

JellisCraig

NORTH MELBOURNE

Suburb Report

Know your neighbourhood.



NORTH MELBOURNE SUBURB REPORT

Median House Price*

Median

\$1.28m

Quarterly Price Change

-3.46% ↓

Median Unit Price*

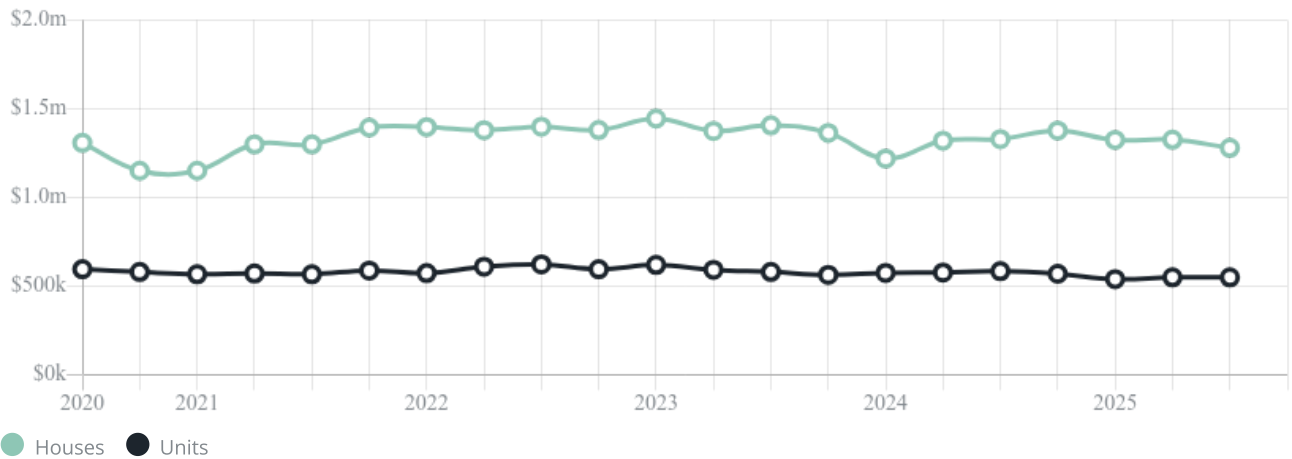
Median

\$550k

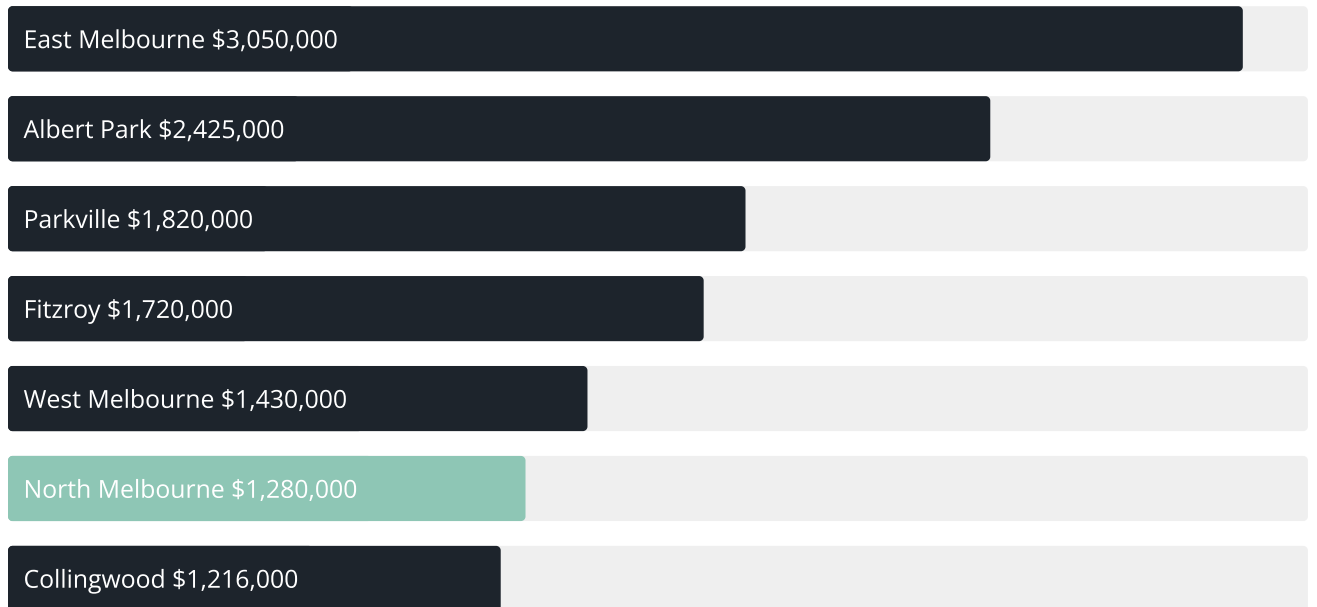
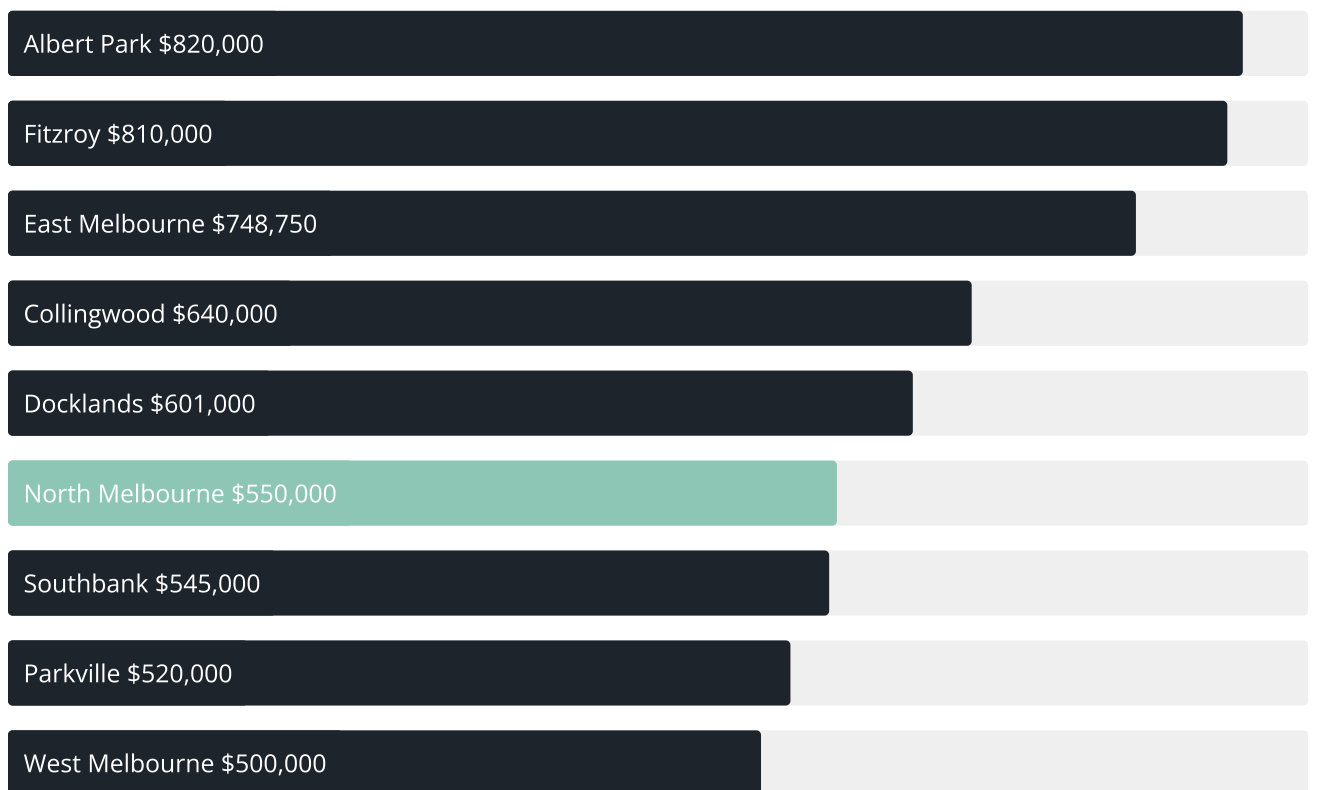
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



NORTH MELBOURNE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

NORTH MELBOURNE SUBURB REPORT

Sale Method*



● Auction 39%
● Private 61%

Auction Clearance Rate*

72.22%

Median Days on Market^

27 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 4% ● Units 96%

Ownership^



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

Population^

14,953

Median Asking Rent per week*

\$723

Population Growth^

0.09%

Rental Yield*

2.78%

Median Age^







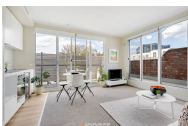



31 years

Median Household Size^











2 people

NORTH MELBOURNE SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 6/41 Leveson St North Melbourne	2	Townhouse	\$1,361,000	27 Nov 2025
 643 Queensberry St North Melbourne	2	Townhouse	\$780,000	20 Nov 2025
 103/8 Atkin St North Melbourne	2	Apartment	\$725,000	15 Nov 2025
 14/7 Curran St North Melbourne	2	Apartment	\$520,000	12 Nov 2025
 5/469 Dryburgh St North Melbourne	2	Apartment	\$652,500	08 Nov 2025
 22/22 Howard St North Melbourne	2	Apartment	\$752,000	07 Nov 2025
 6/18 Byron St North Melbourne	1	Apartment	\$470,000	06 Nov 2025
 47 Stawell St North Melbourne	3	House	\$1,212,000	30 Oct 2025
 G2/130 Errol St North Melbourne	1	Apartment	\$457,750	30 Oct 2025
 21/205-207 Flemington Rd North Melbourne	1	Apartment	\$339,000	30 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 607/211 Peel St North Melbourne	2	Apartment	\$700,000	27 Oct 2025
 513/55 Villiers St North Melbourne	1	Apartment	\$165,000	27 Oct 2025
 5 Canning St North Melbourne	3	House	\$1,802,000	25 Oct 2025
 2/1a Canning St North Melbourne	2	Unit	\$700,000	25 Oct 2025
 119 Peel St North Melbourne	2	House	\$1,000,000	22 Oct 2025
 1/19 Wood St North Melbourne	2	Apartment	\$700,000	21 Oct 2025
 39 Provost St North Melbourne	3	House	\$4,100,000	20 Oct 2025
 668 Queensberry St North Melbourne	3	House	\$930,000	18 Oct 2025
 202/704 Victoria St North Melbourne	1	Flat/Unit/Apartment	\$440,500	17 Oct 2025
 234/23 Blackwood St North Melbourne	2	Apartment	\$450,000	16 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 15/22 Howard St North Melbourne	2	Flat/Unit/Apartment	\$550,000	16 Oct 2025
 511/83 Flemington Rd North Melbourne	2	Flat/Unit/Apartment	\$495,000	15 Oct 2025
 101/130 Errol St North Melbourne	2	Apartment	\$575,000	10 Oct 2025
 3/49 Brougham St North Melbourne	1	Apartment	\$390,000	10 Oct 2025
 102/5 Courtney St North Melbourne	2	Flat/Unit/Apartment	\$637,500	08 Oct 2025
 305/139 Chetwynd St North Melbourne	1	Apartment	\$360,000	07 Oct 2025
 30a Munster Tce NORTH MELBOURNE	3	Townhouse	\$1,341,000	04 Oct 2025
 4/42 Shiel St North Melbourne	2	Apartment	\$580,000	03 Oct 2025
 1/22 Byron St North Melbourne	1	Apartment	\$470,000	03 Oct 2025
 502/93 Flemington Rd North Melbourne	1	Flat/Unit/Apartment	\$531,000	03 Oct 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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