

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.35m

Quarterly Price Change

0.37% ↑

Median Unit Price*

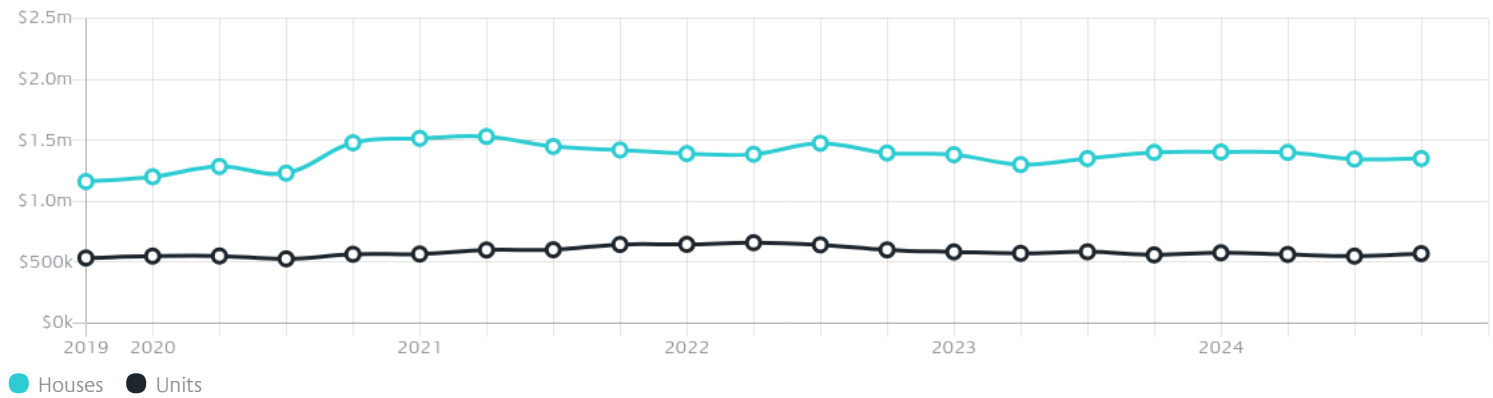
Median

\$570k

Quarterly Price Change

3.63% ↑

Quarterly Price Change*

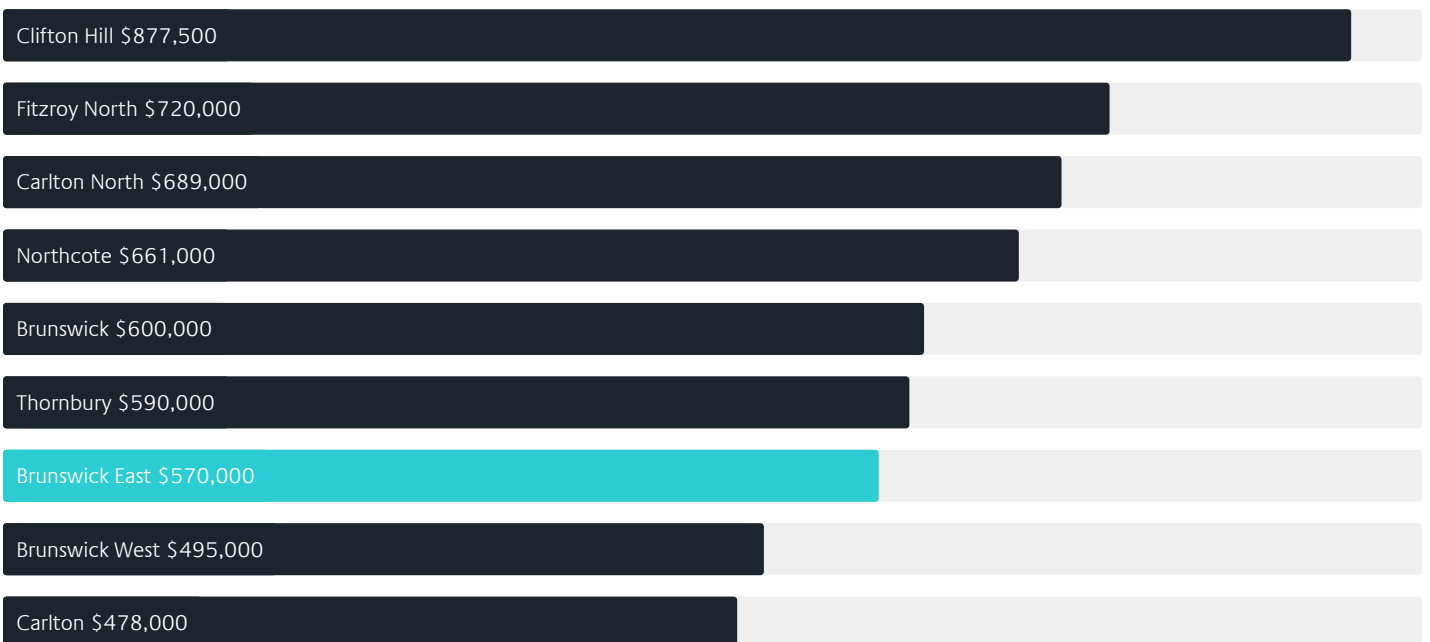


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 29%
● Private 71%

Auction Clearance Rate^{*}

69.57%

Median Days on Market[^]

29 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
 204/41 Miller St Brunswick East	2	Apartment	\$725,000	24 Jan 2025
 207/457-459 Lygon St Brunswick East	1	Apartment	\$410,000	23 Jan 2025
 4 Sumner St Brunswick East	3	House	\$1,620,000	23 Jan 2025
 120/416 Lygon St Brunswick East	1	Apartment	\$480,000	15 Jan 2025
 1 Temuka Av Brunswick East	4	House	\$1,780,000	01 Jan 2025
 305/124 Nicholson St Brunswick East	1	Flat/Unit/Apartment	\$585,000	27 Dec 2024
 103/15 Brunswick Rd Brunswick East	1	Apartment	\$375,000	24 Dec 2024
 51-53 Lygon St Brunswick East	3	House	\$2,210,000	19 Dec 2024
 213/1 Brunswick Rd Brunswick East	1	Apartment	\$338,000	19 Dec 2024
 6/213 Weston St Brunswick East	2	Townhouse	\$881,000	18 Dec 2024
 301/100 Nicholson St Brunswick East	1	Apartment	\$325,000	17 Dec 2024
 95 St Phillip St Brunswick East	3	House	\$1,300,000	16 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 521/22 Barkly St Brunswick East	1	Apartment	\$422,000	14 Dec 2024
 19a Lanark St Brunswick East	3	House	\$983,000	14 Dec 2024
 6 Dianella Wkwy Brunswick East	2	Townhouse	\$723,000	13 Dec 2024
 30 Albert St Brunswick East	3	House	\$1,205,000	12 Dec 2024
 223 Blyth St Brunswick East	3	Townhouse	\$1,075,000	11 Dec 2024
 4203/189 Weston St Brunswick East	1	Apartment	\$375,000	11 Dec 2024
 403/22 Barkly St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$417,500	09 Dec 2024
 1406/176 Edward St Brunswick East	2	Apartment	\$630,000	09 Dec 2024
 410/15 Brunswick Rd Brunswick East	3	Apartment	\$790,000	09 Dec 2024
 303/9 Village Av Brunswick East	2	Flat/Unit/Apartment	\$670,000	07 Dec 2024
 1104/176 Edward St Brunswick East	2	Apartment	\$540,000	04 Dec 2024
 8/23 Balmoral Av Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$353,500	03 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 181 Stewart St Brunswick East	3	House	\$1,350,000	03 Dec 2024
 16D Albert St Brunswick East	2	Townhouse	\$935,000	03 Dec 2024
 502/26 Lygon St Brunswick East	1	Apartment	\$425,000	02 Dec 2024
 412/77 Nicholson St Brunswick East	2	Apartment	\$635,000	02 Dec 2024
 501/9 Village Av Brunswick East	2	Apartment	\$760,000	02 Dec 2024
 6/105 Victoria St Brunswick East	1	Villa	\$586,000	30 Nov 2024
 15 Arnold St Brunswick East	3	House	\$1,300,000	30 Nov 2024
 12/127 Victoria St Brunswick East	2	Townhouse	\$720,000	30 Nov 2024
 101/360 Lygon St Brunswick East	2	Apartment	\$450,000	29 Nov 2024
 33 Hickford St Brunswick East	3	House	\$2,275,000	28 Nov 2024
 1507/182 Edward St Brunswick East	1	Apartment	\$370,000	28 Nov 2024
 305/466 Lygon St Brunswick East	1	Apartment	\$385,000	25 Nov 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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