

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.35m

Quarterly Price Change

0.37% ↑

Median Unit Price*

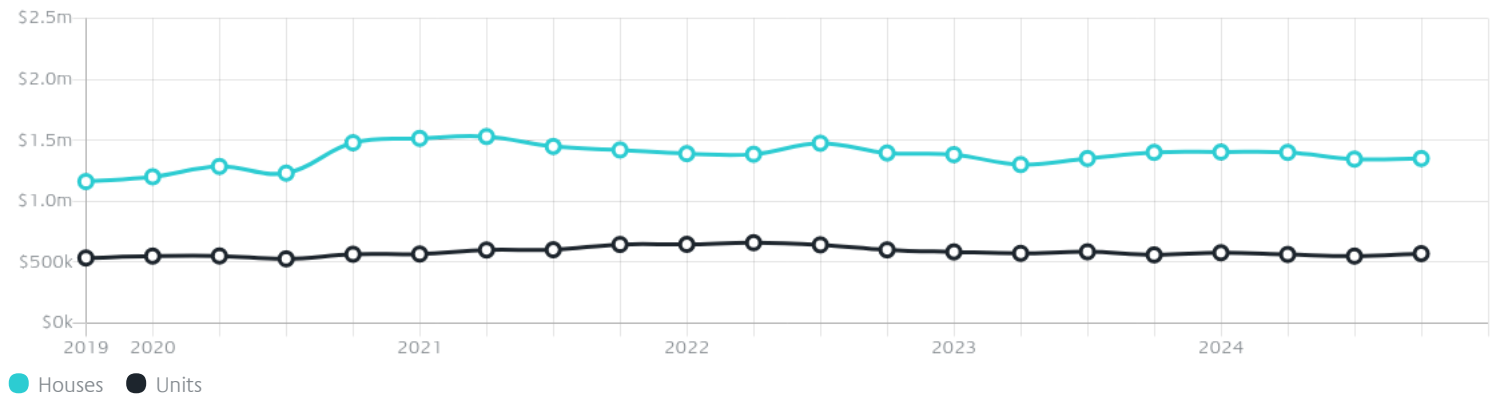
Median

\$570k

Quarterly Price Change

3.63% ↑

Quarterly Price Change*

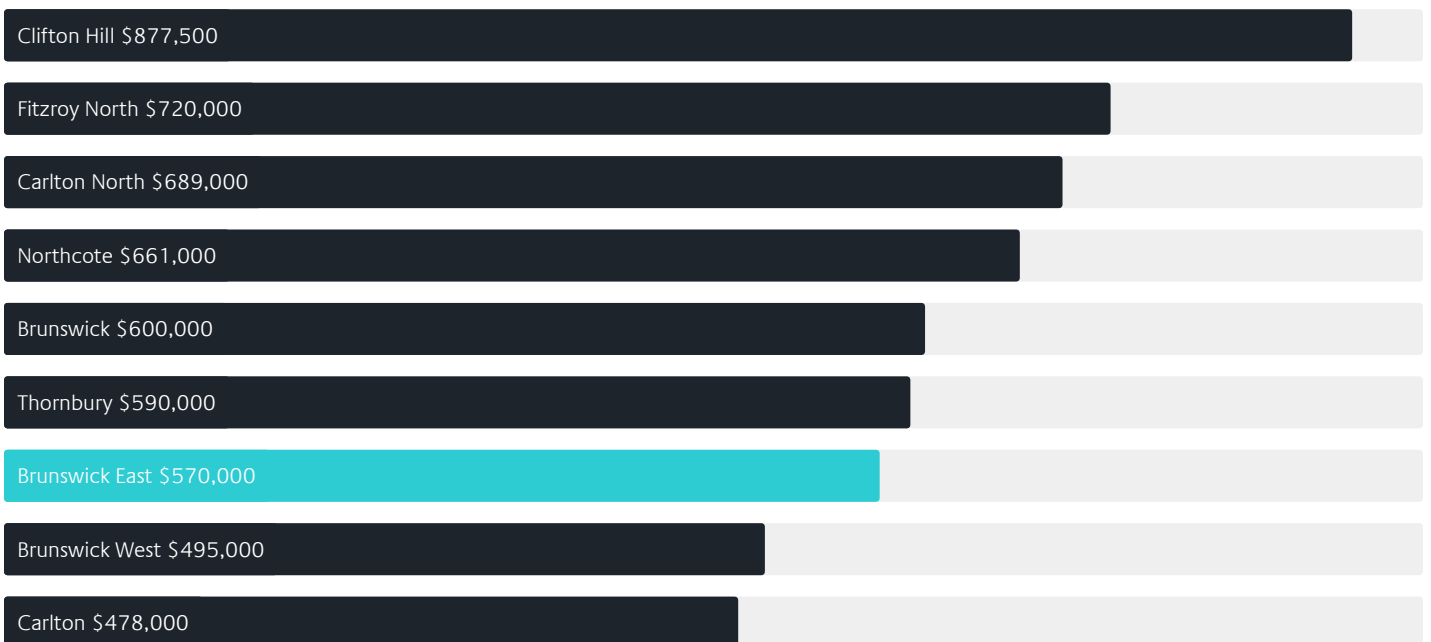


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 32%
● Private 68%

Auction Clearance Rate^{*}

84%

Median Days on Market[^]

27 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 23% ● Units 77%

Ownership[^]



● Owned Outright 20% ● Mortgaged 29% ● Rented 51%

Population[^]

13,279

Median Asking Rent per week^{*}

\$795

Population Growth[^]

15.43%

Rental Yield^{*}

3.04%

Median Age[^]






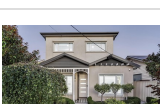
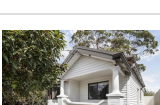
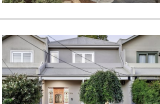
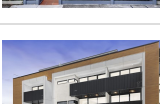
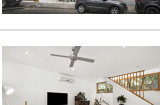
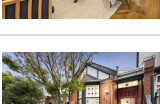
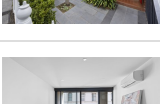
33 years

Median Household Size[^]













2 people

Sold Properties~













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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 409/11-15 Brunswick Rd Brunswick East	1	Apartment	\$420,000	29 Mar 2025
 73 Albert St Brunswick East	3	House	\$1,000,000	29 Mar 2025
 3/8 Holmes St Brunswick East	2	Villa	\$660,000	27 Mar 2025
 12 Station St Brunswick East	3	House	\$1,150,000	25 Mar 2025
 410/9 Village Av Brunswick East	1	Apartment	\$510,000	24 Mar 2025
 10 Duke St BRUNSWICK EAST	4	House	\$2,115,000	22 Mar 2025
 174 Donald St Brunswick East	3	House	\$1,570,000	22 Mar 2025
 30a Glenmorgan St Brunswick East	4	House	\$1,541,000	20 Mar 2025
 215/48 Victoria St Brunswick East	2	Apartment	\$592,000	19 Mar 2025
 5/14 Oconnor St Brunswick East	2	Townhouse	\$1,150,000	16 Mar 2025
 21 Balmoral Av Brunswick East	3	House	\$1,362,500	15 Mar 2025
 211/270 Lygon St Brunswick East	2	Apartment	\$645,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 430/22 Barkly St Brunswick East	1	Apartment	\$480,000	13 Mar 2025
 178 Blyth St Brunswick East	3	Townhouse	\$1,205,000	11 Mar 2025
 1321/176 Edward St Brunswick East	2	Apartment	\$558,888	08 Mar 2025
 217/22 Barkly St Brunswick East	2	Apartment	\$706,000	06 Mar 2025
 414/26 Lygon St Brunswick East	1	Apartment	\$435,000	05 Mar 2025
 108/98 Nicholson St Brunswick East	1	Apartment	\$400,000	04 Mar 2025
 509/270 Lygon St Brunswick East	4	House	\$707,500	04 Mar 2025
 413/22 Barkly St Brunswick East	1	Apartment	\$435,000	03 Mar 2025
 409/466 Lygon St Brunswick East	1	Apartment	\$463,000	25 Feb 2025
 4/3 Balmoral Av Brunswick East	2	Unit	\$656,500	22 Feb 2025
 116/127 Nicholson St Brunswick East	2	Apartment	\$685,000	21 Feb 2025
 1/127 Victoria St Brunswick East	3	Townhouse	\$986,000	21 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Leyden St Brunswick East	4	House	\$2,050,000	20 Feb 2025
 3/26 Barkly St Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$550,000	18 Feb 2025
 513/360 Lygon St Brunswick East	1	Apartment	\$350,000	17 Feb 2025
 329/8 Lygon St Brunswick East	2	Apartment	\$580,000	17 Feb 2025
 4 Maghull St Brunswick East	2	House	\$1,000,000	15 Feb 2025
 2/124 Victoria St Brunswick East	2	Townhouse	\$915,000	14 Feb 2025
 404/24 Barkly St Brunswick East	2	Apartment	\$671,000	12 Feb 2025
 1/130 Mitchell St BRUNSWICK EAST	2	Townhouse	\$830,000	12 Feb 2025
 203/65 Nicholson St Brunswick East	1	Apartment	\$525,000	11 Feb 2025
 13 Sedgman St Brunswick East	2	House	\$830,000	11 Feb 2025
 603/15 Brunswick Rd Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$670,000	11 Feb 2025
 92 Hickford St Brunswick East	3	House	\$3,350,000	11 Feb 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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