



WE
KNOW
CARLTON
NORTH

SUBURB PROFILE



motionproperty

CARLTON NORTH



3.1km

Distance from GPO



6.3k

Population

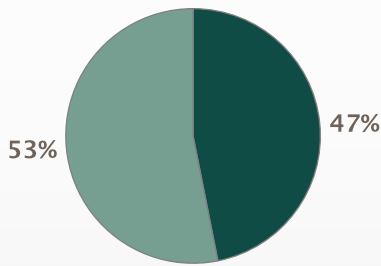
↑0.9%

5 year population change



15 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Carlton North is approximately 1.9 square kilometres. It has 2 parks covering nearly 18.2% of total area. The population of Carlton North in 2011 was 6,219 people. By 2016 the population was 6,277 showing a population growth of 0.9% in the area during that time. The predominant age group in Carlton North is 20-29 years. Households in Carlton North are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Carlton North work in a professional occupation. In 2011, 45.3% of the homes in Carlton North were owner-occupied compared with 45.5% in 2016. Currently the median sales price of houses in the area is \$1,420,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,200

66

\$1,401,646

20



869

16

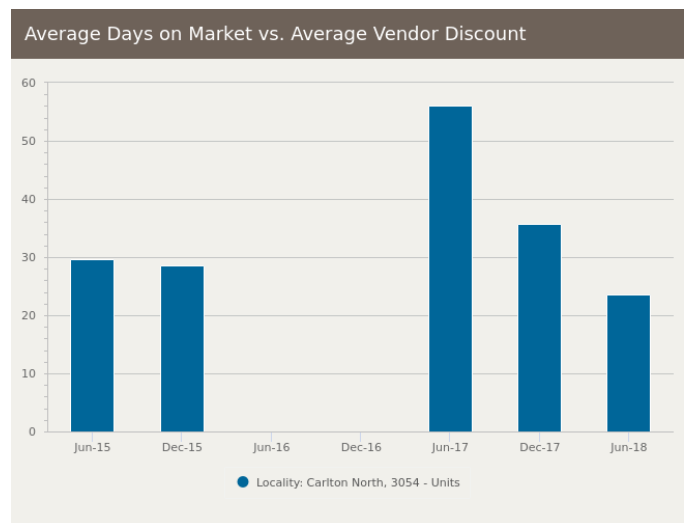
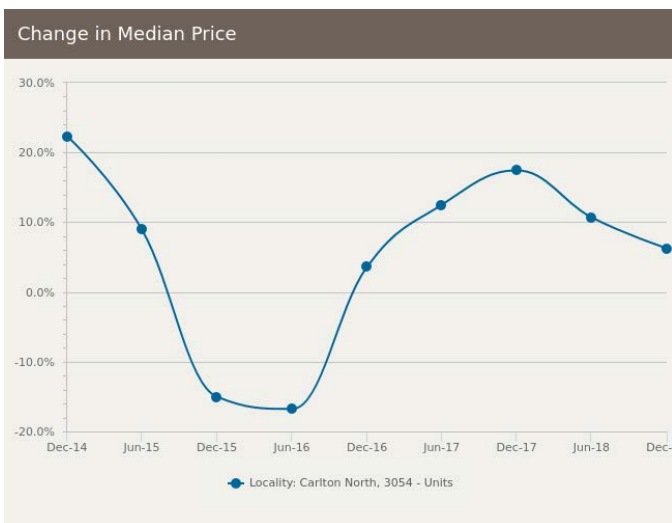
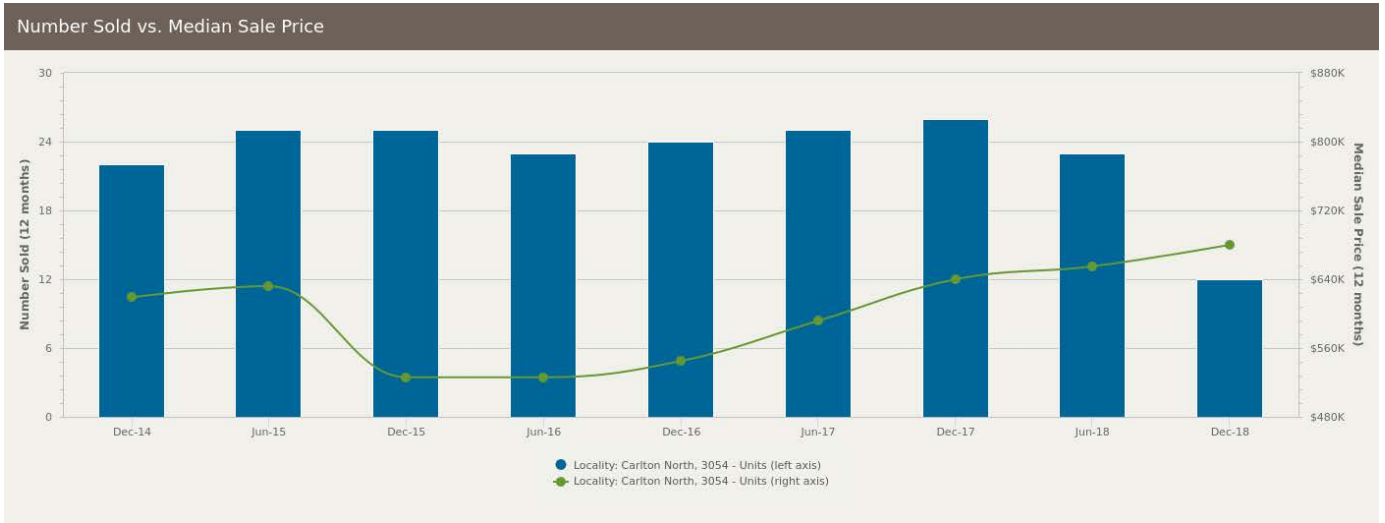
\$694,948

9

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



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$1,127,562

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

\$\$

Median Price*

\$680,000

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*

\$616,250

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

2

1
BEDROOMS



**1/767-771 Nicholson Street
Carlton North VIC 3054**

Listed on 14 Mar 2019
\$400,000 - \$440,000



**12/427-437 Nicholson Street
Carlton North VIC 3054**

Listed on 13 Mar 2019
\$399,000



**15/427-437 Nicholson Street
Carlton North VIC 3054**

Sold on 06 Mar 2019
\$385,000*



**19/611 Drummond Street
Carlton North VIC 3054**

Sold on 07 Feb 2019
\$435,000



4

2
BEDROOMS



**12/869 Drummond Street
Carlton North VIC 3054**

Listed on 15 Mar 2019
Price \$599,500



**483 Station Street Carlton
North VIC 3054**

Listed on 04 Mar 2019
Contact Agent



**202/520 Rathdowne Street
Carlton North VIC 3054**

Sold on 19 Nov 2018
\$1,150,000



3

3
BEDROOMS



**16/1066 Lygon Street
Carlton North VIC 3054**

Listed on 14 Mar 2019
\$720,000 - \$780,000



**201/520 Rathdowne Street
Carlton North VIC 3054**

Listed on 14 Mar 2019
Expressions of Interest \$2,400,000
- \$2,600,000



**19/1066 Lygon Street
Carlton North VIC 3054**

Sold on 15 Nov 2018
\$625,000

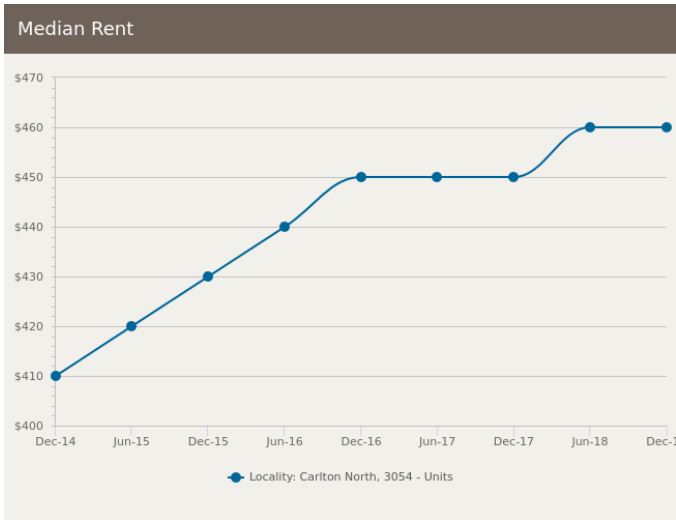


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

6

1
BEDROOMS

<p>5/767-771 Nicholson Street Carlton North VIC 3054 Listed on 18 Mar 2019 \$425/W 781m²</p>	<p>9/999 Rathdowne Street Carlton North VIC 3054 Listed on 18 Mar 2019 \$415/W</p>
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11

2
BEDROOMS

<p>12/778 Drummond Street Carlton North VIC 3054 Listed on 18 Mar 2019 \$410/W 758m²</p>	<p>2/981-985 Rathdowne Street Carlton North VIC 3054 Listed on 17 Mar 2019 \$550/W 892m²</p>
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3

3
BEDROOMS

<p>1014 Lygon Street Carlton North VIC 3054 Listed on 05 Mar 2019 \$690/W 105m²</p>	<p>25/611 Drummond Street Carlton North VIC 3054 Listed on 03 Mar 2019 \$550/W 2,022m²</p>
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= number of units observed as On the Market for Rent within the last month

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