



North Melbourne

Suburb Report



Your connection to property insights



JellisCraig

NORTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.33m

Quarterly price change

-3.06% ↓

Median unit price¹

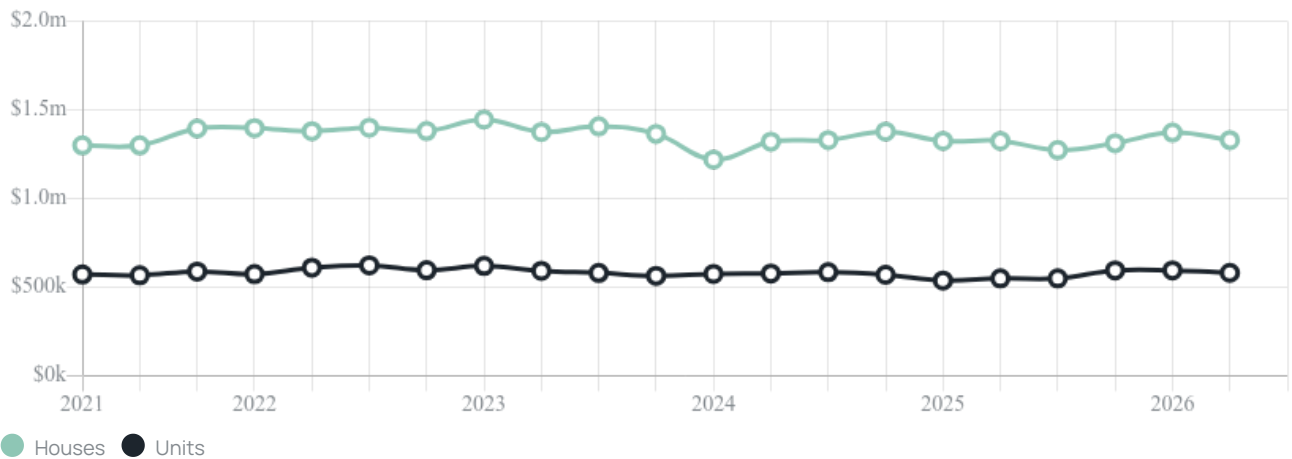
Median

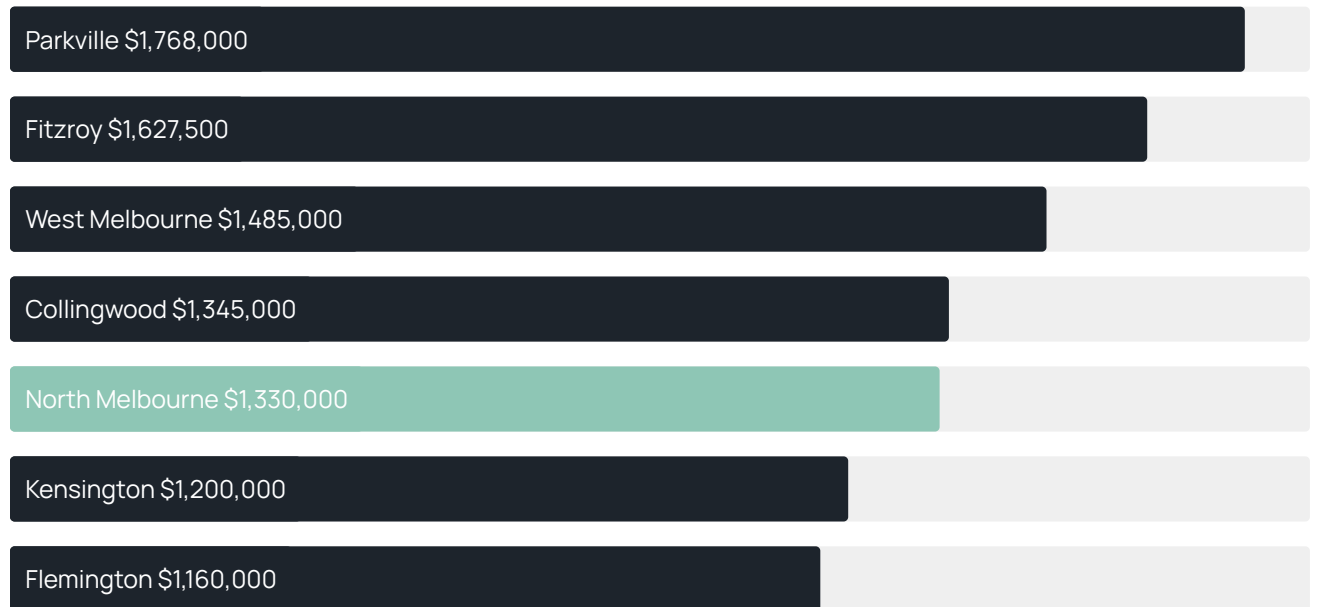
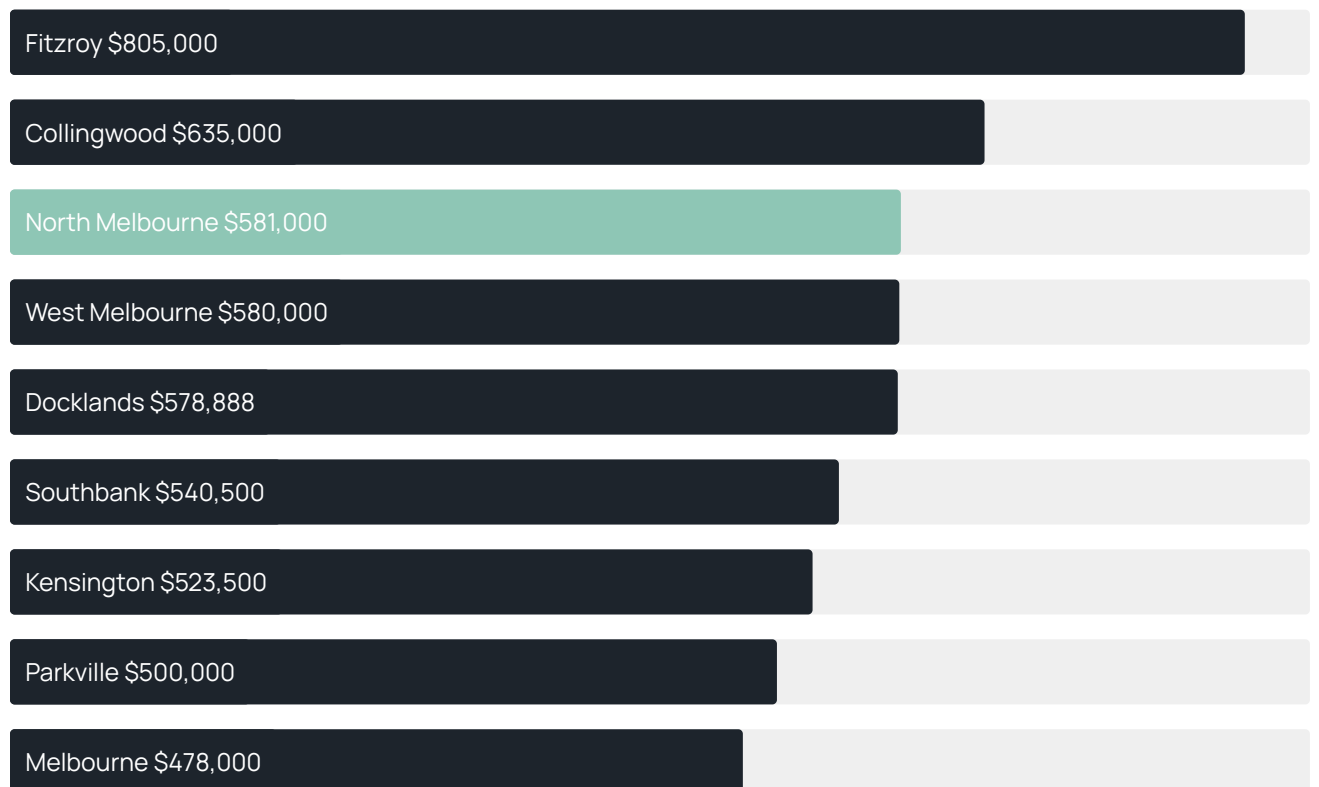
\$581k

Quarterly price change

-2.35% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 24%
● Private 76%

Auction clearance rate³

73.68%Median days on market³

30 daysAverage hold period¹

6.6 yearsDwelling type⁵

● Houses 4% ● Units 96%

Ownership⁵

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

Population⁵

14,953Median asking rent¹

\$775 per weekPopulation growth⁵

0.09%Rental yield¹

2.78%Median age⁵

31 yearsMedian household size⁵

2 people

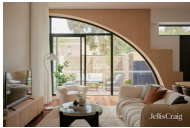
NORTH MELBOURNE SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 9/70 Oshanassy St North Melbourne	2	Apartment	\$520,008	28 Jul 2026
 5/37 Haines St North Melbourne	3	Apartment	\$703,000	27 Jul 2026
 5/55 Haines St North Melbourne	3	Apartment	\$722,500	25 Jul 2026
 1/23 Chapman St North Melbourne	2	Apartment	\$765,000	10 Jul 2026
 619 Queensberry St NORTH MELBOURNE	3	House	\$1,415,000	03 Jul 2026
 36 Canning St North Melbourne	2	House	\$1,632,000	27 Jun 2026
 12/49 Brougham St North Melbourne	1	Apartment	\$350,000	26 Jun 2026
 14/1 Villiers St North Melbourne	2	Townhouse	\$790,000	26 Jun 2026
 1 Little Baillie St North Melbourne	3	House	\$1,187,000	26 Jun 2026
 211/25 Byron St North Melbourne	1	Apartment	\$438,000	18 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 489 Abbotsford St North Melbourne	2	House	\$1,070,000	18 Jun 2026
 4/20 Byron St North Melbourne	1	Flat/Unit/Apartment	\$465,000	16 Jun 2026
 5a Raglan St North Melbourne	3	Townhouse	\$1,176,000	13 Jun 2026
 301/97 Flemington Rd North Melbourne	2	Apartment	\$605,000	13 Jun 2026
 9 Provost St North Melbourne	3	Townhouse	\$1,700,000	12 Jun 2026
 14 Haines St North Melbourne	4	Townhouse (Conjoined)	\$1,509,999	05 Jun 2026
 8/2a Baillie St North Melbourne	2	Flat/Unit/Apartment	\$530,000	04 Jun 2026
 307/35 Arden St North Melbourne	2	Apartment	\$550,000	03 Jun 2026
 2/26 Brougham St North Melbourne	1	Apartment	\$290,000	02 Jun 2026
 403/230 Dryburgh St North Melbourne	2	Flat/Unit/Apartment	\$465,000	01 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 907/108 Haines St North Melbourne	2	Apartment	\$585,000	01 Jun 2026
 1412/188 Macaulay Rd North Melbourne	3	Apartment	\$805,000	30 May 2026
 71/171 Flemington Rd North Melbourne	2	Apartment	\$503,000	29 May 2026
 1309/188 Macaulay Rd North Melbourne	2	Apartment	\$600,000	28 May 2026
 355 Flemington Rd North Melbourne	2	House	\$1,061,000	27 May 2026
 12/25 Byron St North Melbourne	1	Apartment	\$430,000	26 May 2026
 B8/73-83 Haines St North Melbourne	1	Apartment	\$641,000	26 May 2026
 B8/73 Haines St North Melbourne	1	Strata Unit/Flat	\$641,000	26 May 2026
 9/49 Brougham St North Melbourne	1	Unit	\$315,000	26 May 2026
 21/520 Victoria St North Melbourne	2	Flat/Unit/Apartment	\$440,000	25 May 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 01/08/2026

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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