



North Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

NORTH MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.40m

Quarterly price change

6.66% ↑

Median unit price<sup>1</sup>

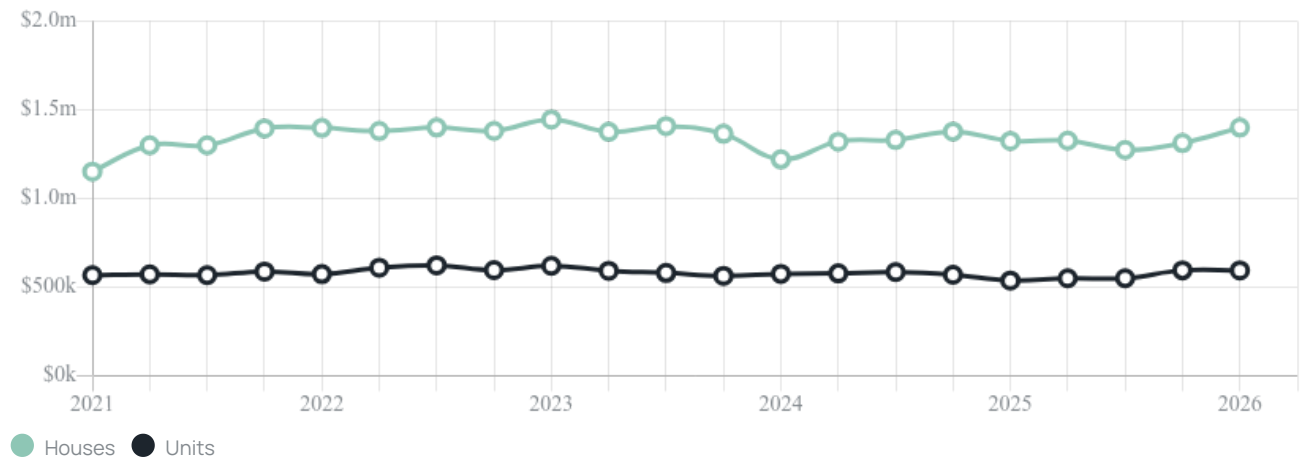
Median

\$595k

Quarterly price change

0.00% ↓

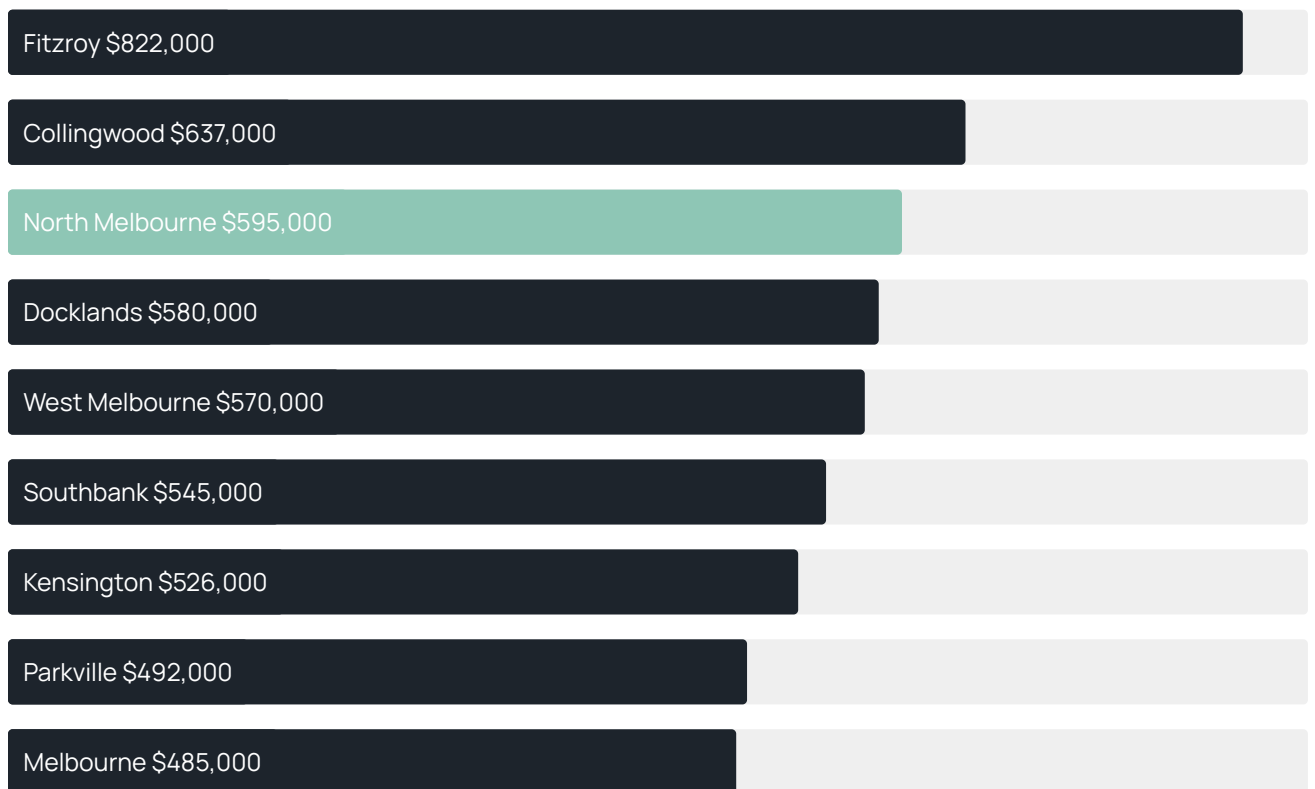
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 18%  
● Private 82%

Auction clearance rate<sup>3</sup>

73.68%

Median days on market<sup>3</sup>

31 days

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



● Houses 4% ● Units 96%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

14,953

Median asking rent<sup>1</sup>

\$705 per week

Population growth<sup>5</sup>

0.09%

Rental yield<sup>1</sup>

2.78%

Median age<sup>5</sup>

31 years











Median household size<sup>5</sup>

2 people









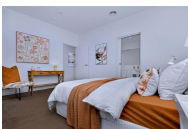

NORTH MELBOURNE SUBURB REPORT

## 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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 5/1-9 Little Leveson St North Melbourne	2	Apartment	\$855,000	23 Apr 2026
 255 Abbotsford St North Melbourne	2	House	\$820,000	18 Apr 2026
 17/16 Courtney St North Melbourne	2	Apartment	\$625,000	17 Apr 2026
 6/315 Flemington Rd North Melbourne	1	Apartment	\$391,150	14 Apr 2026
 710/83 Flemington Rd North Melbourne	2	Apartment	\$500,000	13 Apr 2026
 112 Melrose St North Melbourne	2	House	\$878,000	10 Apr 2026
 A12/335 Abbotsford St North Melbourne	1	Unit	\$650,000	01 Apr 2026
 102/108 Haines St North Melbourne	1	Apartment	\$410,000	01 Apr 2026
 229 Dryburgh St North Melbourne	2	House	\$1,115,000	31 Mar 2026
 125/68 Leveson St North Melbourne	1	Apartment	\$520,000	30 Mar 2026

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 Little Dryburgh St.S North Melbourne	2	Townhouse	\$1,130,000	28 Mar 2026
 413/179 Boundary Rd North Melbourne	2	Apartment	\$485,000	27 Mar 2026
 86 Erskine St North Melbourne	3	House	\$1,330,000	25 Mar 2026
 614/33 Blackwood St North Melbourne	2	Flat/Unit/Apartment	\$509,888	25 Mar 2026
 182 Abbotsford St North Melbourne	2	House	\$1,145,000	20 Mar 2026
 905/83 Flemington Rd North Melbourne	2	Flat/Unit/Apartment	\$520,000	18 Mar 2026
 4/43 Haines St North Melbourne	2	Flat/Unit/Apartment	\$500,000	18 Mar 2026
 509/188 Macaulay Rd North Melbourne	2	Apartment	\$715,000	17 Mar 2026
 22/520 Victoria St North Melbourne	2	Apartment	\$530,000	16 Mar 2026
 110/111 Canning St North Melbourne	2	Apartment	\$561,000	16 Mar 2026

## NORTH MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Peckville St North Melbourne	2	House	\$1,200,000	15 Mar 2026
 502/9 High St North Melbourne	1	Apartment	\$155,000	14 Mar 2026
 206/188 Macaulay Rd North Melbourne	2	Strata Unit/Flat	\$581,000	13 Mar 2026
 405/55 Villiers St North Melbourne	1	Flat/Unit/Apartment	\$160,000	12 Mar 2026
 2/704 Victoria St North Melbourne	2	Apartment	\$570,000	12 Mar 2026
 82 Curzon St North Melbourne	2	House	\$870,000	10 Mar 2026
 g7/388 Queensberry St North Melbourne	2	Apartment	\$730,000	08 Mar 2026
 66/171 Flemington Rd North Melbourne	1	Apartment	\$370,000	06 Mar 2026
 24 Carroll St North Melbourne	2	House	\$1,180,000	04 Mar 2026
 310/64 Macaulay Rd North Melbourne	2	Apartment	\$490,000	04 Mar 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.

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Data is current as of PDF generation date 01/05/2026

- 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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