



North Melbourne

Suburb Report



Your connection to property insights



JellisCraig

NORTH MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.24m

Quarterly price change

1.90% ↑

Median unit price¹

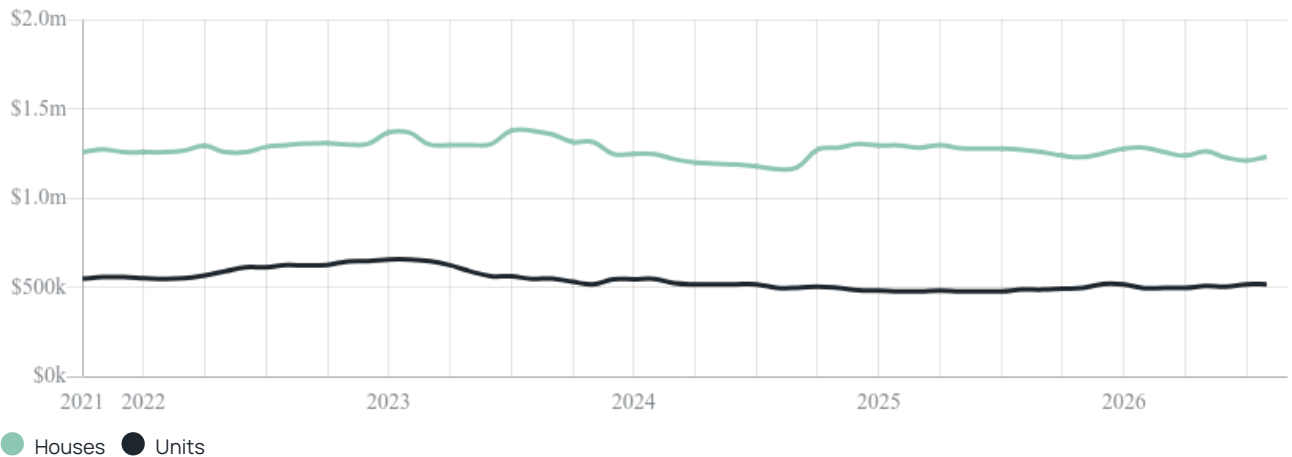
Median

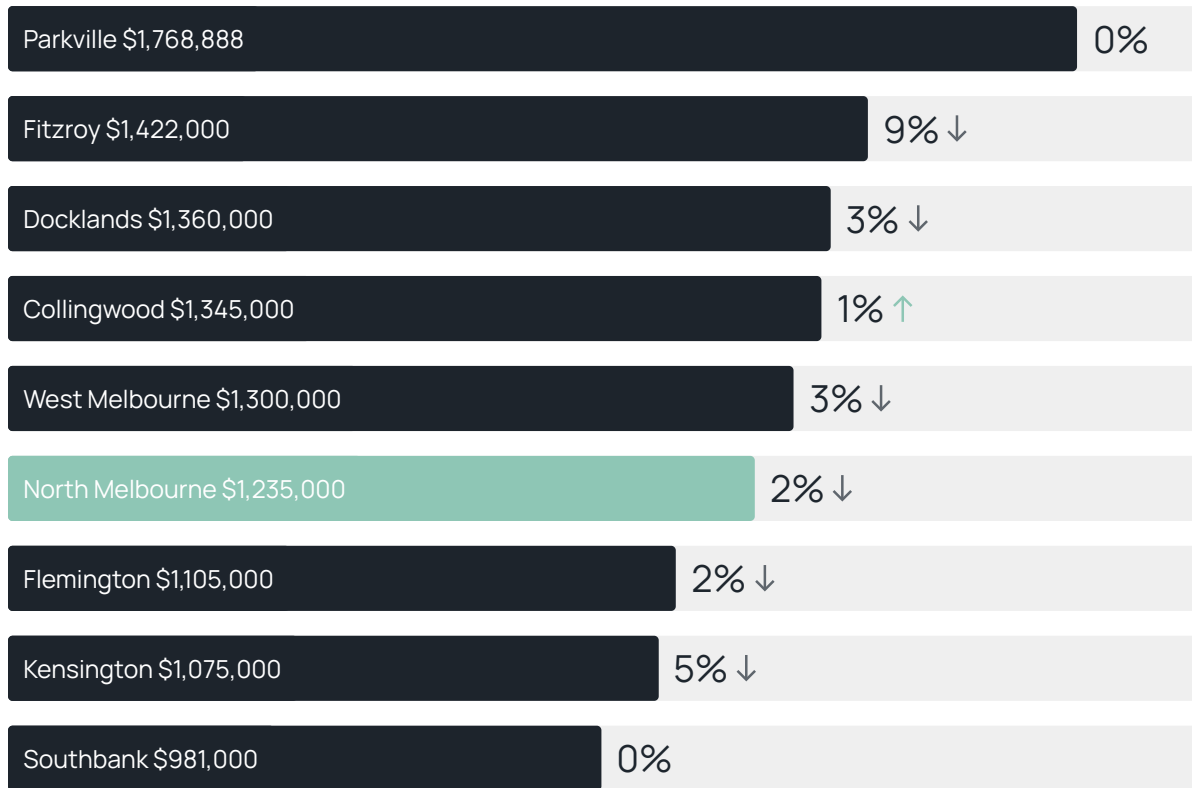
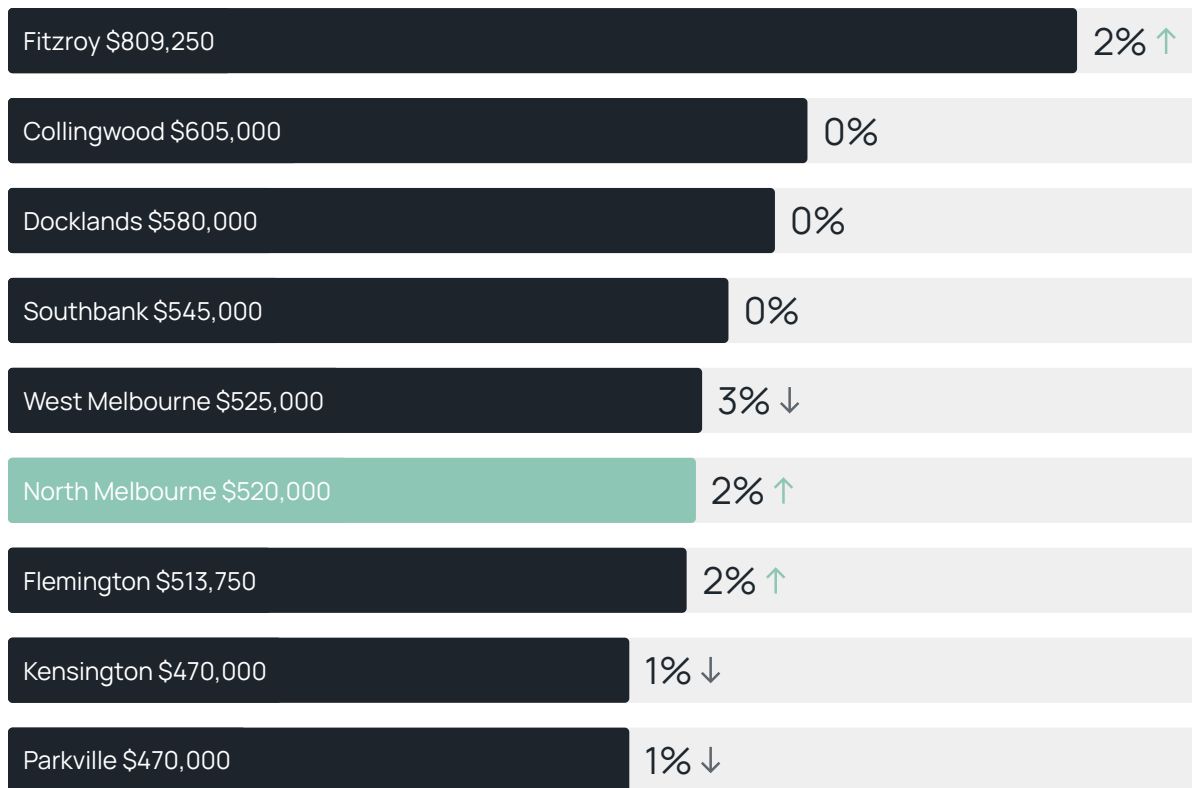
\$520k

Quarterly price change

0.00% ↓

North Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

65%

Median days on market³

House

Unit

36 days

34 days

Average hold period¹

House

Unit

14.4 years

12.4 years

Dwelling type⁵

● Houses 6% ● Units 94%

Ownership⁵

● Owned outright 14% ● Mortgaged 20% ● Rented 66%

Population⁵

14,953

Median asking rent per week¹

Unit

\$780

\$590

Population growth⁵

0.09%

Rental yield¹

House

Unit

3.3%

6.56%

Median age⁵

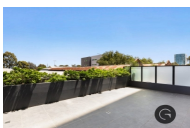
31 years

Median household size⁵

2.0 people

Recent North Melbourne sales²

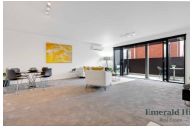
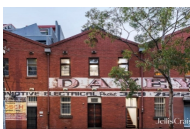
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 32 Lothian Street North Melbourne	2	House	\$920,000	30 Sep 2026
 417/23 Blackwood Street North Melbourne	1	Unit	\$355,000	28 Sep 2026
 238/23 Blackwood Street North Melbourne	1	Apartment	Undisclosed	24 Sep 2026
 407/30 Wreckyn Street North Melbourne	1	Apartment	\$435,000	23 Sep 2026
 26/700 Queensberry Street North Melbourne	2	Apartment	\$755,000	22 Sep 2026
 139 Peel Street North Melbourne	2	House	\$710,000	19 Sep 2026
 13/147 Curzon Street North Melbourne	2	Apartment	\$625,000	17 Sep 2026
 108/108 Haines Street North Melbourne	1	Apartment	\$410,000	16 Sep 2026
 316/68 Leveson Street North Melbourne	1	Apartment	\$442,000	14 Sep 2026
 301/25 OXFORD STEET North Melbourne	2	Apartment	\$500,000	14 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 3/70 Oshanassy Street North Melbourne	2	Apartment	Undisclosed	12 Sep 2026
 204/33 Wreckyn Street North Melbourne	1	Apartment	\$405,000	11 Sep 2026
 506/9 High Street North Melbourne	1	Apartment	\$145,000	11 Sep 2026
 7/30 Brougham Street North Melbourne	1	Apartment	\$410,000	10 Sep 2026
 14/42 Shiel Street North Melbourne	2	Apartment	\$510,000	09 Sep 2026
 176 Boundary Road North Melbourne	2	House	Undisclosed	07 Sep 2026
 16/68 Leveson Street North Melbourne	1	Apartment	\$410,000	07 Sep 2026
 1/62-64 Arden Street North Melbourne	2	Apartment	\$835,000	05 Sep 2026
 311/33-39 Racecourse Road North Melbourne	2	Apartment	\$455,000	04 Sep 2026
 18/1-9 Villiers Street North Melbourne	3	Unit	\$845,000	04 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 252 Abbotsford Street North Melbourne	2	Townhouse	\$930,000	04 Sep 2026
 2/22 Howard Street North Melbourne	2	Apartment	\$655,000	04 Sep 2026
 7/18 Courtney Street North Melbourne	3	Apartment	\$710,000	02 Sep 2026
 9 Strang Lane North Melbourne	4	House	Undisclosed	02 Sep 2026
 2/25 Byron Street North Melbourne	1	Apartment	\$380,000	31 Aug 2026
 2/15 Stawell Street North Melbourne	3	Townhouse	\$1,080,000	29 Aug 2026
 2/321 Flemington Road North Melbourne	4	Townhouse	\$900,000	28 Aug 2026
 51A O'Connell Street North Melbourne	2	Townhouse	\$1,450,000	28 Aug 2026
 101/64 Macaulay Road North Melbourne	2	Apartment	\$520,000	27 Aug 2026
 3-5 Wylies Lane North Melbourne	0	Residential_land	\$990,000	27 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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