



North Melbourne

Suburb Report



Your connection to property insights



JellisCraig

NORTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

6.66% ↑

Median unit price¹

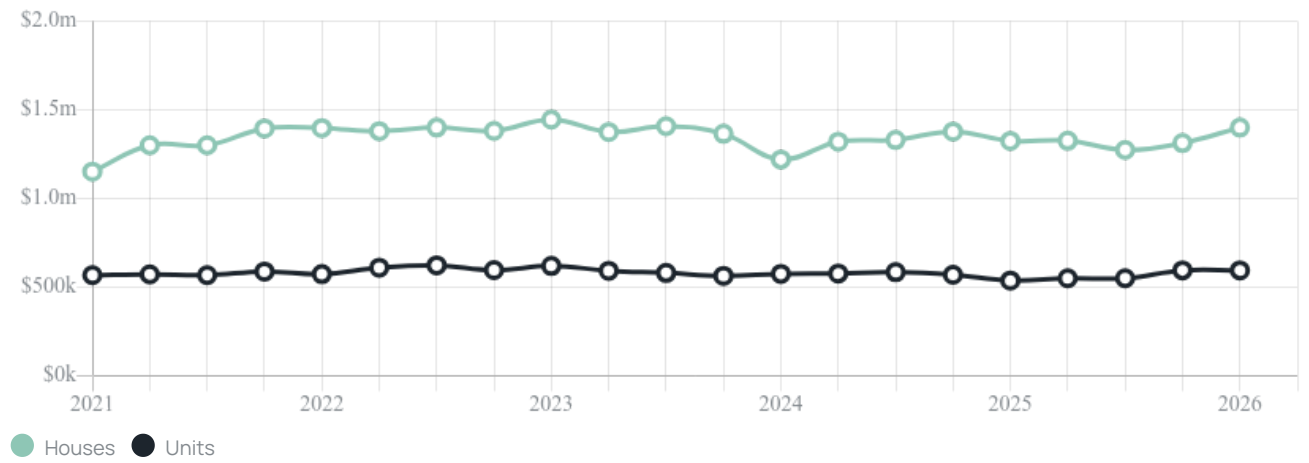
Median

\$595k

Quarterly price change

0.00% ↓

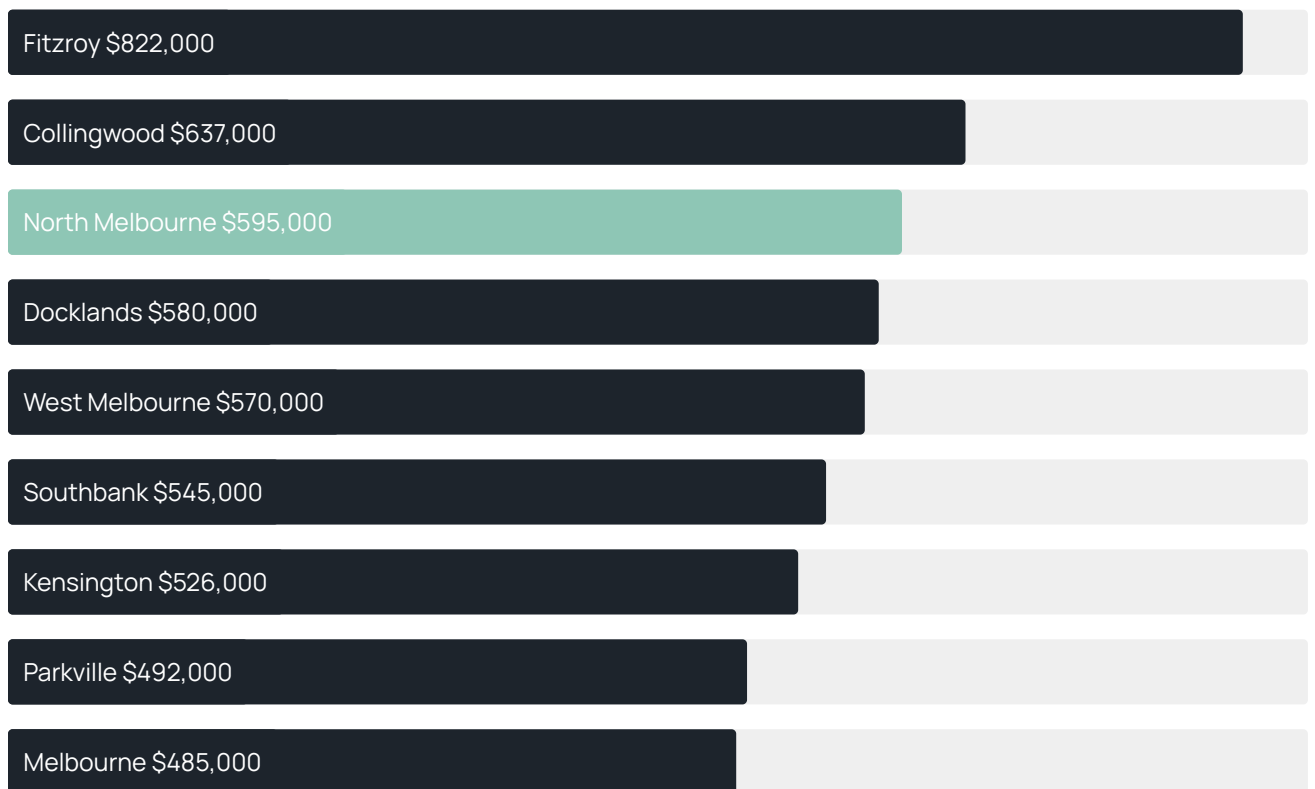
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 29%
● Private 71%

Auction clearance rate³

76.19%

Median days on market³

33 days

Average hold period¹

6.6 years

Dwelling type⁵



● Houses 4% ● Units 96%

Ownership⁵



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

Population⁵

14,953

Median asking rent¹

\$705 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 301/97 Flemington Rd North Melbourne	2	Apartment	\$605,000	30 Jun 2026
 36 Canning St North Melbourne	2	House	\$1,632,000	27 Jun 2026
 211/25 Byron St North Melbourne	1	Apartment	\$438,000	19 Jun 2026
 5a Raglan St North Melbourne	3	Townhouse	\$1,176,000	13 Jun 2026
 9 Provost St North Melbourne	3	Townhouse	\$1,700,000	12 Jun 2026
 2/26 Brougham St North Melbourne	1	Apartment	\$290,000	02 Jun 2026
 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
 355 Flemington Rd North Melbourne	2	House	\$1,061,000	27 May 2026

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Address	Bedrooms	Type	Price	Sold
 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
 205/24 Cobden St North Melbourne	1	Apartment	\$380,000	23 May 2026
 103/2 glass St North Melbourne	1	Apartment	\$525,000	23 May 2026
 4/680 Victoria St North Melbourne	2	Townhouse	\$870,000	22 May 2026
 306/30 Wreckyn St NORTH MELBOURNE	2	Apartment	\$525,000	20 May 2026
 511/187 Boundary Rd North Melbourne	1	Apartment	\$328,000	20 May 2026
 2/720 Queensberry St North Melbourne	1	Flat/Unit/Apartment	\$418,240	20 May 2026
 313/188 Macaulay Rd North Melbourne	2	Apartment	\$585,000	18 May 2026

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Address	Bedrooms	Type	Price	Sold
 910/58 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$400,000	18 May 2026
 201/79 Arden St North Melbourne	2	Flat/Unit/Apartment	\$675,000	18 May 2026
 2/60 OShanassy St North Melbourne	2	Apartment	\$682,500	16 May 2026
 241 Abbotsford St North Melbourne	2	House	\$760,000	16 May 2026
 393 Abbotsford St North Melbourne	3	House	\$1,535,000	15 May 2026
 208/64 Macaulay Rd North Melbourne	2	Apartment	\$517,000	14 May 2026
 314/86 Macaulay Rd North Melbourne	2	Flat/Unit/Apartment	\$490,000	14 May 2026
 102/11 Stawell St North Melbourne	1	Apartment	\$320,000	11 May 2026
 1/70 Oshanassy St North Melbourne	2	Apartment	\$622,000	11 May 2026
 203/11 Oconnell St North Melbourne	1	Flat/Unit/Apartment	\$220,500	05 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 01/07/2026

- 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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