



WE KNOW CARLTON

SUBURB PROFILE



motionproperty

CARLTON



1.7km

Distance from GPO



18.5k

Population

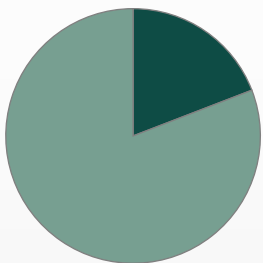
↑37.0%

5 year population change



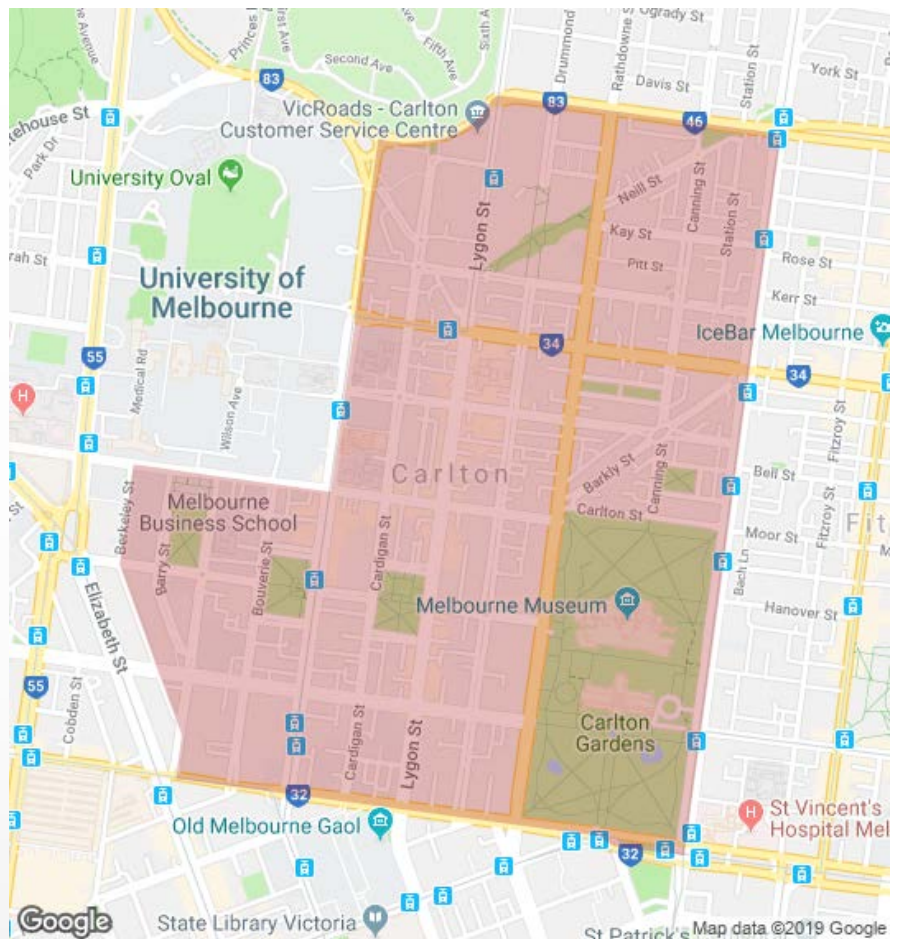
10 years

Average length of ownership



81%

Owner Occupiers Renters



The size of Carlton is approximately 1.7 square kilometres. It has 8 parks covering nearly 11.9% of total area. The population of Carlton in 2011 was 13,509 people. By 2016 the population was 18,506 showing a population growth of 37.0% in the area during that time. The predominant age group in Carlton is 20-29 years. Households in Carlton are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Carlton work in a professional occupation. In 2011, 21.6% of the homes in Carlton were owner-occupied compared with 18.6% in 2016. Currently the median sales price of houses in the area is \$1,160,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



1,434

122

\$1,233,864

10



8,599

253

\$329,228

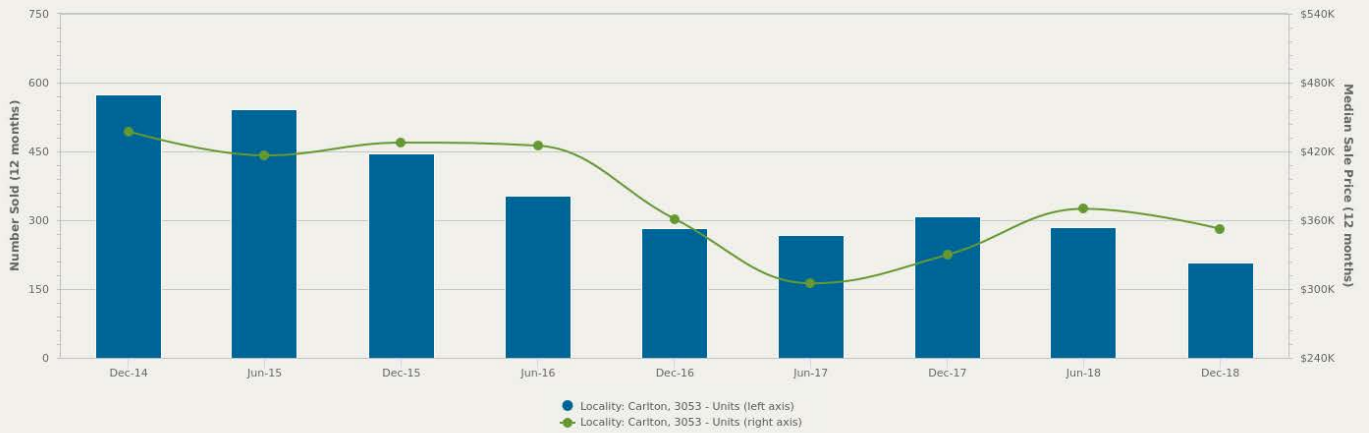
126

*Total number of unique properties listed for sale over the past 12 months.

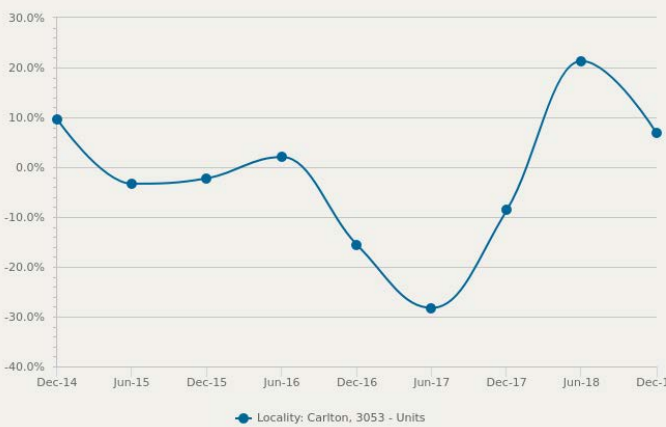


UNITS: FOR SALE

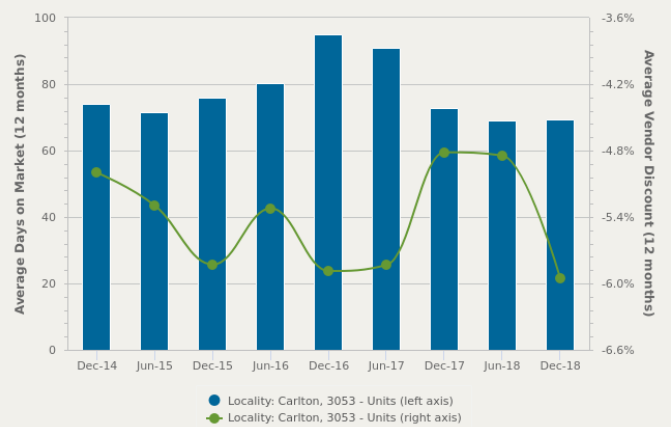
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$540,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$352,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$216,625

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT





ON THE MARKET

62

1
BEDROOMS

RECENTLY SOLD

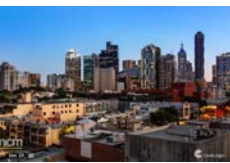



56

 <p>107/42-50 Barry Street Carlton VIC 3053 Listed on 19 Mar 2019 \$175,000</p> <p>1 1 388m²</p>	 <p>4015/550 Lygon Street Carlton VIC 3053 Sold on 05 Mar 2019 \$182,000*</p> <p>- 1 -</p>
 <p>5119/570-574 Lygon Street Carlton VIC 3053 Listed on 18 Mar 2019 \$249,000</p> <p>- 1 32m²</p>	 <p>GROUND FLOOR/570 Lygon Street Carlton VIC 3053 Sold on 22 Feb 2019 Not Disclosed</p> <p>1 1 947m²</p>

58

2
BEDROOMS





40

 <p>708/123 Pelham Street Carlton VIC 3053 Listed on 17 Mar 2019 \$530,000 - \$565,000</p> <p>1 1 262m²</p>	 <p>38/39 Rathdowne Street Carlton VIC 3053 Sold on 16 Mar 2019 Not Disclosed</p> <p>1 1 -</p>
 <p>28-44 Bouverie Street Carlton VIC 3053 Listed on 15 Mar 2019 \$ 580K</p> <p>1 2 1,748m²</p>	 <p>1/37 Palmerston Street Carlton VIC 3053 Sold on 12 Mar 2019 Not Disclosed</p> <p>1 1 -</p>

5

3
BEDROOMS

7

 <p>311/500 Drummond Street Carlton VIC 3053 Listed on 15 Mar 2019 Not Disclosed</p> <p>1 2 -</p>	 <p>84/121 Rathdowne Street Carlton VIC 3053 Sold on 23 Feb 2019 Not Disclosed</p> <p>1 2 3,455m²</p>
 <p>401/108 Queensberry Street Carlton VIC 3053 Listed on 15 Mar 2019 Contact Agent</p> <p>3 2 -</p>	 <p>259-277 Nicholson Street Carlton VIC 3053 Sold on 23 Feb 2019 \$905,000*</p> <p>1 2 1,915m²</p>

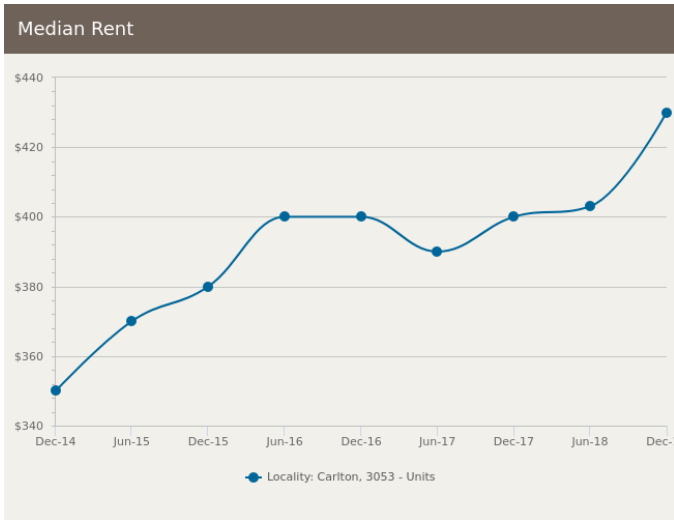


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

134

1 BEDROOMS

<p>805/77 Cardigan Street Carlton VIC 3053 Listed on 18 Mar 2019 \$420/W</p> <p>Car: - Bath: 1 Floorplan: -</p>	<p>412/6 Leicester Street Carlton VIC 3053 Listed on 18 Mar 2019 \$455/W</p> <p>Car: - Bath: 1 Floorplan: -</p>
--	--

84

2 BEDROOMS

<p>603/77 Cardigan Street Carlton VIC 3053 Listed on 18 Mar 2019 \$600/W</p> <p>Car: - Bath: 1 Floorplan: -</p>	<p>1301/6 Leicester Street Carlton VIC 3053 Listed on 18 Mar 2019 \$530/W</p> <p>Car: 1 Bath: 1 Floorplan: -</p>
--	---

10

3 BEDROOMS

<p>206/51-67 Rathdowne Street Carlton VIC 3053 Listed on 18 Mar 2019 \$320/W</p> <p>Car: 1 Bath: 1 Floorplan: -</p>	<p>44/36-44 Drummond Street Carlton VIC 3053 Listed on 16 Mar 2019 \$800/W</p> <p>Car: 1 Bath: 1 Floorplan: -</p>
--	--



= number of units observed as On the Market for Rent within the last month

Disclaimer

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

VIC - The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au

Motion Property Disclaimer

All information contained in this communication is to be used as a guide only. Motion Property has no belief one way or the other as to whether the information contained in this communication is correct. Motion Property and its employees do not accept any liability (direct or indirect) for the accuracy of the information, any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information contained in this communication. Information contained in this communication should not be relied upon and interest parties much rely on their own enquiries.





motionproperty

PH: 1300 850 730 WEB: motionproperty.com.au
Level 5, 132 Albert Road, South Melbourne 3205 VIC