



North Melbourne Suburb Report

Your connection to property insights



JellisCraig

Property Prices

NORTH MELBOURNE SUBURB REPORT

Median house price¹

Median
\$1.31m

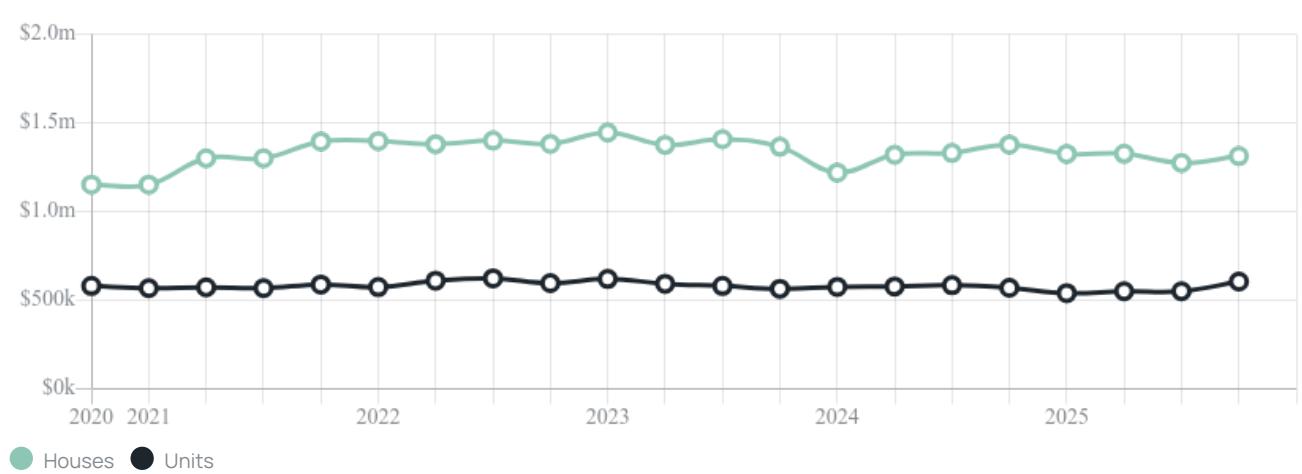
Quarterly price change
3.06% 

Median unit price¹

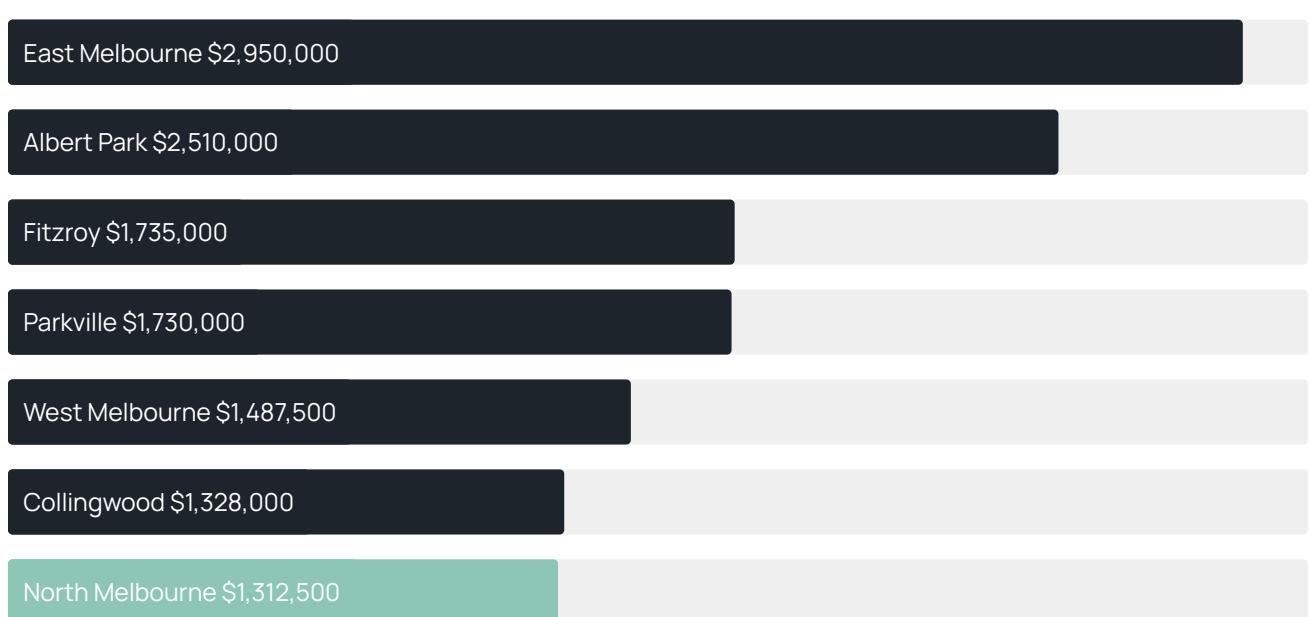
Median
\$605k

Quarterly price change
10.00% 

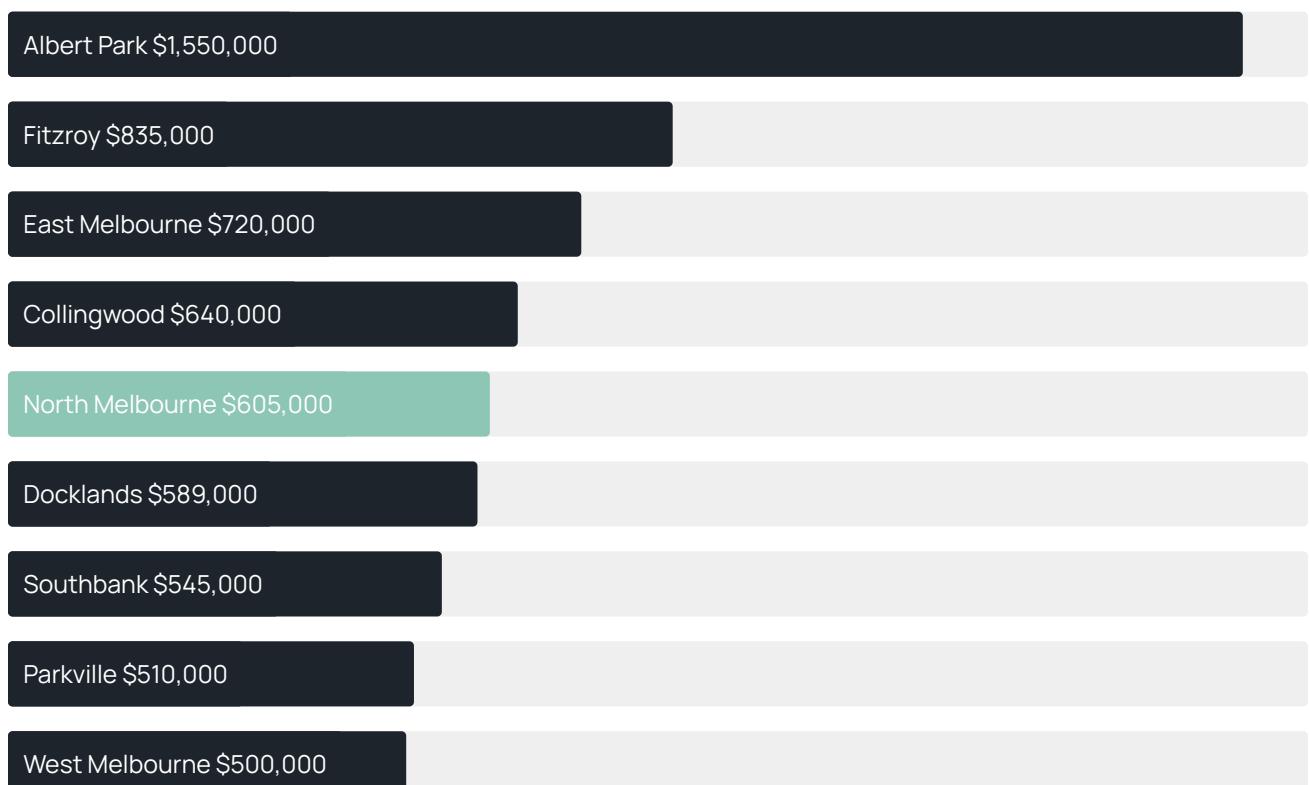
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

NORTH MELBOURNE SUBURB REPORT

Sale method²



● Auction 23%
● Private 78%

Auction clearance rate³

55.56%

Median days on market³

35 days

Average hold period¹

6.6 years

Insights

Dwelling type⁵



● Houses 4% ● Units 96%

Ownership⁵



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

Population⁵

14,953

Median asking rent¹

\$710 per week

Population growth⁵

0.09%

Rental yield¹

2.78%

Median age⁵

31 years

Median 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 107/9 High St North Melbourne	1	Apartment	\$155,000	27 Jan 2026
 301/35 Arden St North Melbourne	2	Apartment	\$662,000	21 Jan 2026
 14 Shiel St North Melbourne	4	House	\$2,285,000	12 Jan 2026
 1005/83 Flemington Rd North Melbourne	3	Apartment	\$850,000	05 Jan 2026
 302/275 Abbotsford St North Melbourne	1	Apartment	\$520,000	24 Dec 2025
 505/108 Haines St North Melbourne	1	Apartment	\$315,000	23 Dec 2025
 701/188 Macaulay Rd North Melbourne	2	Flat/Unit/Apartment	\$796,379	22 Dec 2025
 215/275 Abbotsford St North Melbourne	2	Apartment	\$700,000	22 Dec 2025
 602/6 High St North Melbourne	1	Apartment	\$132,000	18 Dec 2025
 61 Erskine St North Melbourne	3	House	\$1,580,000	16 Dec 2025

Sold Properties

NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 304/24 Cobden St North Melbourne	2	Apartment	\$705,000	15 Dec 2025
 403/350 Victoria St NORTH MELBOURNE	1	Apartment	\$460,000	15 Dec 2025
 105/388 Queensberry St North Melbourne	2	Flat/Unit/Apartment	\$660,000	13 Dec 2025
 804/111 Canning St North Melbourne	2	Apartment	\$650,000	12 Dec 2025
 409/22 Courtney St North Melbourne	2	Flat/Unit/Apartment	\$460,000	12 Dec 2025
 15 Curzon Pl North Melbourne	2	Townhouse	\$1,060,000	12 Dec 2025
 8 Little Dryburgh St North Melbourne	4	House	\$1,190,000	11 Dec 2025
 8 Little Dryburgh St.N North Melbourne	3	House	\$1,190,000	11 Dec 2025
 68 Little Lothian St North Melbourne	2	Strata Unit/Flat	\$645,000	09 Dec 2025
 57 Baillie St North Melbourne	2	House	\$1,372,000	09 Dec 2025

Sold Properties

NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19/37 Haines St North Melbourne	2	Flat/Unit/Apartment	\$625,000	08 Dec 2025
 G8/380 Queensberry St North Melbourne	2	Flat/Unit/Apartment	\$570,000	04 Dec 2025
 605/39 Racecourse Rd North Melbourne	2	Flat/Unit/Apartment	\$415,000	02 Dec 2025
 9 Erskine St NORTH MELBOURNE	2	House	\$965,000	01 Dec 2025
 110/188 Macaulay Rd North Melbourne	3	Apartment	\$905,000	29 Nov 2025
 152 Curzon St North Melbourne	2	House	\$1,025,000	29 Nov 2025
 1/352 Victoria St North Melbourne	1	Apartment	\$310,000	28 Nov 2025
 6/41 Leveson St North Melbourne	2	Townhouse	\$1,361,000	27 Nov 2025
 16/302 Abbotsford St North Melbourne	2	Apartment	\$616,200	26 Nov 2025
 3/342 Dryburgh St North Melbourne	2	Strata Unit/Flat	\$599,999	26 Nov 2025



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 01/02/2026

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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