

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.41m

Quarterly Price Change

4.07% ↑

Median Unit Price*

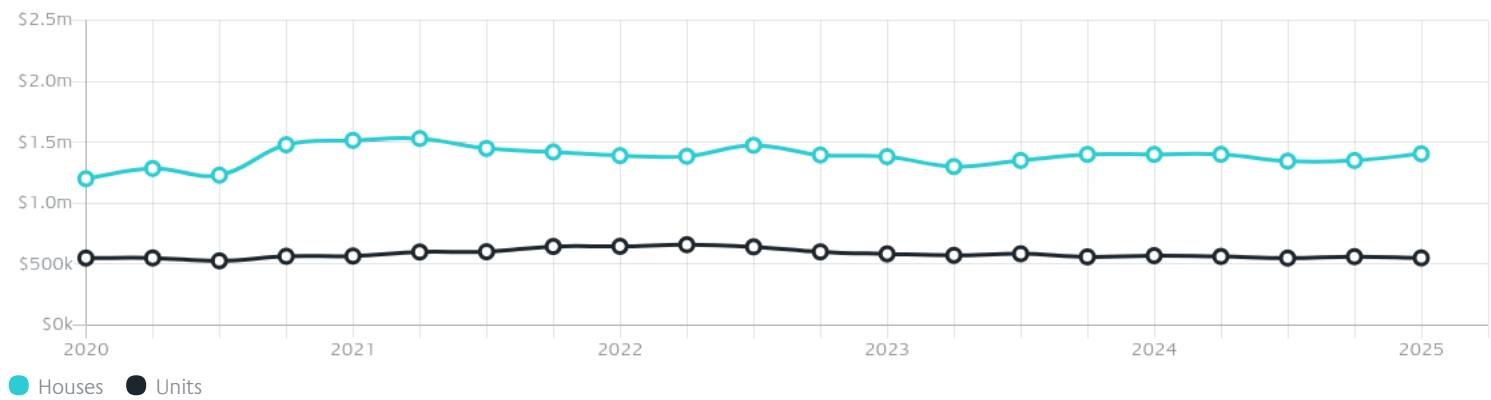
Median

\$551k

Quarterly Price Change

-1.87% ↓

Quarterly Price Change*

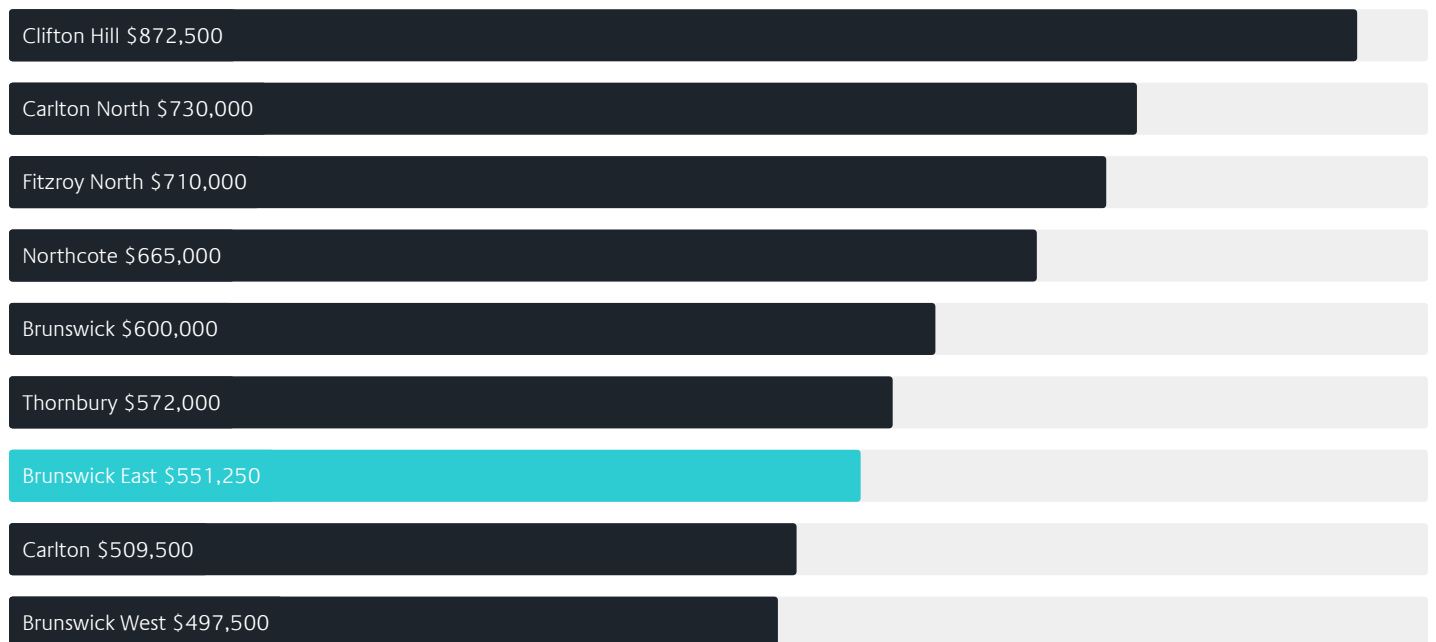


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 38%
● Private 62%

Auction Clearance Rate*

77.27%

Median Days on Market^

26 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~









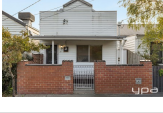
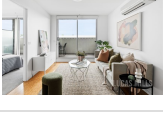
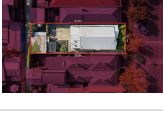

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8/67 Nicholson St Brunswick East	1	Apartment	\$370,000	30 Jun 2025
 210/8 Lygon St Brunswick East	2	Apartment	\$600,000	25 Jun 2025
 188 Stewart St Brunswick East	3	House	\$1,750,000	25 Jun 2025
 2/14 Oconnor St Brunswick East	2	Townhouse	\$1,140,000	24 Jun 2025
 158 Blyth St Brunswick East	4	House	\$1,685,000	21 Jun 2025
 176 Glenlyon Rd Brunswick East	2	House	\$960,000	21 Jun 2025
 206/29 Nicholson St Brunswick East	2	Apartment	\$600,000	20 Jun 2025
 710/330 Lygon St Brunswick East	2	Apartment	\$530,000	19 Jun 2025
 4206/189 Weston St Brunswick East	1	Apartment	\$395,000	17 Jun 2025
 505/26 Lygon St Brunswick East	1	Apartment	\$430,000	16 Jun 2025
 147 Barkly St Brunswick East	2	House	\$1,350,000	12 Jun 2025
 110/9 Village Av Brunswick East	1	Apartment	\$515,000	10 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 203 / 1 Brunswick Rd Brunswick East	2	Apartment	\$480,000	05 Jun 2025
 6 Albion St Brunswick East	2	House	\$1,110,000	31 May 2025
 9 Nunan St Brunswick East	4	House	\$1,245,000	31 May 2025
 22 Roberts St Brunswick East	3	House	\$1,550,000	31 May 2025
 60 Glenmorgan St Brunswick East	4	House	\$1,886,000	31 May 2025
 1a Lyndhurst Cr Brunswick East	2	Townhouse	\$957,000	31 May 2025
 4/43 Hickford St Brunswick East	1	Apartment	\$331,000	31 May 2025
 22 Lowan St Brunswick East	3	House	\$1,720,000	30 May 2025
 204/25-37 Nicholson St Brunswick East	2	Apartment	\$580,000	29 May 2025
 204/29 Nicholson St Brunswick East	2	Apartment	\$580,000	29 May 2025
 413 / 15 Brunswick Rd Brunswick East	2	Apartment	\$726,100	29 May 2025
 111 / 22 Barkly St Brunswick East	1	Apartment	\$436,000	28 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 B209/55 John St Brunswick East	2	Apartment	\$663,000	28 May 2025
 4/195-197 Lygon St Brunswick East	3	Apartment	\$850,000	26 May 2025
 19 Nunan St Brunswick East	4	House	\$1,320,000	24 May 2025
 G1/269 Stewart St Brunswick East	3	Flat/Unit/Apartment	\$1,310,000	24 May 2025
 193 Stewart St Brunswick East	3	House	\$1,556,000	24 May 2025
 41 John St Brunswick East	3	House	\$1,660,000	24 May 2025
 17 Clarke St Brunswick East	4	House	\$2,600,000	22 May 2025
 4/355 Lygon St Brunswick East	2	Unit	\$711,000	21 May 2025
 25 Hutchinson St Brunswick East	3	House	\$930,000	19 May 2025
 304/457-459 Lygon St Brunswick East	2	Apartment	\$410,000	19 May 2025
 79 Barkly St Brunswick East	2	House	\$1,465,000	17 May 2025
 5/33 Brunswick Rd Brunswick East	3	Unit	\$765,000	16 May 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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