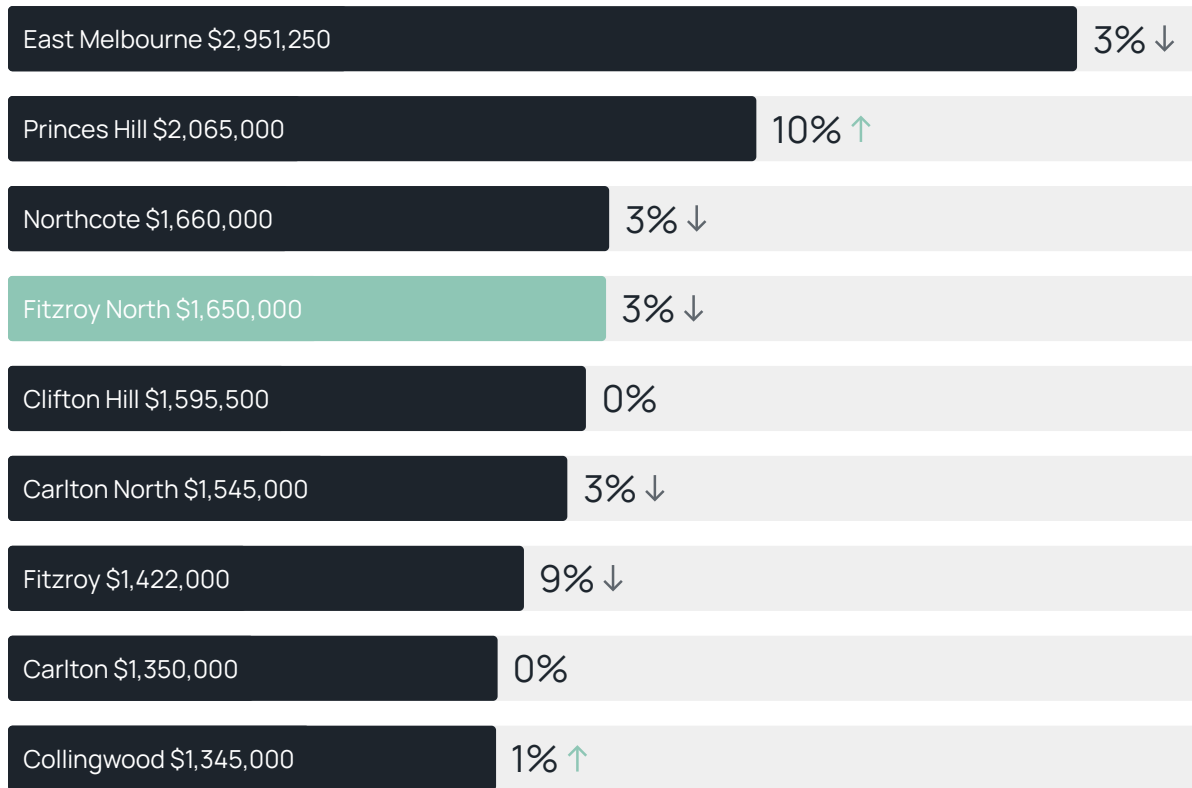
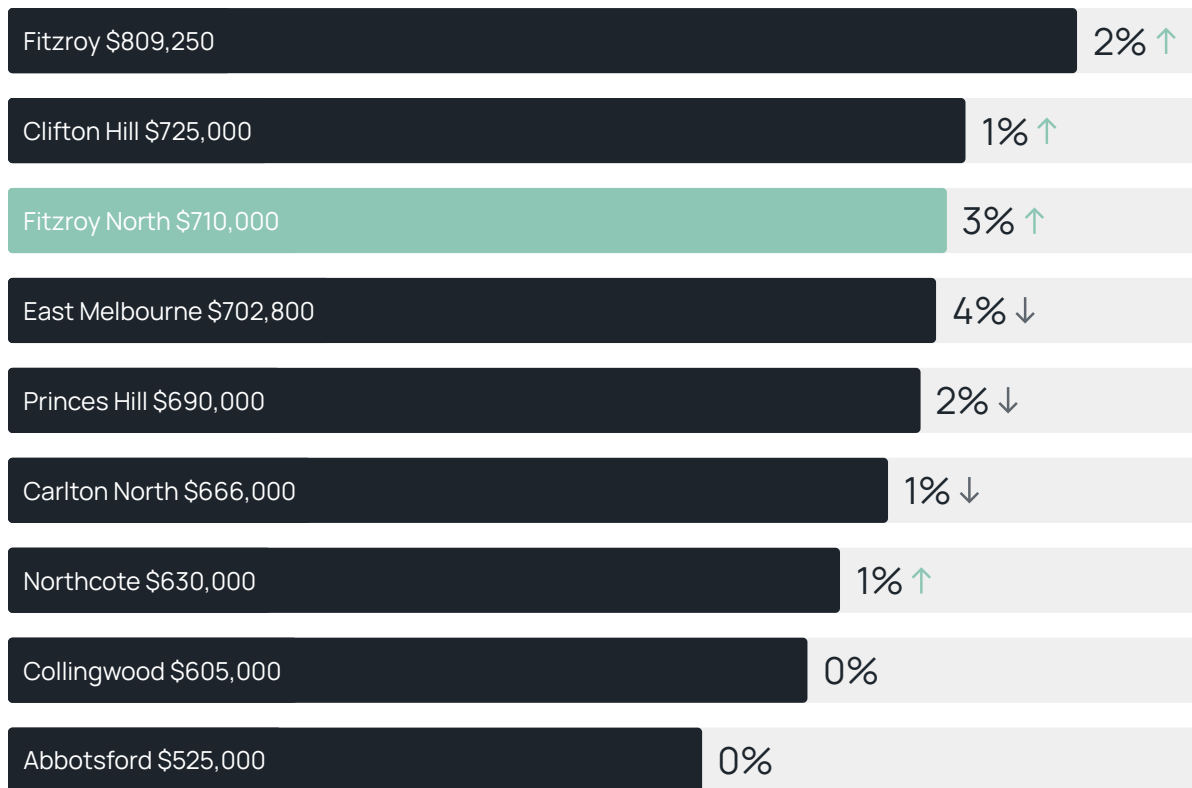
\$710k

Quarterly price change

1.14% ↑

Fitzroy North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

55.26%

Median days on market³

House

Unit

25 days

27 days

Jellis Craig average inspection attendance per listing⁴

36 groups

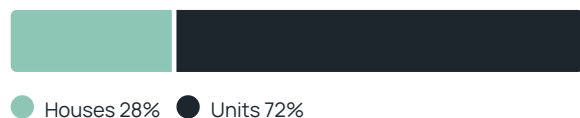
Average hold period¹

House

Unit

18.8 years

13.5 years

Dwelling type⁵Ownership⁵Population⁵

12,781

Median asking rent per week¹

Unit

\$930

\$650

Population growth⁵

3.58%

Rental yield¹

House

Unit

3.35%

5.24%

Median age⁵

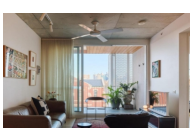
36 years

Median household size⁵

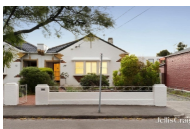
2.2 people

Recent Fitzroy North sales²

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

Address	Bedrooms	Type	Price	Sold
 10/9-11 York Street Fitzroy North	1	Apartment	\$428,500	24 Sep 2026
 7 Delbridge Street Fitzroy North	4	House	Undisclosed	23 Sep 2026
 17 Kneen Street Fitzroy North	2	House	Undisclosed	23 Sep 2026
 27 St Georges Road South Fitzroy North	4	House	Undisclosed	19 Sep 2026
 53 Alfred Crescent Fitzroy North	4	House	Undisclosed	19 Sep 2026
 406/245 Queens Parade Fitzroy North	1	Apartment	\$346,000	16 Sep 2026
 103/378-380 St Georges Road Fitzroy North	1	Apartment	\$490,000	14 Sep 2026
 2/10 Howe Street Fitzroy North	2	Apartment	\$950,000	13 Sep 2026
 2/12 Brennand Street Fitzroy North	1	Apartment	\$435,000	08 Sep 2026
 302/3 York Street Fitzroy North	1	Apartment	\$645,000	07 Sep 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/118 Miller Street Fitzroy North	2	Townhouse	\$810,000	05 Sep 2026
 11/496 Brunswick Street Fitzroy North	2	Apartment	\$650,000	03 Sep 2026
 G3/26 Nicholson Street Fitzroy North	2	Apartment	Undisclosed	03 Sep 2026
 67 Taplin Street Fitzroy North	3	House	Undisclosed	01 Sep 2026
 413/4 Bik Lane Fitzroy North	1	Apartment	\$380,000	29 Aug 2026
 15 King Street Fitzroy North	3	House	Undisclosed	29 Aug 2026
 47 Tait Street Fitzroy North	2	House	Undisclosed	29 Aug 2026
 10/12 Brennand Street Fitzroy North	1	Flat	\$420,000	29 Aug 2026
 118 Clausen Street Fitzroy North	3	House	\$1,315,000	28 Aug 2026
 3/466 Nicholson Street Fitzroy North	2	Townhouse	Undisclosed	28 Aug 2026

FITZROY NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 86 Delbridge Street Fitzroy North	4	House	\$2,910,000	21 Aug 2026
 375 Rae Street Fitzroy North	3	Townhouse	\$1,300,000	19 Aug 2026
 26/86 Queens Parade Fitzroy North	3	Apartment	\$960,000	18 Aug 2026
 831 Brunswick Street North Fitzroy North	2	House	\$1,410,000	15 Aug 2026
 6/256 Glenlyon Road Fitzroy North	3	Townhouse	\$1,260,000	13 Aug 2026
 207/245 Queens Parade Fitzroy North	1	Apartment	\$320,000	13 Aug 2026
 301/58 Queens Parade Fitzroy North	1	Apartment	\$350,000	11 Aug 2026
 307/496-500 Brunswick Street Fitzroy North	2	Apartment	\$670,000	09 Aug 2026
 181 Rae Street Fitzroy North	2	House	\$1,195,000	08 Aug 2026
 12 Pleasance Street Fitzroy North	3	House	Undisclosed	08 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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