

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.35m

Quarterly Price Change

0.37% ↑

Median Unit Price*

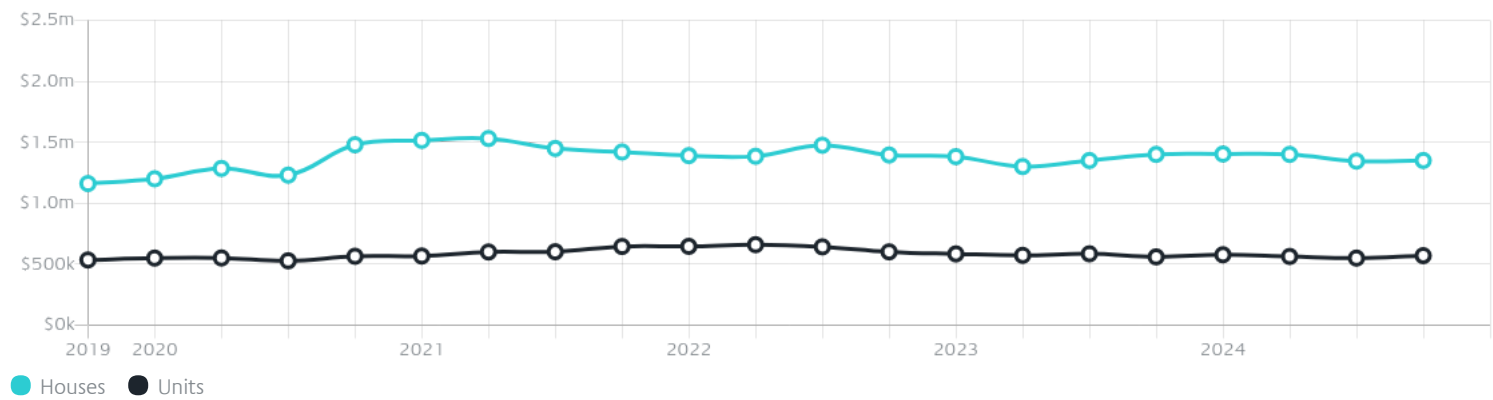
Median

\$570k

Quarterly Price Change

3.63% ↑

Quarterly Price Change*

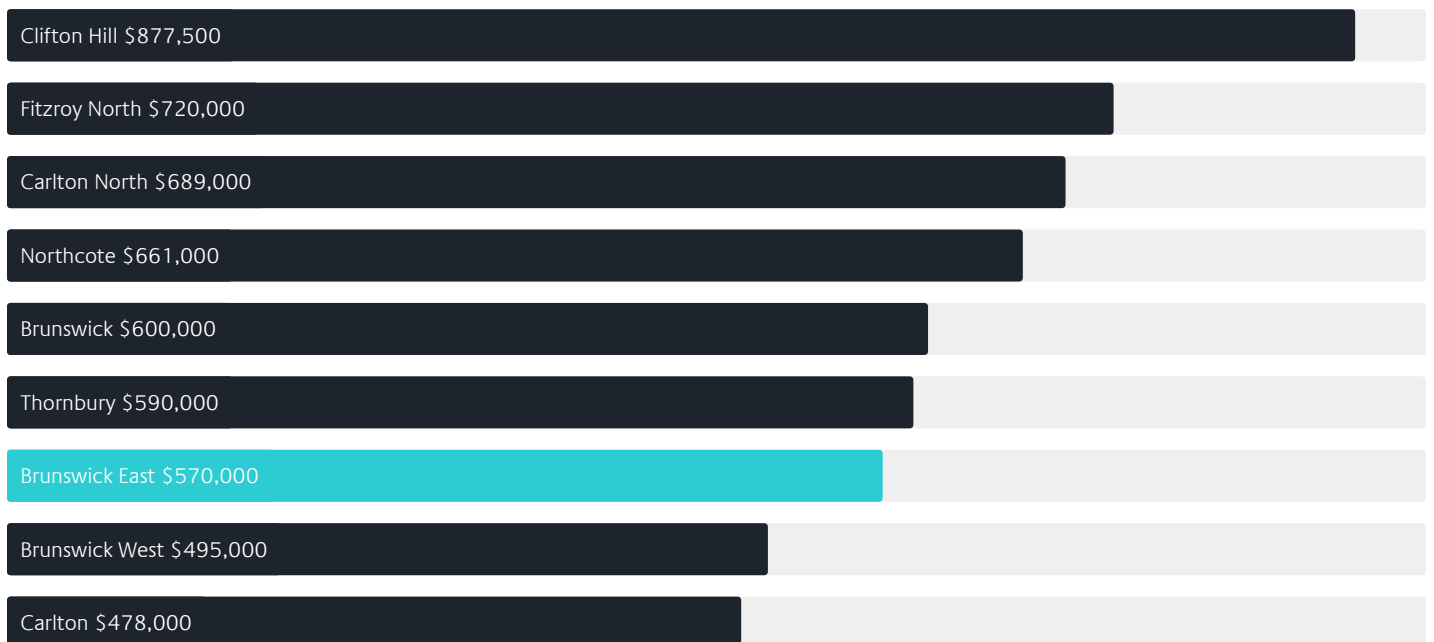


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}

● Auction 35%
● Private 65%

Auction Clearance Rate^{*}**65.52%**Median Days on Market[^]**30 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4203/189 Weston St Brunswick East	1	Apartment	\$375,000	06 Jan 2025
 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
 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
 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
 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
 1104/176 Edward St Brunswick East	2	Apartment	\$540,000	04 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 4/447a Lygon St Brunswick East	2	Unit	\$715,000	25 Nov 2024
 608/360 Lygon St Brunswick East	1	Apartment	\$335,000	22 Nov 2024
 6007/172 Edward St Brunswick East	2	Apartment	\$532,000	20 Nov 2024
 A202/38 Hutchinson St Brunswick East	2	Apartment	\$635,000	20 Nov 2024
 108/127 Nicholson St Brunswick East	2	Apartment	\$555,000	19 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 415/3 Bluestone Way Brunswick East	2	Apartment	\$695,000	18 Nov 2024
 506/77 Nicholson St Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$950,000	18 Nov 2024
 101/197 Edward St Brunswick East	3	Apartment	\$1,445,000	16 Nov 2024
 2 Parkview Av Brunswick East	2	House	\$1,520,000	16 Nov 2024
 2.09/29 Nicholson St Brunswick East	1	Apartment	\$392,500	14 Nov 2024
 6308/172 Edward St Brunswick East	2	Apartment	\$715,000	14 Nov 2024
 209/29 Nicholson St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$392,500	14 Nov 2024
 111/8 Lygon St Brunswick East	2	Apartment	\$600,000	13 Nov 2024
 9 Piera St Brunswick East	4	House	\$1,700,000	09 Nov 2024
 6/395 Lygon St Brunswick East	2	Apartment	\$647,500	09 Nov 2024
 6/389-409 Lygon St Brunswick East	2	Apartment	\$647,500	09 Nov 2024
 711/240-250 Lygon St Brunswick East	2	Apartment	\$570,000	08 Nov 2024



Brunswick Office
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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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