



North Melbourne

Suburb Report



Your connection to property insights



JellisCraig

NORTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.31m

Quarterly price change

3.06% ↑

Median unit price¹

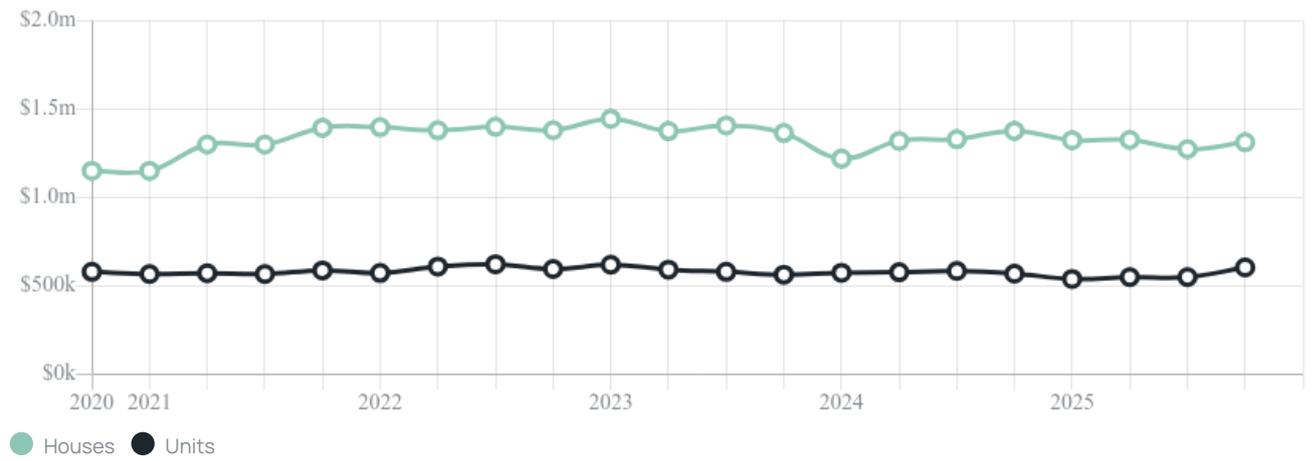
Median

\$605k

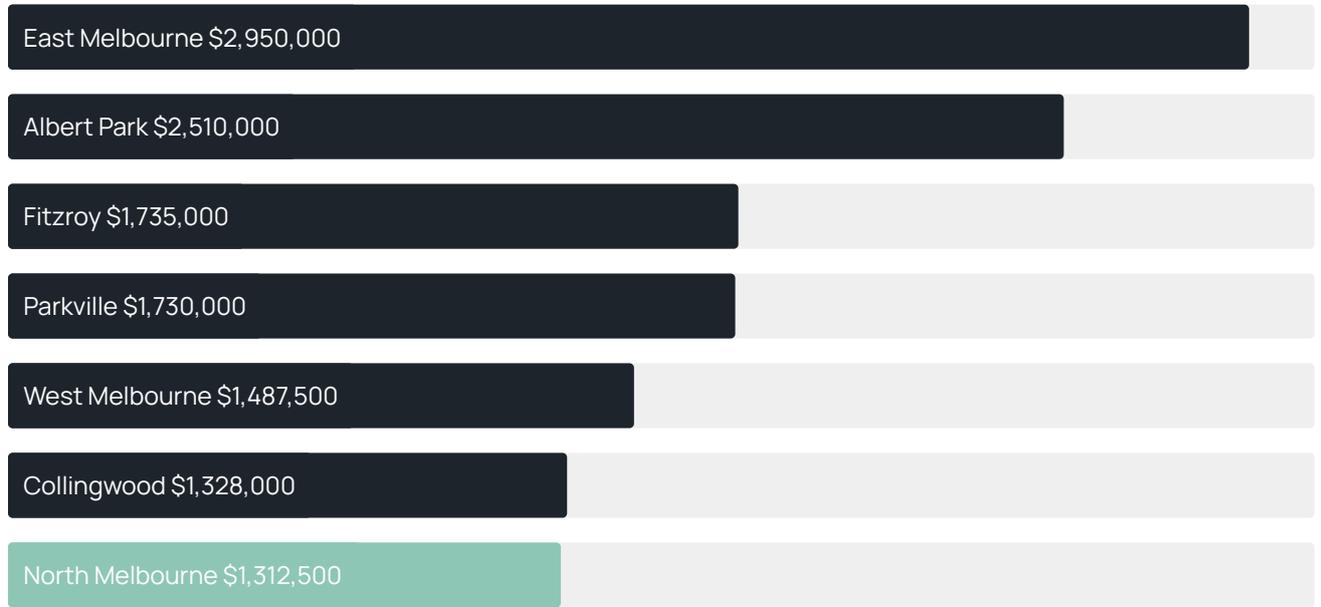
Quarterly price change

10.00% ↑

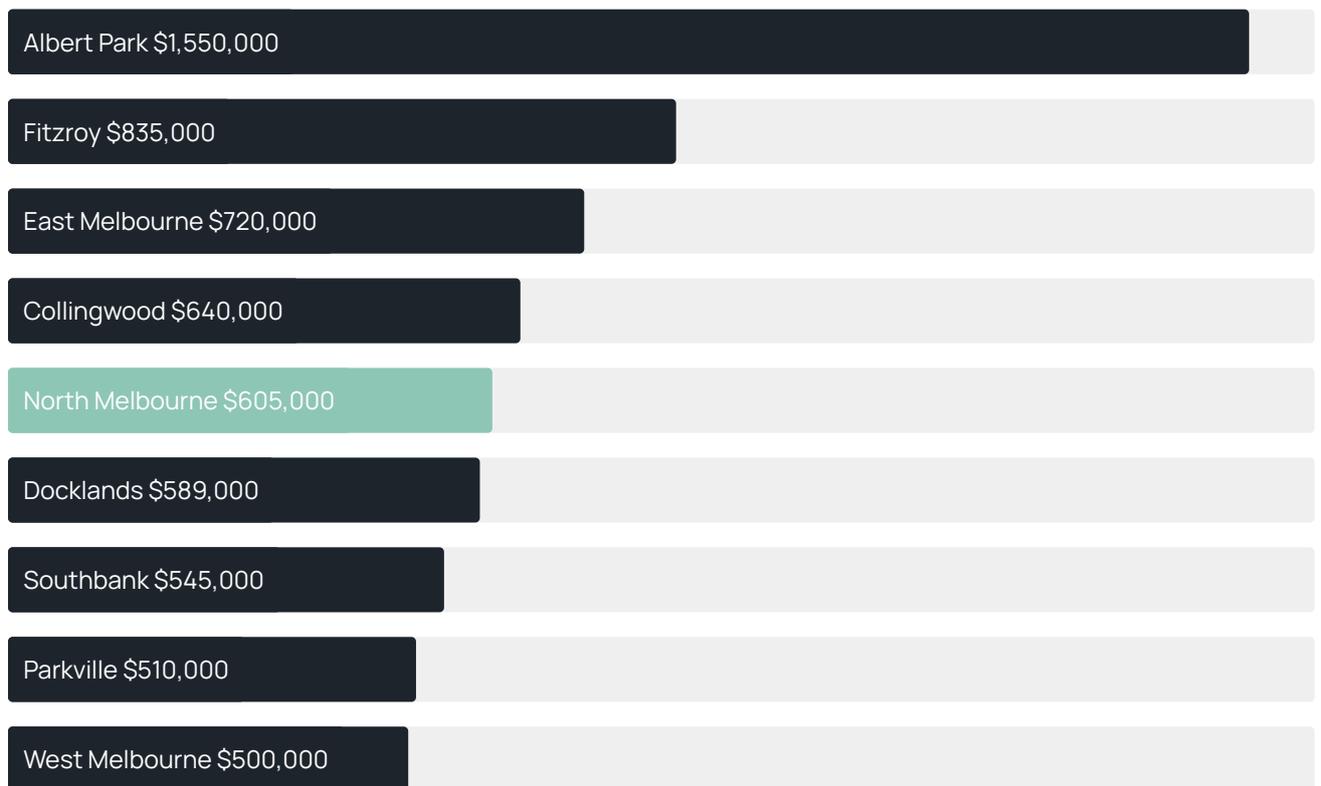
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 23%
● Private 77%

Auction clearance rate³

68.75%

Median days on market³

31 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

\$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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 17 Chapman St North Melbourne	4	House	\$2,100,000	28 Feb 2026
 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
 11/2a Baillie St North Melbourne	2	Apartment	\$695,500	18 Feb 2026
 28a Mark St North Melbourne	3	Townhouse	\$905,000	16 Feb 2026
 104/5-13 Stawell St North Melbourne	1	Apartment	\$430,000	10 Feb 2026
 3/201 Abbotsford St North Melbourne	2	Townhouse	\$1,043,000	07 Feb 2026
 308/25 Oxford St North Melbourne	2	Apartment	\$650,000	06 Feb 2026
 1014/33 Blackwood St North Melbourne	2	Apartment	\$550,000	04 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 63 Erskine St North Melbourne	3	House	\$1,240,000	04 Feb 2026
 18 Courtney Pl North Melbourne	3	Townhouse	\$1,290,000	02 Feb 2026
 41 Little Provost St North Melbourne	3	Townhouse	\$1,294,888	30 Jan 2026
 904/33 Blackwood St North Melbourne	2	Apartment	\$476,000	28 Jan 2026
 107/9 High St North Melbourne	1	Apartment	\$155,000	27 Jan 2026
 513/179 Boundary Rd North Melbourne	2	Apartment	\$455,000	21 Jan 2026
 301/35 Arden St North Melbourne	2	Apartment	\$662,000	21 Jan 2026
 906/111 Canning St North Melbourne	2	Flat/Unit/Apartment	\$670,000	20 Jan 2026
 G1/68 Leveson St North Melbourne	2	House	\$650,000	14 Jan 2026
 14 Shiel St North Melbourne	4	House	\$2,285,000	12 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 1005/83 Flemington Rd North Melbourne	3	Apartment	\$850,000	05 Jan 2026
 704/9 High St North Melbourne	1	Strata Unit/Flat	\$197,500	04 Jan 2026
 1205/93 Flemington Rd North Melbourne	2	Flat/Unit/Apartment	\$625,000	31 Dec 2025
 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
 115/108 Haines St North Melbourne	2	Flat/Unit/Apartment	\$415,000	23 Dec 2025
 701/188 Macaulay Rd North Melbourne	2	Flat/Unit/Apartment	\$796,379	22 Dec 2025
 215/265 Abbotsford St North Melbourne	2	Strata Unit/Flat	\$700,000	22 Dec 2025
 215/275 Abbotsford St North Melbourne	2	Apartment	\$700,000	22 Dec 2025
 7 Bickford La North Melbourne	2	Townhouse (Conjoined)	\$910,000	19 Dec 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 01/03/2026

- 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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