



North Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

NORTH MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.31m

Quarterly price change

3.06% ↑

Median unit price<sup>1</sup>

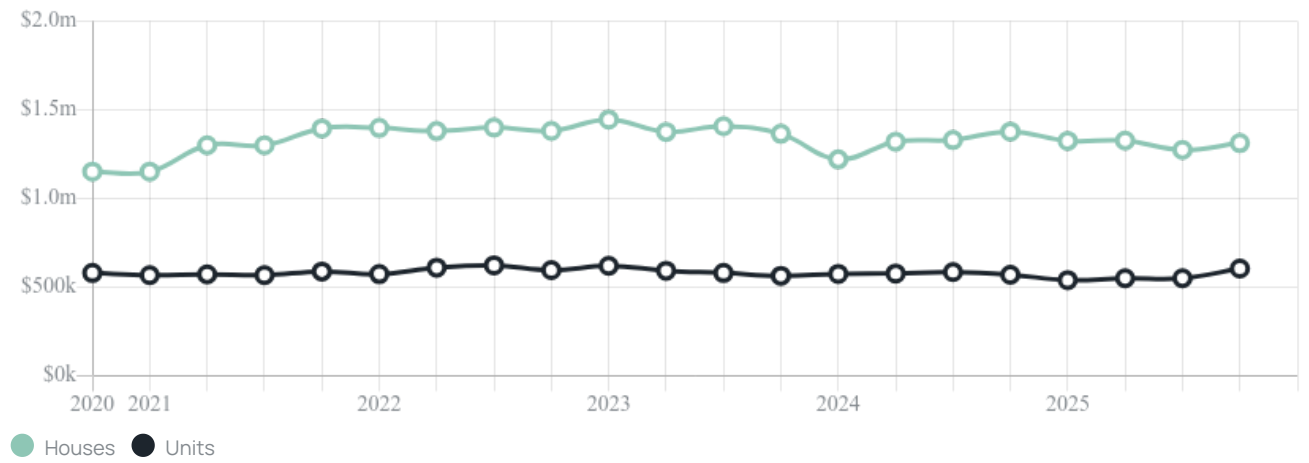
Median

\$605k

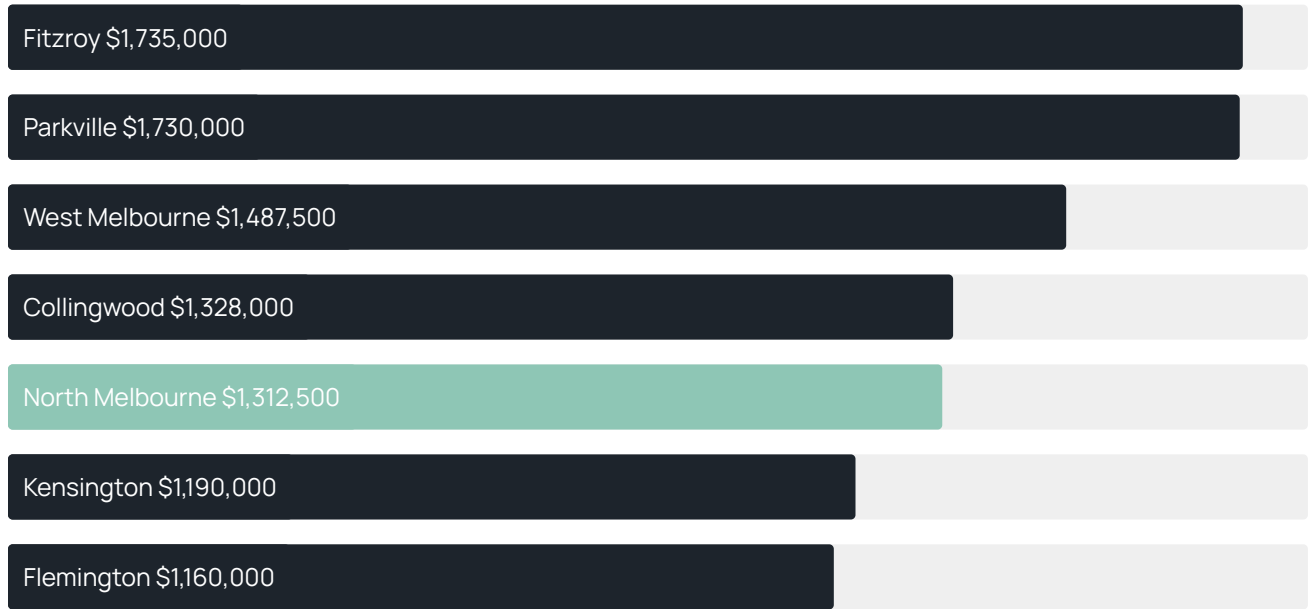
Quarterly price change

10.00% ↑

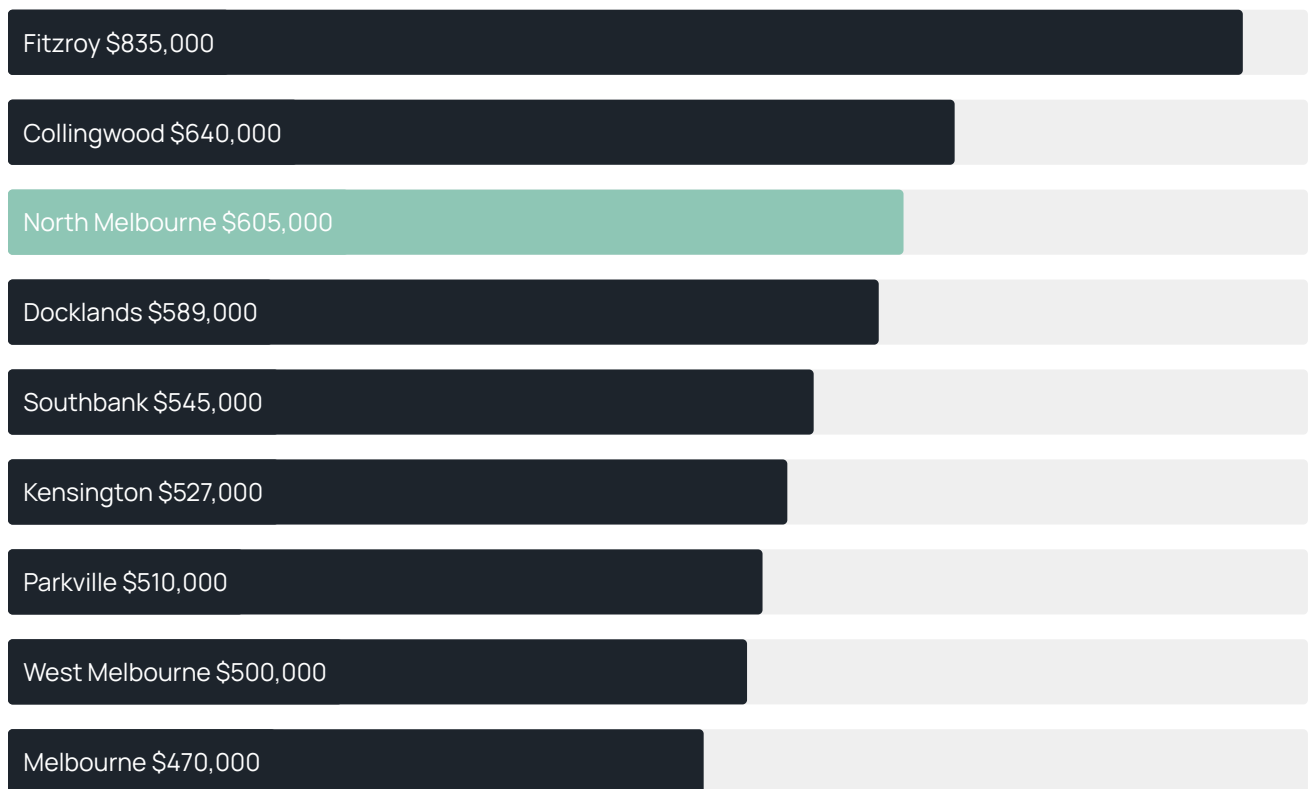
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 18%
- Private 82%

Auction clearance rate<sup>3</sup>

75%

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

26 days

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



- Houses 4%
- Units 96%

Ownership<sup>5</sup>



- Owned outright 15%
- Mortgaged 23%
- Rented 62%

Population<sup>5</sup>

14,953

Median asking rent<sup>1</sup>

\$710 per week

Population growth<sup>5</sup>

0.09%

Rental yield<sup>1</sup>

2.78%

Median age<sup>5</sup>

31 years





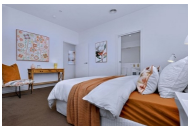





Median household size<sup>5</sup>

2 people











NORTH MELBOURNE SUBURB REPORT

## Recent North Melbourne sales





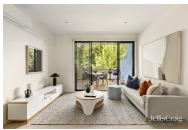





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 125/68 Leveson St North Melbourne	1	Apartment	\$520,000	30 Mar 2026
 413/179 Boundary Rd North Melbourne	2	Apartment	\$485,000	27 Mar 2026
 101/350 Victoria St North Melbourne	2	Apartment	\$723,000	25 Mar 2026
 182 Abbotsford St North Melbourne	2	House	\$1,145,000	20 Mar 2026
 22/520 Victoria St North Melbourne	2	Apartment	\$530,000	16 Mar 2026
 110/111 Canning St North Melbourne	2	Apartment	\$561,000	16 Mar 2026
 502/9 High St North Melbourne	1	Apartment	\$155,000	14 Mar 2026
 24 Carroll St North Melbourne	2	House	\$1,180,000	04 Mar 2026
 8/49 Brougham St North Melbourne	1	Apartment	\$365,000	03 Mar 2026
 17 Chapman St North Melbourne	4	House	\$2,100,000	28 Feb 2026

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 367 Dryburgh St North Melbourne	4	House	\$1,690,000	28 Feb 2026
 17/61 Haines St North Melbourne	3	Apartment	\$722,500	28 Feb 2026
 15/88 Leveson St North Melbourne	4	House	\$1,872,500	27 Feb 2026
 314/187 Boundary Rd North Melbourne	1	Apartment	\$335,000	26 Feb 2026
 206/11 Oconnell St North Melbourne	2	Flat/Unit/Apartment	\$300,000	24 Feb 2026
 40 Brougham St North Melbourne	3	House	\$1,100,000	23 Feb 2026
 3/9 Murphy St North Melbourne	1	Flat/Unit/Apartment	\$257,500	21 Feb 2026
 3/9-15 Murphy St North Melbourne	1	Apartment	\$257,500	20 Feb 2026
 107/171 Flemington Rd North Melbourne	1	Flat/Unit/Apartment	\$270,000	20 Feb 2026
 102/8 Atkin St North Melbourne	1	Apartment	\$418,000	20 Feb 2026

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 201/720 Queensberry St North Melbourne	2	Apartment	\$525,000	18 Feb 2026
 11/2a Baillie St North Melbourne	2	Apartment	\$695,500	18 Feb 2026
 912/58 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$390,000	18 Feb 2026
 414/86 Macaulay Rd North Melbourne	2	Apartment	\$495,000	17 Feb 2026
 28a Mark St North Melbourne	3	Townhouse	\$905,000	16 Feb 2026
 213/55 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$164,000	13 Feb 2026
 1110/188 Macaulay Rd North Melbourne	2	Flat/Unit/Apartment	\$600,000	13 Feb 2026
 G3/93 Flemington Rd North Melbourne	1	Flat/Unit/Apartment	\$380,000	12 Feb 2026
 1/5 Cobden St North Melbourne	3	Townhouse (Conjoined)	\$1,277,666	11 Feb 2026
 104/5-13 Stawell St North Melbourne	1	Apartment	\$430,000	10 Feb 2026



Please contact your local Jellis Craig office

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 01/04/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.