

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-0.95% ↓

Median Unit Price*

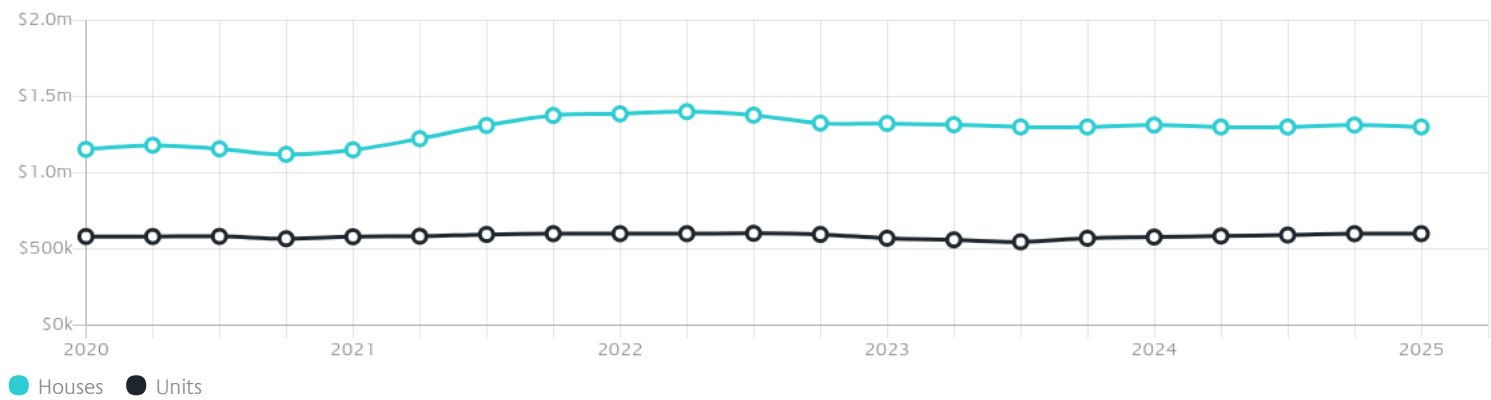
Median

\$600k

Quarterly Price Change

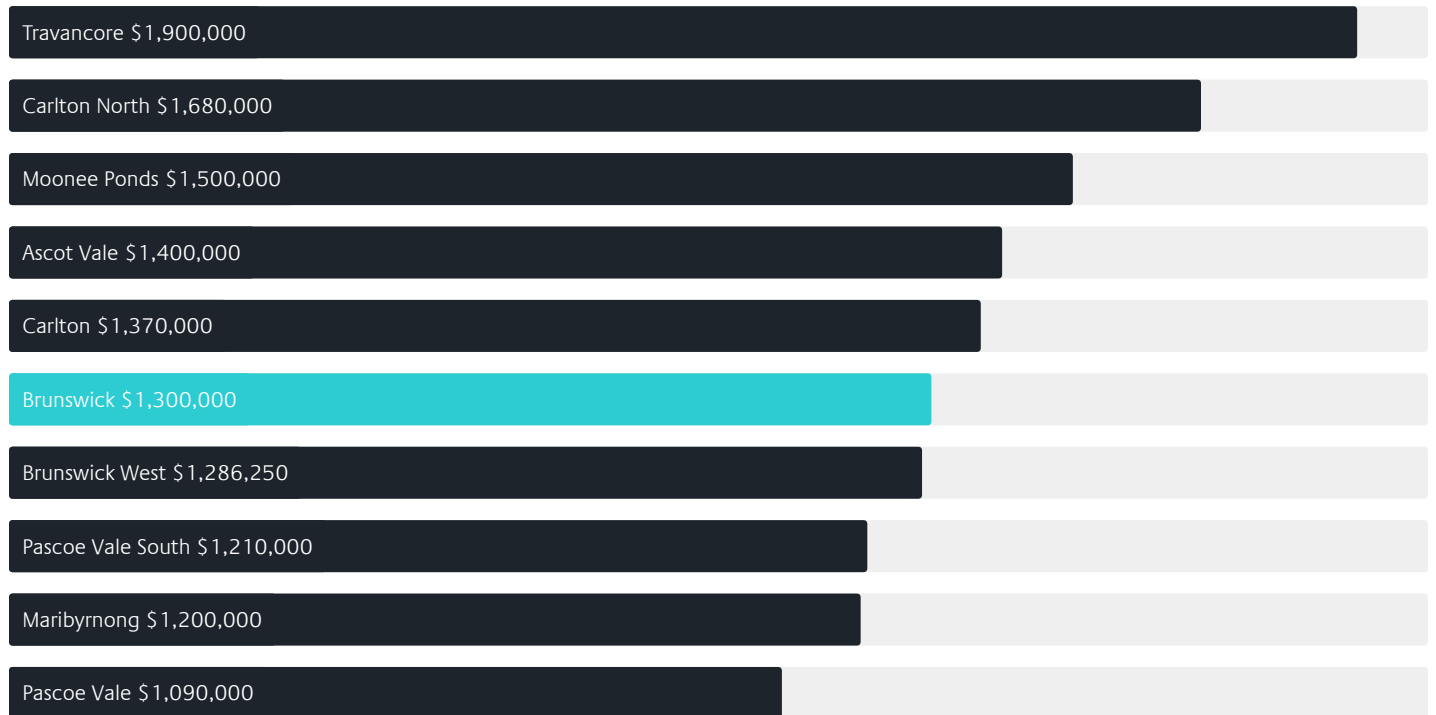
0.00% ↓

Quarterly Price Change*

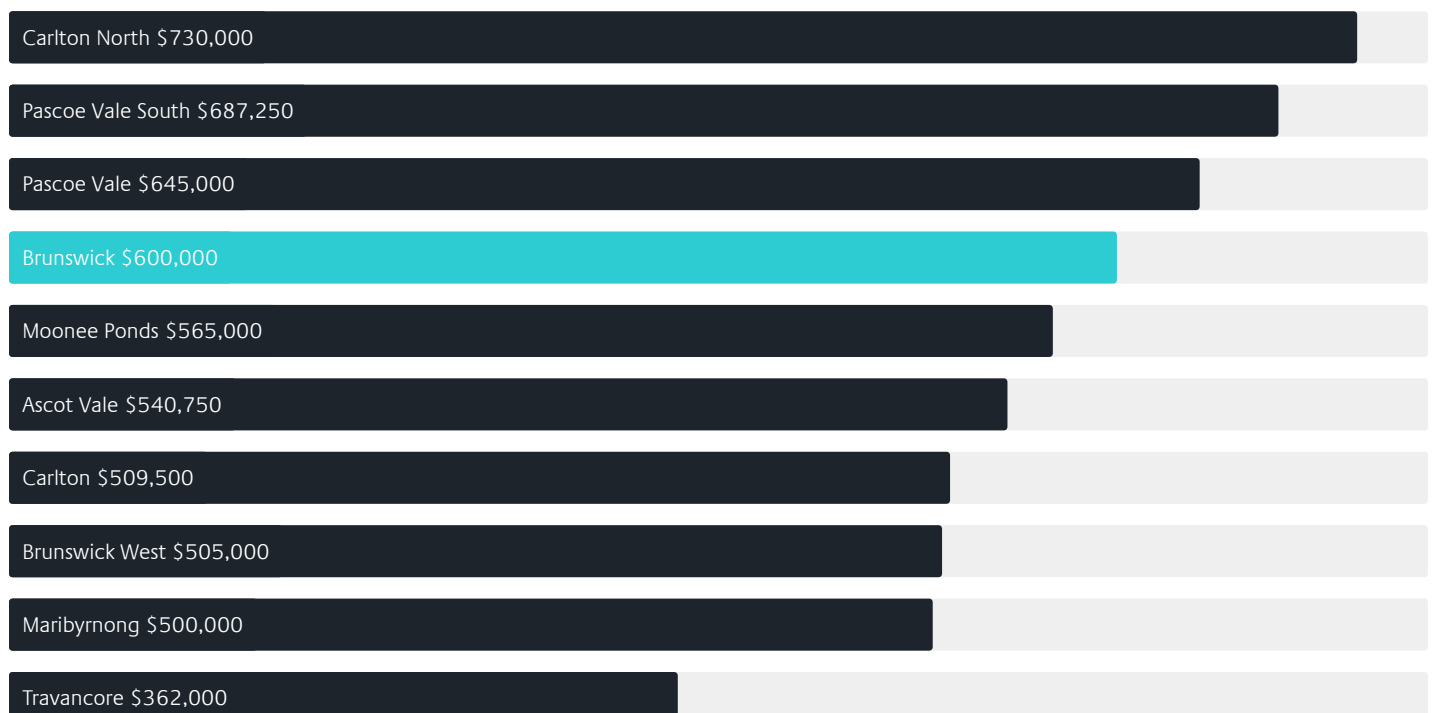


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



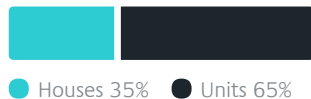
Sales Snapshot

Sale Method^{*}

● Auction 49%
● Private 51%

Auction Clearance Rate^{*}**81.72%**Median Days on Market[^]**26 days**Average Hold Period^{*}**7.5 years**

Insights

Dwelling Type[^]

● Houses 35% ● Units 65%







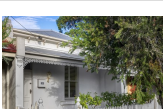
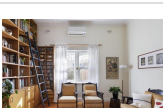




Ownership[^]

● Owned Outright 26% ● Mortgaged 29% ● Rented 44%









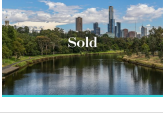



Population[^]**24,896**Median Asking Rent per week^{*}**\$725**Population Growth[^]**1.73%**Rental Yield^{*}**2.89%**Median Age[^]**34 years**Median Household Size[^]**2.1 people**

Sold Properties~










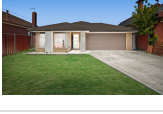
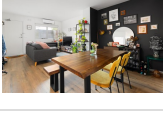

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 50 Lydia St Brunswick	4	House	\$1,650,000	31 May 2025
 90 Weston St Brunswick	2	House	\$1,475,000	31 May 2025
 10a Latrobe St Brunswick	4	House	\$1,650,000	31 May 2025
 3/705 Park St BRUNSWICK	1	Apartment	\$391,500	26 May 2025
 7/376 Albert St Brunswick	2	Apartment	\$682,000	26 May 2025
 96 Mitchell St Brunswick	3	House	\$1,400,000	25 May 2025
 48 Frederick St Brunswick	2	House	\$1,210,000	24 May 2025
 82 Lydia St Brunswick	3	House	\$1,367,000	24 May 2025
 43 Canberra St Brunswick	3	House	\$1,343,000	24 May 2025
 81 Davies St Brunswick	4	House	\$1,850,000	21 May 2025
 108/2-6 Duckett St Brunswick	2	Apartment	\$575,000	21 May 2025
 M10/288 Albert St Brunswick	1	Apartment	\$285,000	20 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Hall St Brunswick	2	House	\$1,210,000	20 May 2025
 4/10 Charles St Brunswick	1	Unit	\$565,000	16 May 2025
 11/117 Albion St Brunswick	2	Townhouse	\$998,000	15 May 2025
 304/93-95 Holmes St Brunswick	2	Apartment	\$536,000	13 May 2025
 213/800 Sydney Rd Brunswick	2	Apartment	\$515,000	13 May 2025
 2/33 Staley St Brunswick	1	Apartment	\$335,000	12 May 2025
 7 Barrow St Brunswick	3	House	\$1,328,000	10 May 2025
 117 Albion St Brunswick	2	Townhouse	\$955,000	10 May 2025
 10/15 De Carle St Brunswick	1	Apartment	\$440,000	10 May 2025
 211/1 Lygon St Brunswick	1	Apartment	\$310,000	09 May 2025
 D103/460 Victoria St Brunswick	1	Apartment	\$325,000	08 May 2025
 303/5 Union St Brunswick	1	Unit	\$505,000	04 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 8 De Carle St Brunswick	2	Townhouse	\$878,000	03 May 2025
 10 / 174 Victoria St Brunswick	2	Apartment	\$415,000	02 May 2025
 202 / 1-31 Lux Way Brunswick	2	Apartment	\$660,000	01 May 2025
 202 / 10-14 Hope St Brunswick	1	Apartment	\$395,000	30 Apr 2025
 11 / 6 Garnet St Brunswick	1	Apartment	\$267,000	29 Apr 2025
 113 / 26 Breese St Brunswick	1	Apartment	\$370,000	27 Apr 2025
 32 Barrow St Brunswick	2	House	\$920,000	24 Apr 2025
 302 / 12 Duckett St Brunswick	2	Apartment	\$875,000	24 Apr 2025
 23 / 70-74 Brunswick Rd Brunswick	2	Unit	\$715,000	24 Apr 2025
 32 Davies St Brunswick	3	House	\$1,700,000	24 Apr 2025
 104 / 108-124 Union St Brunswick	2	Apartment	\$600,000	24 Apr 2025
 404 / 12 Duckett St Brunswick	2	Apartment	\$875,000	23 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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