

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.41m

Quarterly Price Change

4.07% ↑

Median Unit Price*

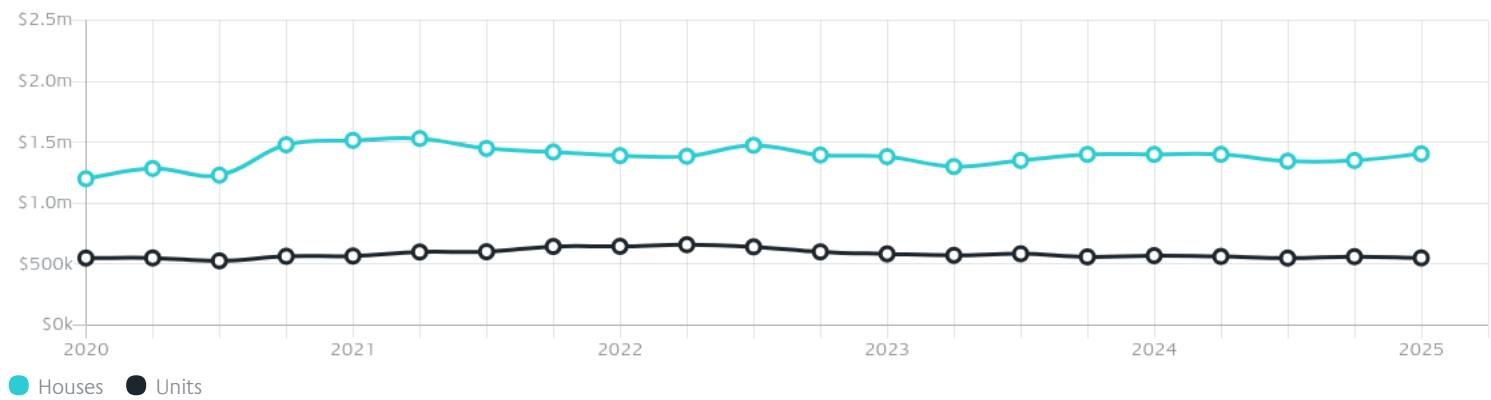
Median

\$551k

Quarterly Price Change

-1.87% ↓

Quarterly Price Change*

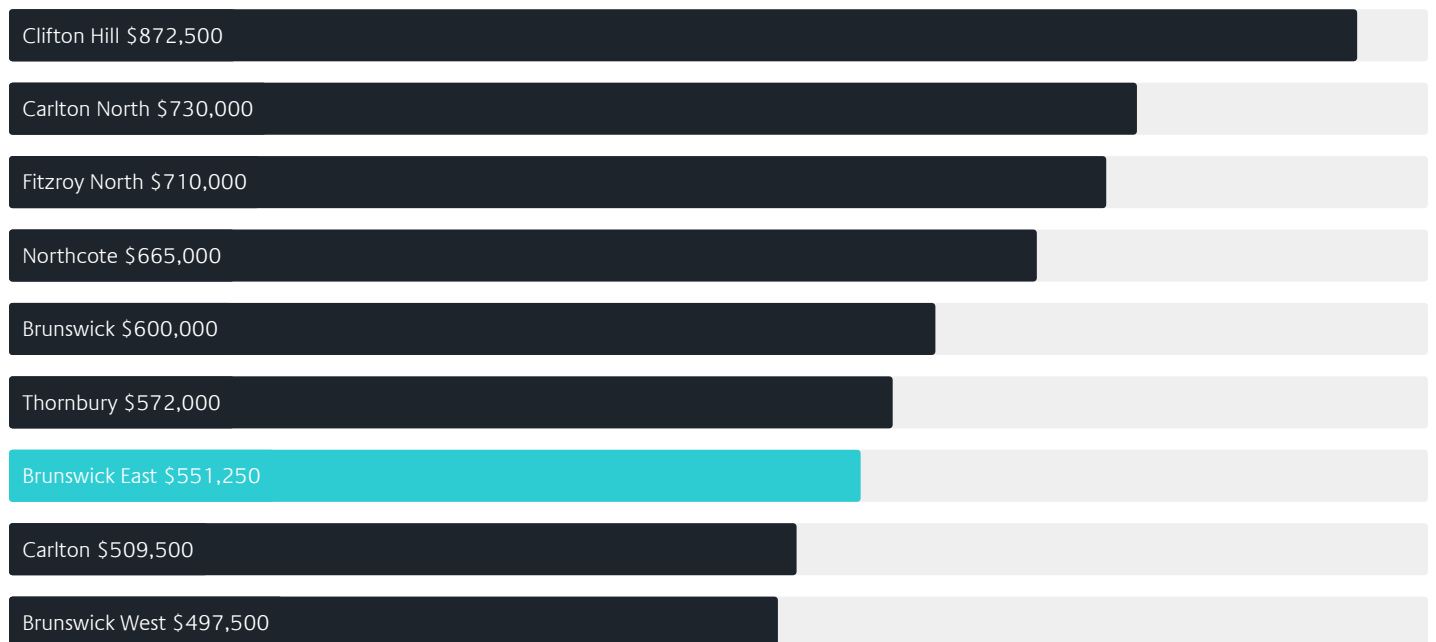


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 32%
● Private 68%

Auction Clearance Rate*

86.11%

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
 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
 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
 7 French Av Brunswick East	4	House	\$2,100,000	13 Apr 2025
 1 Ivory Way Brunswick East	3	House	\$1,315,000	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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1106/176 Edward St Brunswick East	2	Apartment	\$555,000	06 Apr 2025
 138 Stewart St Brunswick East	2	House	\$1,300,000	05 Apr 2025
 198 Blyth St Brunswick East	4	House	\$2,050,000	05 Apr 2025
 50 Clarence St Brunswick East	3	House	\$2,150,000	05 Apr 2025
 132 Stewart St Brunswick East	3	House	\$990,000	04 Apr 2025
 403/104 John St Brunswick East	2	Apartment	\$741,500	03 Apr 2025
 510/360 Lygon St Brunswick East	1	Apartment	\$380,000	02 Apr 2025
 409/11-15 Brunswick Rd Brunswick East	1	Apartment	\$420,000	31 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/31 Brunswick Rd Brunswick East	1	Apartment	\$399,000	26 Mar 2025
 12 Station St Brunswick East	3	House	\$1,150,000	25 Mar 2025
 9f Clarke St Brunswick East	3	House	\$1,645,000	25 Mar 2025
 410/9 Village Av Brunswick East	1	Apartment	\$510,000	24 Mar 2025
 1324/176 Edward St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$325,000	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
 114/9 Village Av Brunswick East	1	Flat/Unit/Apartment	\$473,000	20 Mar 2025
 215/48 Victoria St Brunswick East	2	Apartment	\$592,000	19 Mar 2025
 30a Glenmorgan St Brunswick East	4	House	\$1,541,000	19 Mar 2025
 1321/176 Edward St Brunswick East	2	Apartment	\$558,000	18 Mar 2025
 9b Clarke St Brunswick East	4	House	\$1,650,000	18 Mar 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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