



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

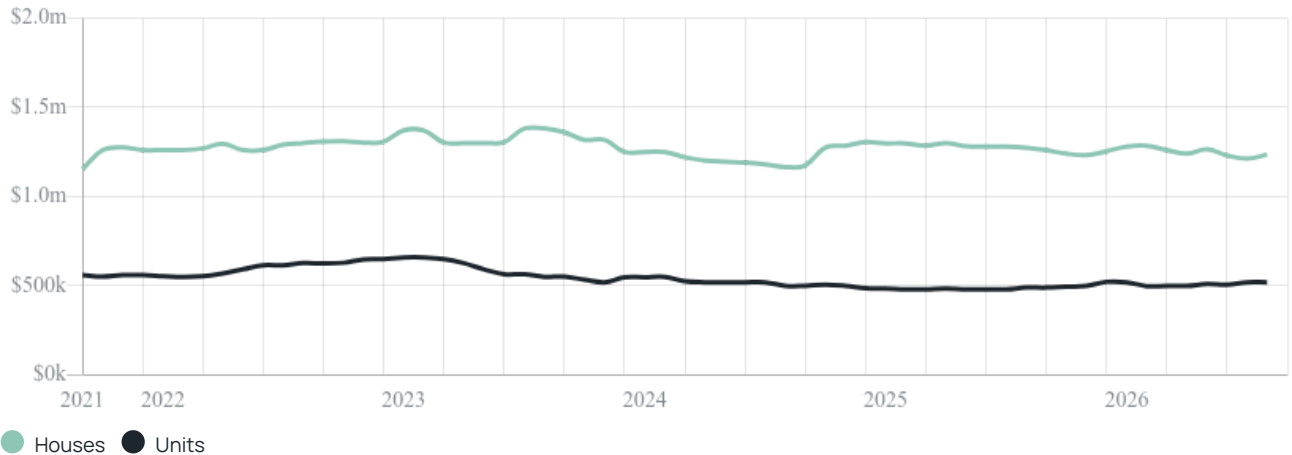
Median

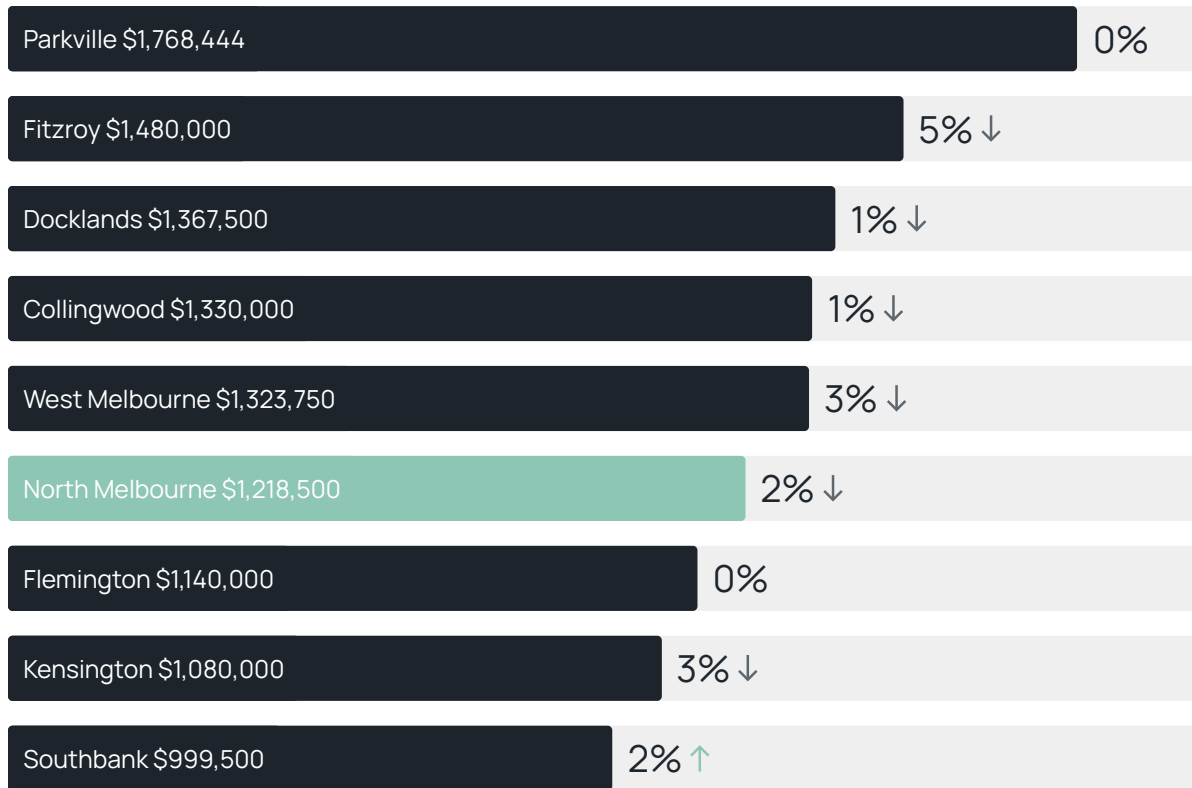
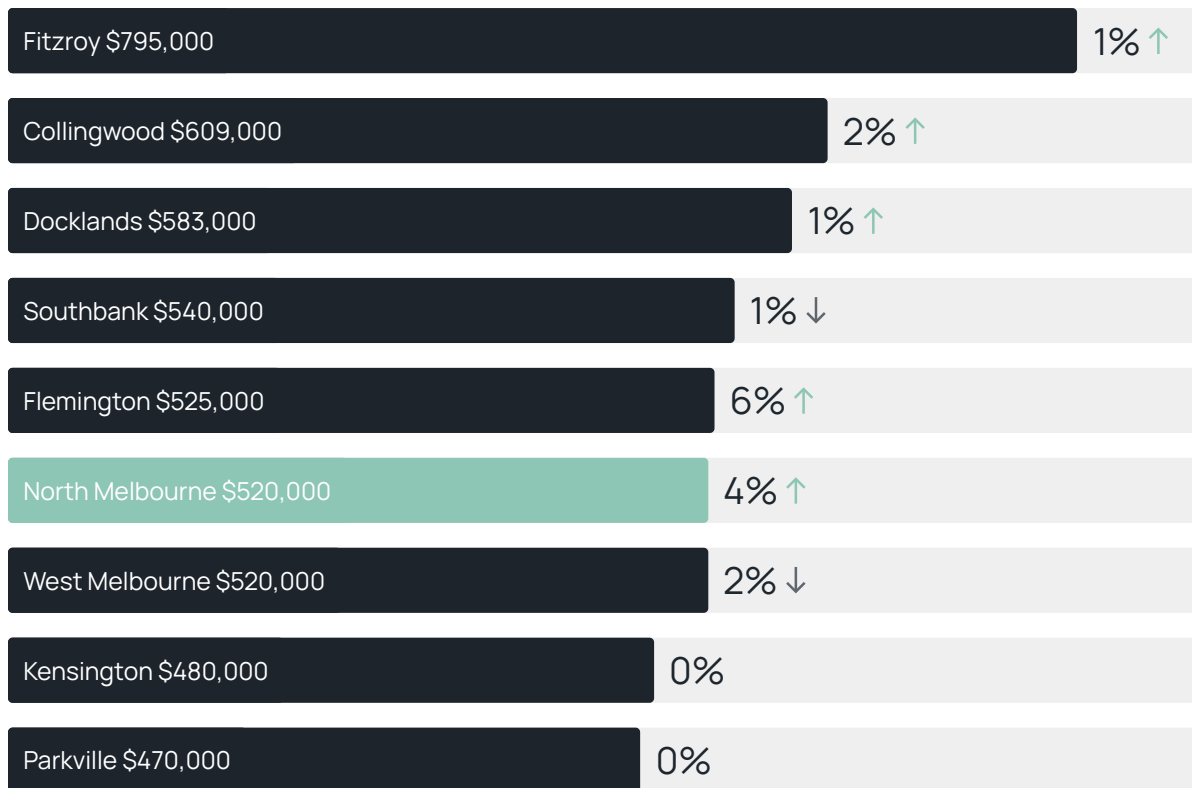
\$520k

Quarterly price change

0.00% ↓

North Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 17%
● Private 83%

Auction clearance rate³

62.5%

Median days on market³

House

33 days

Unit

32 days

Average hold period¹

House

14.2 years

Unit

12.3 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

3.3%

Unit

6.56%

Median age⁵

31 years

Median household size⁵

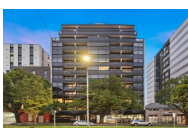
2.0 people

Recent North Melbourne sales²

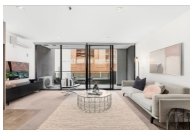
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 3-5 Wylies Lane North Melbourne	0	Residential_land	\$990,000	27 Aug 2026
 103/380 Queensberry Street North Melbourne	1	Apartment	Undisclosed	26 Aug 2026
 506/91-93 Flemington Road North Melbourne	1	Apartment	Undisclosed	25 Aug 2026
 21A Villiers Street North Melbourne	3	Townhouse	\$1,100,000	25 Aug 2026
 17 Canning Street North Melbourne	4	House	Undisclosed	21 Aug 2026
 12 Canning Street North Melbourne	5	House	\$2,750,000	19 Aug 2026
 101/33-39 Racecourse Road North Melbourne	2	Apartment	\$370,000	17 Aug 2026
 17 Peckville Street North Melbourne	2	House	Undisclosed	17 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 809/188 Macaulay Road North Melbourne	2	Apartment	\$587,000	13 Aug 2026
 809/179 Boundary Road North Melbourne	2	Unit	\$400,000	13 Aug 2026
 20 Wilson Mews North Melbourne	2	Townhouse	\$885,000	12 Aug 2026
 13/68-72 Chapman Street North Melbourne	3	Townhouse	Undisclosed	09 Aug 2026
 34 Little Curzon Street North Melbourne	3	House	\$1,355,000	07 Aug 2026
 23/55 Haines Street North Melbourne	2	Apartment	\$590,000	05 Aug 2026
 58/171 Flemington Road North Melbourne	2	Apartment	\$490,000	04 Aug 2026
 306/39 Racecourse Road North Melbourne	2	Apartment	Undisclosed	04 Aug 2026
 209/25 Byron Street North Melbourne	1	Apartment	\$433,000	04 Aug 2026
 G4/83 Flemington Road North Melbourne	2	Apartment	\$450,000	02 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 6/1 Villiers Street North Melbourne	2	Apartment	\$710,000	01 Aug 2026
 204/1 Courtney Street North Melbourne	1	Apartment	\$551,000	31 Jul 2026
 104/1 Courtney Street North Melbourne	1	Apartment	Undisclosed	30 Jul 2026
 16/1-9 Villiers Street North Melbourne	3	Apartment	Undisclosed	29 Jul 2026
 11/25 Byron Street North Melbourne	1	Apartment	Undisclosed	29 Jul 2026
 9/70 O'Shanassy Street North Melbourne	2	Apartment	\$520,008	28 Jul 2026
 5/55 Haines Street North Melbourne	3	Apartment	\$722,500	25 Jul 2026
 5/37 Haines Street North Melbourne	3	Apartment	\$703,000	24 Jul 2026
 21/60 O'Shanassy Street North Melbourne	2	Apartment	\$617,000	24 Jul 2026
 3/2 Atkin Street North Melbourne	2	Townhouse	\$760,000	22 Jul 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 01/09/2026

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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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