



Fitzroy North

Suburb Report



Your connection to property insights



JellisCraig

FITZROY NORTH SUBURB REPORT

Median house price¹

Median

\$1.66m

Quarterly price change

-0.60% ↓

Median unit price¹

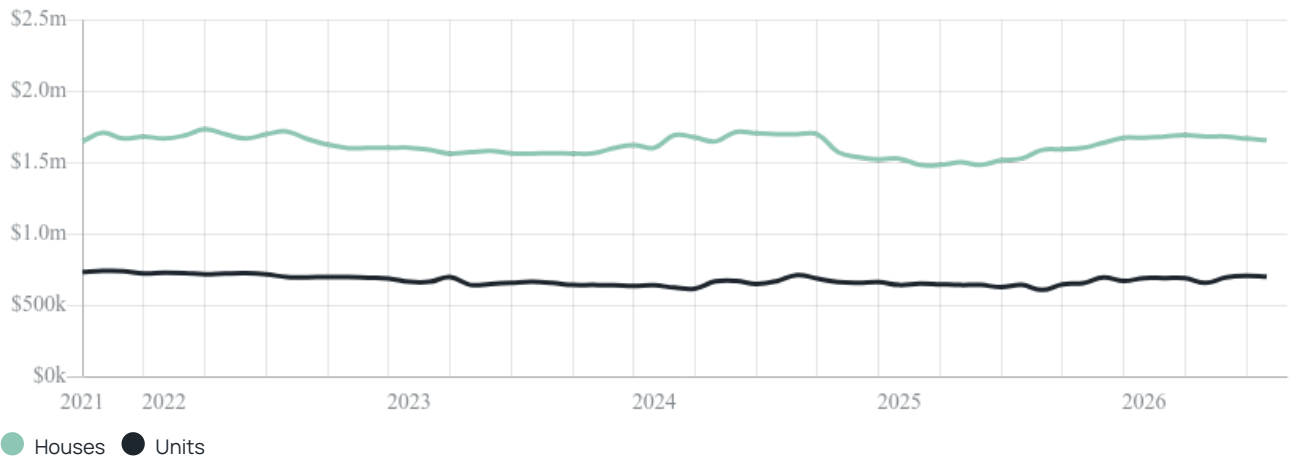
Median

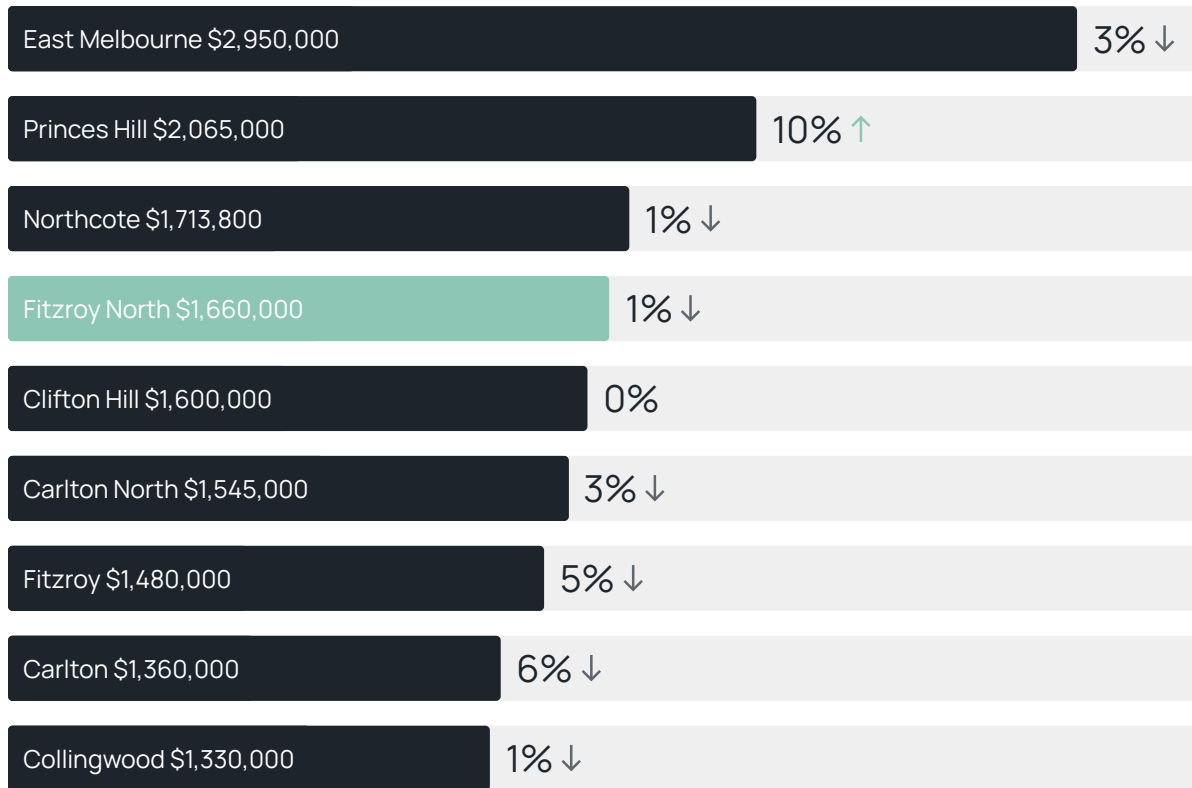
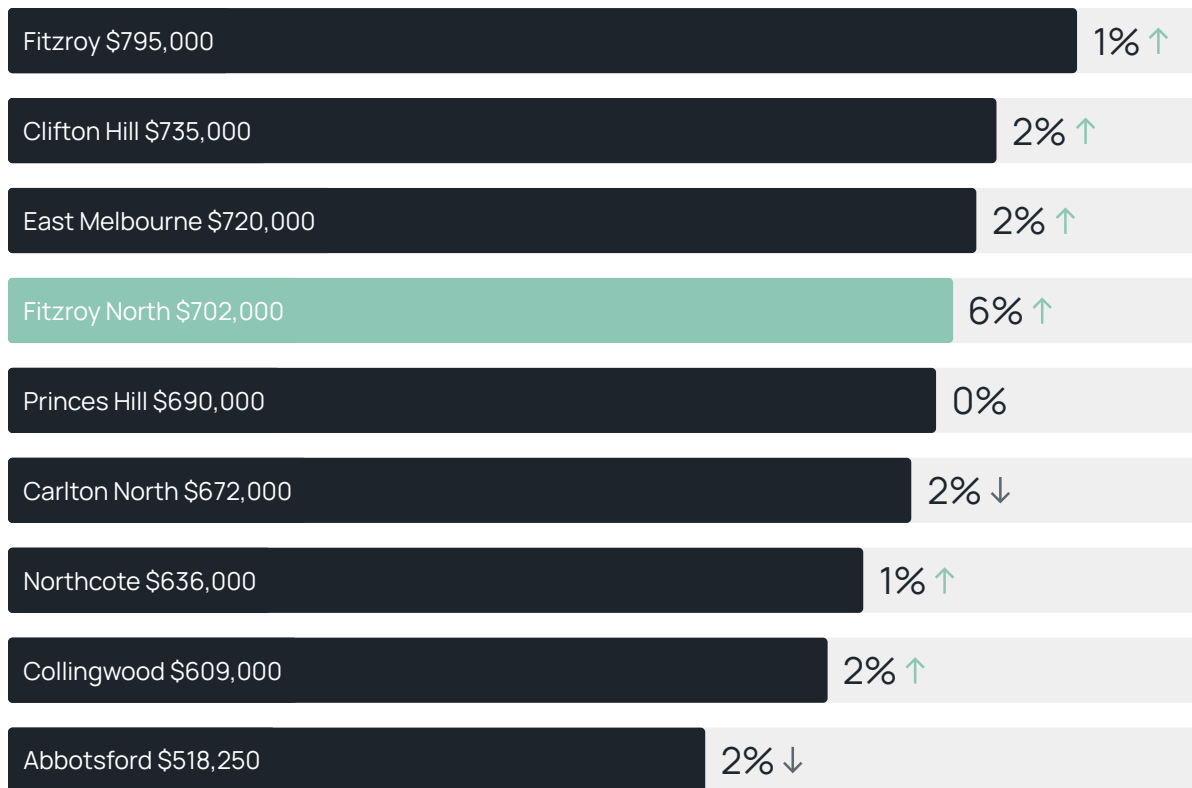
\$702k

Quarterly price change

-0.85% ↓

Fitzroy North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

65.12%

Median days on market³

House

Unit

25 days

28 days

Jellis Craig average inspection attendance per listing⁴

33 groups

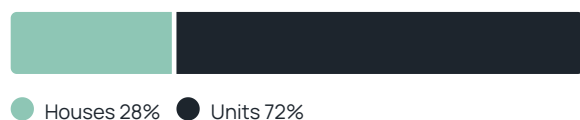
Average hold period¹

House

Unit

19.0 years

13.3 years

Dwelling type⁵Ownership⁵Population⁵

12,781

Median asking rent per week¹

Unit

\$880

\$650

Population growth⁵

3.58%

Rental yield¹

House

Unit

3.17%

4.74%

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
 118 Clauscen Street Fitzroy North	3	House	\$1,315,000	28 Aug 2026
 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	Undisclosed	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	Undisclosed	09 Aug 2026
 181 Rae Street Fitzroy North	2	House	\$1,195,000	08 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 12 Pleasance Street Fitzroy North	3	House	Undisclosed	08 Aug 2026
 43 Bennett Street Fitzroy North	2	House	Undisclosed	08 Aug 2026
 46 Miller Street Fitzroy North	3	House	\$1,415,000	08 Aug 2026
 478 Napier Street Fitzroy North	4	House	\$1,575,000	06 Aug 2026
 1/240-242 Rae Street Fitzroy North	2	House	Undisclosed	05 Aug 2026
 9/262 Barkly Street Fitzroy North	2	Apartment	\$675,000	03 Aug 2026
 43 Alexandra Parade Fitzroy North	3	House	\$1,100,000	03 Aug 2026
 117/380 St Georges Road Fitzroy North	2	Apartment	\$781,000	02 Aug 2026
 5/38-42 York Street Fitzroy North	1	Apartment	Undisclosed	01 Aug 2026
 151 Miller Street Fitzroy North	5	House	Undisclosed	01 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 22 Kneen Street Fitzroy North	2	House	Undisclosed	01 Aug 2026
 136-138 Park Street Fitzroy North	4	House	\$1,350,000	31 Jul 2026
 12/63 Holden Street Fitzroy North	3	Townhouse	\$1,225,000	30 Jul 2026
 6/12 Brennand Street Fitzroy North	1	Unit	\$410,000	28 Jul 2026
 115/392 St Georges Road Fitzroy North	2	Apartment	Undisclosed	28 Jul 2026
 8/86 Queens Parade Fitzroy North	3	Apartment	Undisclosed	26 Jul 2026
 6/301 St Georges Road Fitzroy North	2	Apartment	\$879,000	25 Jul 2026
 495 Brunswick Street Fitzroy North	3	House	\$1,600,000	25 Jul 2026
 48 Reid Street Fitzroy North	4	House	\$1,510,000	23 Jul 2026
 18/272 Barkly Street Fitzroy North	2	Apartment	Undisclosed	23 Jul 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 01/09/2026

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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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