



**WE
KNOW
NORTH
MELB-
OURNE**

SUBURB PROFILE



motionproperty

NORTH MELBOURNE



2.1km

Distance from GPO



14.9k

Population

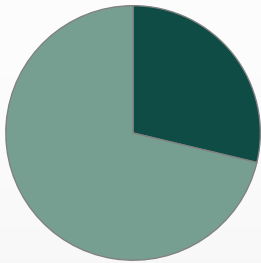
↑27.2%

5 year population change



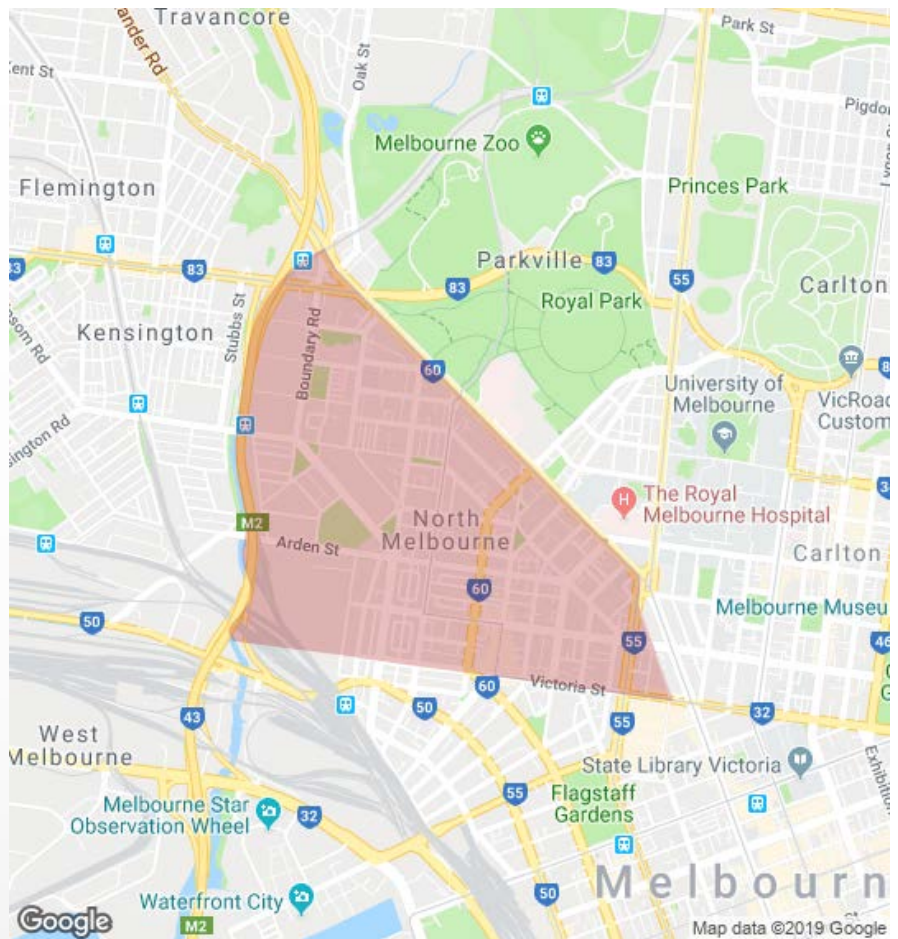
8 years

Average length of ownership



71%

Owner Occupiers Renters



The size of North Melbourne is approximately 2.4 square kilometres. It has 6 parks covering nearly 2.6% of total area. The population of North Melbourne in 2011 was 11,755 people. By 2016 the population was 14,948 showing a population growth of 27.2% in the area during that time. The predominant age group in North Melbourne is 20-29 years. Households in North Melbourne are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in North Melbourne work in a professional occupation. In 2011, 31.4% of the homes in North Melbourne were owner-occupied compared with 28.5% in 2016. Currently the median sales price of houses in the area is \$1,015,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



1,657

64

\$984,596

19



5,650

224

\$470,763

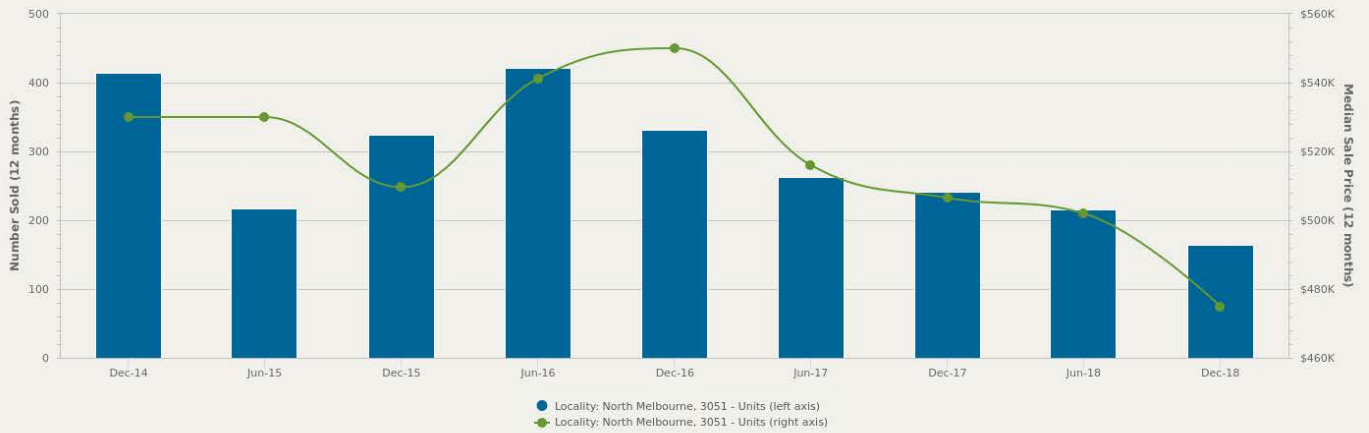
147

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

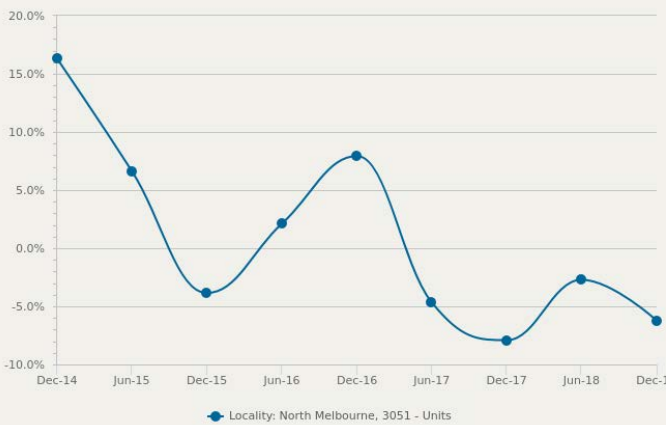


UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$620,000

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

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Median Price*

\$475,000

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*

\$338,500

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

51

1
BEDROOMS



**203/22-24 Courtney Street
North Melbourne VIC 3051**

Listed on 18 Mar 2019
Not Disclosed



**512/22-24 Courtney Street
North Melbourne VIC 3051**

Listed on 18 Mar 2019
Not Disclosed



RECENTLY SOLD

33



**609/108 Haines Street North
Melbourne VIC 3051**

Sold on 26 Feb 2019
\$390,000*



**510/188-196 Peel Street
North Melbourne VIC 3051**

Sold on 22 Feb 2019
\$173,000*



63

2
BEDROOMS



**504/101-133 Canning Street
North Melbourne VIC 3051**

Listed on 18 Mar 2019
\$665,000



**1201/108 Haines Street
North Melbourne VIC 3051**

Listed on 18 Mar 2019
Awaiting Price Guide



42



**119/350 Victoria Street
North Melbourne VIC 3051**

Sold on 13 Mar 2019
\$640,000*



**1/37 Haines Street North
Melbourne VIC 3051**

Sold on 08 Mar 2019
\$481,000*



28

3
BEDROOMS



**112/101-133 Canning Street
North Melbourne VIC 3051**

Listed on 18 Mar 2019
\$838,000



**4 Stedeford Lane North
Melbourne VIC 3051**

Listed on 18 Mar 2019
\$1,350,000 - \$1,400,000



13



**1/1 Arden Street North
Melbourne VIC 3051**

Sold on 16 Mar 2019
\$808,500*



**137 Chetwynd Street North
Melbourne VIC 3051**

Sold on 09 Jan 2019
Not Disclosed

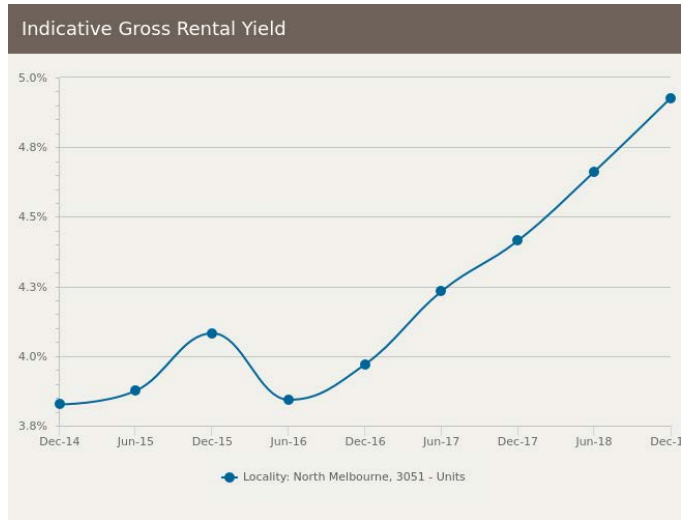
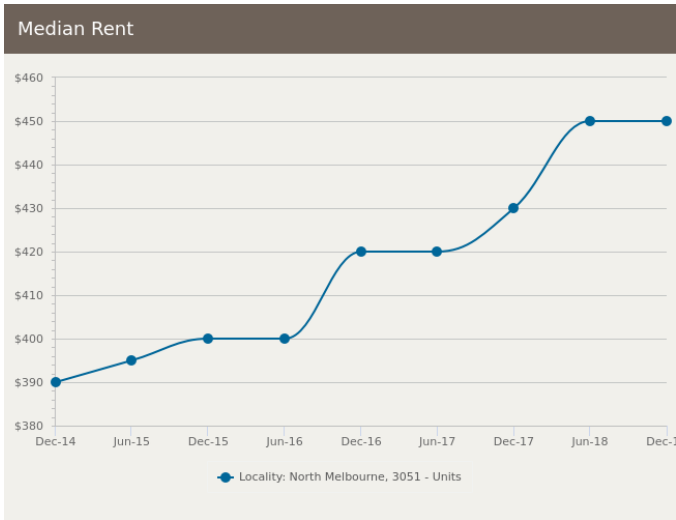


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

64

1
BEDROOMS

<p>5 Courtney Street North Melbourne VIC 3051 Listed on 18 Mar 2019 \$520/W</p> <p> 1 1 773m²</p>	<p>103/130-140 Errol Street North Melbourne VIC 3051 Listed on 18 Mar 2019 \$465/W</p> <p> 1 1 -</p>
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49

2
BEDROOMS

<p>7/42-44 Brougham Street North Melbourne VIC 3051 Listed on 18 Mar 2019 \$440/W</p> <p> - 1 959m²</p>	<p>1/145 Errol Street North Melbourne VIC 3051 Listed on 18 Mar 2019 \$540/W</p> <p> - 1 100m²</p>
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10

3
BEDROOMS

<p>1/1 Arden Street North Melbourne VIC 3051 Listed on 14 Mar 2019 \$715/W</p> <p> 2 2 1m²</p>	<p>2/22-24 Munster Terrace North Melbourne VIC 3051 Listed on 14 Mar 2019 \$825/W</p> <p> 1 2 516m²</p>
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= number of units observed as On the Market for Rent within the last month

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