

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.41m

Quarterly Price Change

4.07% ↑

Median Unit Price*

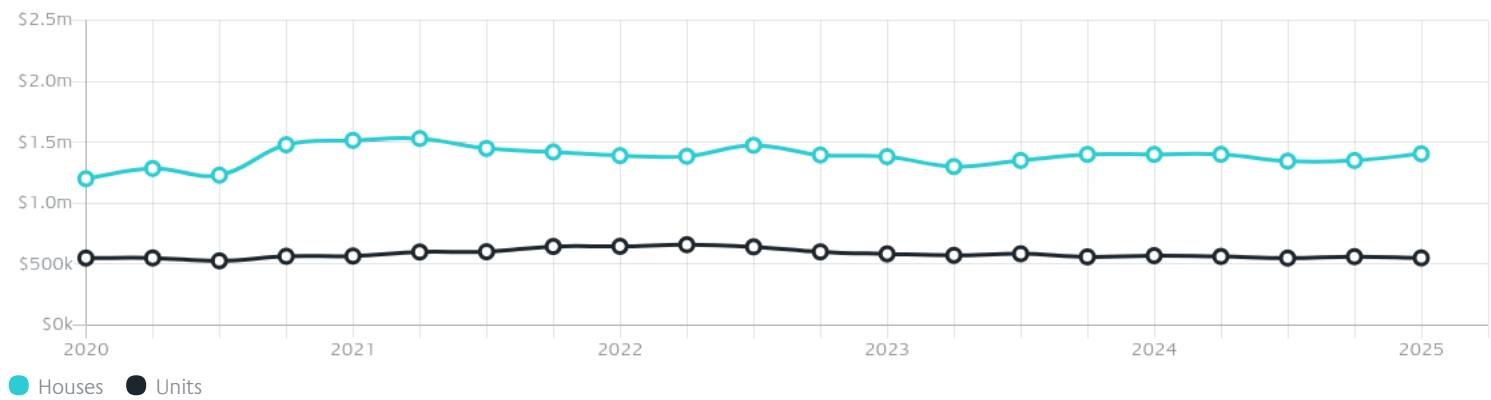
Median

\$551k

Quarterly Price Change

-1.87% ↓

Quarterly Price Change*

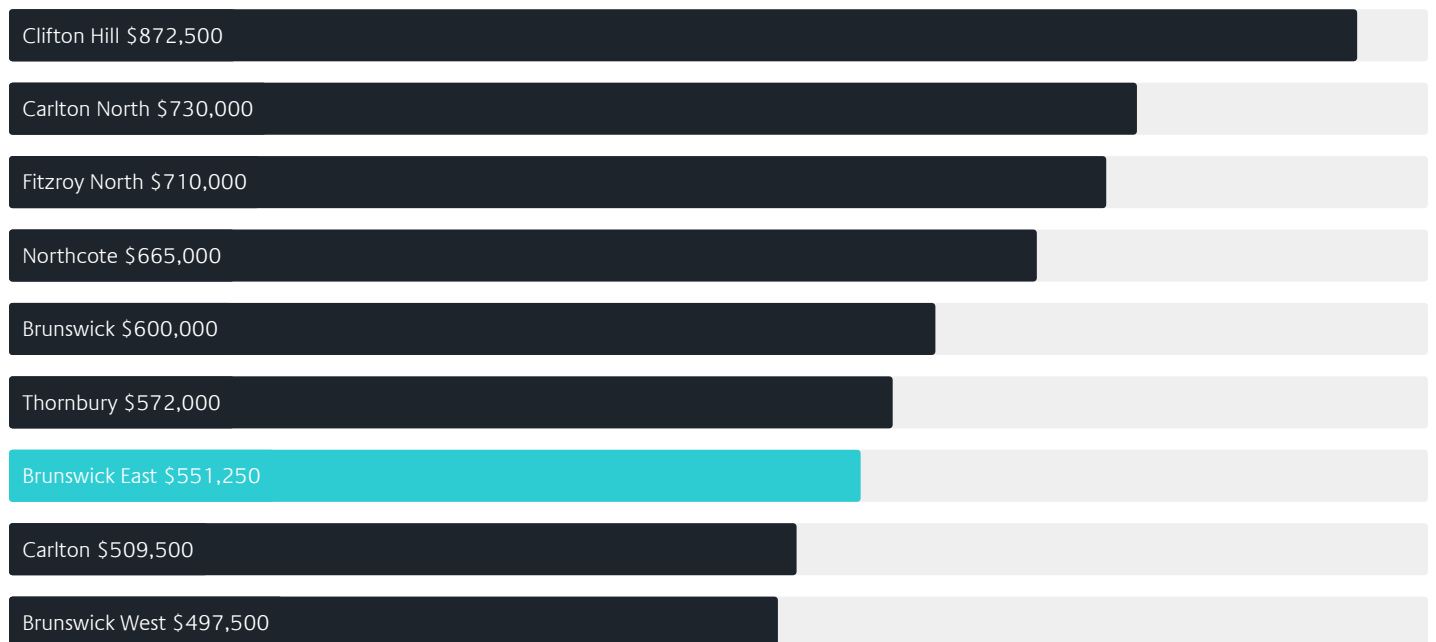


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 36%
● Private 64%

Auction Clearance Rate*

81.82%

Median Days on Market^

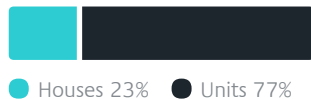
24 days

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
 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
 111/22 Barkly St Brunswick East	1	Apartment	\$436,000	28 May 2025
 19 Nunan St Brunswick East	4	House	\$1,320,000	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
 305/304-310 Lygon St Brunswick East	2	Apartment	\$550,000	16 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/33 Brunswick Rd Brunswick East	3	Unit	\$765,000	16 May 2025
 9g Clarke St Brunswick East	4	Townhouse	\$1,600,000	09 May 2025
 505/1 Brunswick Rd Brunswick East	2	Apartment	\$530,000	09 May 2025
 114/270 Lygon St Brunswick East	2	Apartment	\$650,000	07 May 2025
 107/360 Lygon St Brunswick East	2	Apartment	\$435,000	02 May 2025
 1002/176 Edward St Brunswick East	1	Apartment	\$356,000	01 May 2025
 2/23 Balmoral Av Brunswick East	1	Apartment	\$385,000	26 Apr 2025
 5407/185 Weston St Brunswick East	2	Apartment	\$480,000	23 Apr 2025
 306/466 Lygon St Brunswick East	2	Apartment	\$525,000	22 Apr 2025
 1609/182 Edward St Brunswick East	2	Apartment	\$720,000	16 Apr 2025
 402/104 John St Brunswick East	2	Apartment	\$746,000	15 Apr 2025
 177 Glenlyon Rd Brunswick East	2	House	\$1,020,000	15 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 228/22 Barkly St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$475,000	15 Apr 2025
 7 French Av Brunswick East	4	House	\$2,100,000	13 Apr 2025
 38 St Phillip St Brunswick East	2	House	\$1,080,000	12 Apr 2025
 5/127 Victoria St BRUNSWICK EAST	2	Unit	\$668,000	12 Apr 2025
 5/215 Edward St Brunswick East	3	Townhouse	\$1,282,500	12 Apr 2025
 1 Ivory Way Brunswick East	3	House	\$1,315,000	12 Apr 2025
 36/191-193 Lygon St Brunswick East	1	Apartment	\$420,000	11 Apr 2025
 1707/182 Edward St Brunswick East	1	Apartment	\$440,000	11 Apr 2025
 306A/14 Little Miller St Brunswick East	4	Unit	\$1,310,000	10 Apr 2025
 510/29 Nicholson St Brunswick East	2	Apartment	\$672,000	10 Apr 2025
 303/24 Barkly St Brunswick East	2	Apartment	\$720,000	09 Apr 2025
 111/360 Lygon St Brunswick East	1	Apartment	\$350,000	07 Apr 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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