

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-0.95% ↓**

## Median Unit Price\*

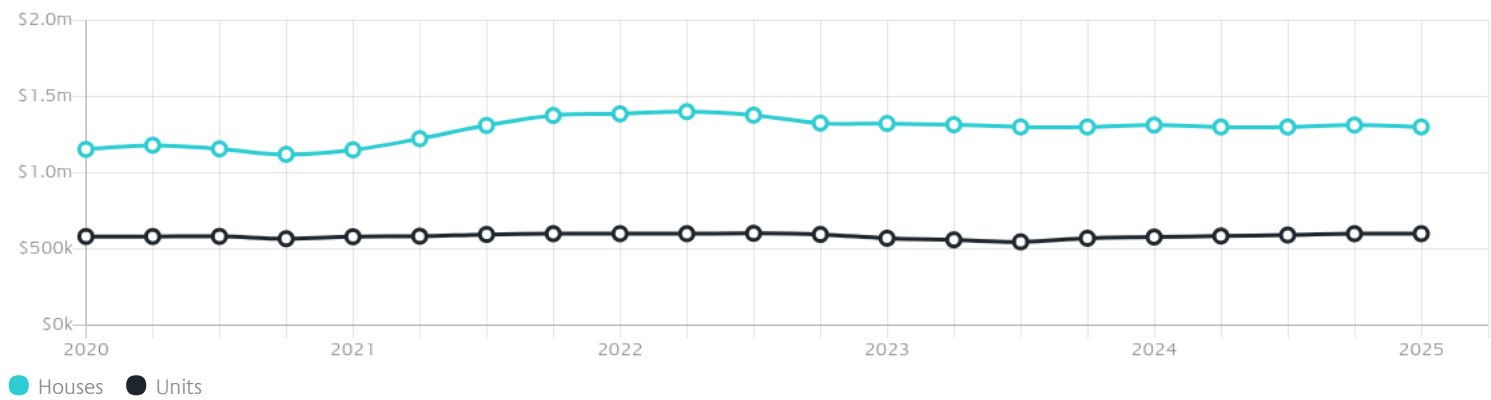
Median

**\$600k**

Quarterly Price Change

**0.00% ↓**

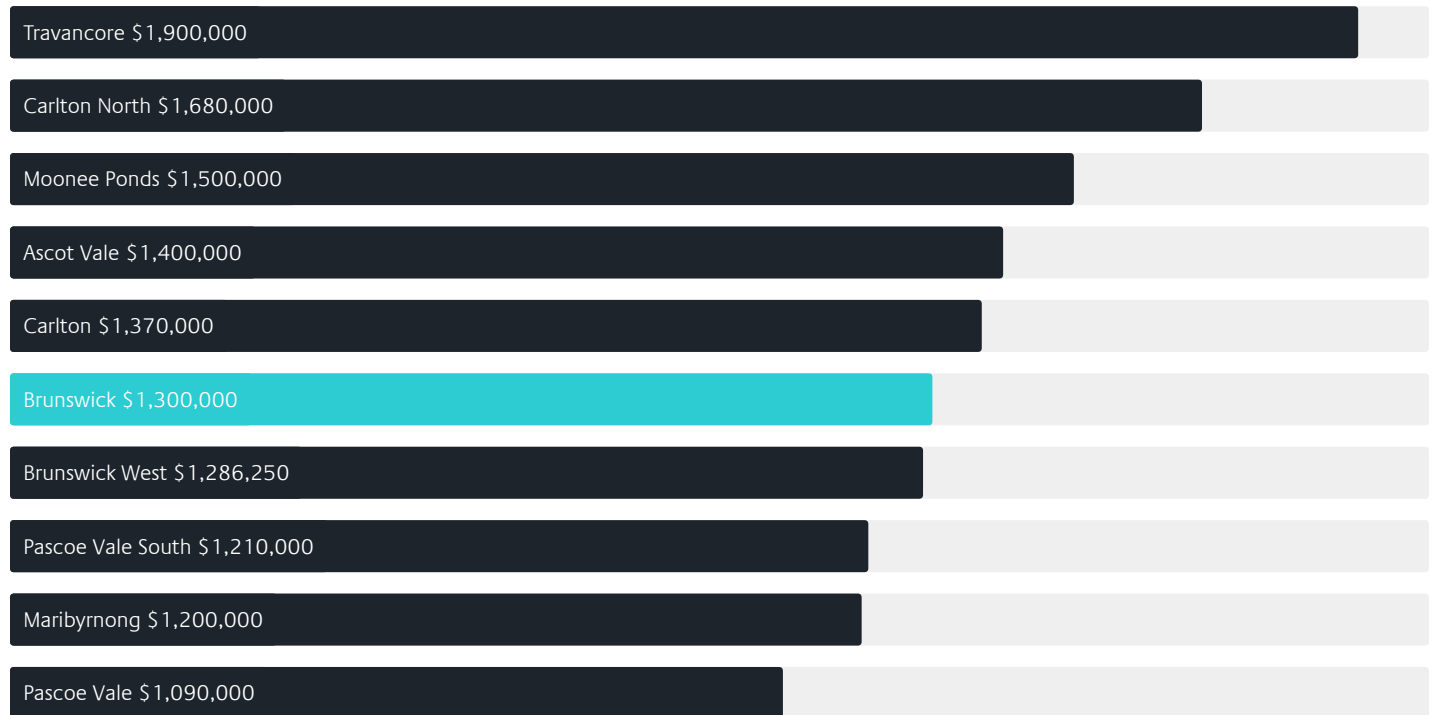
## Quarterly Price Change\*



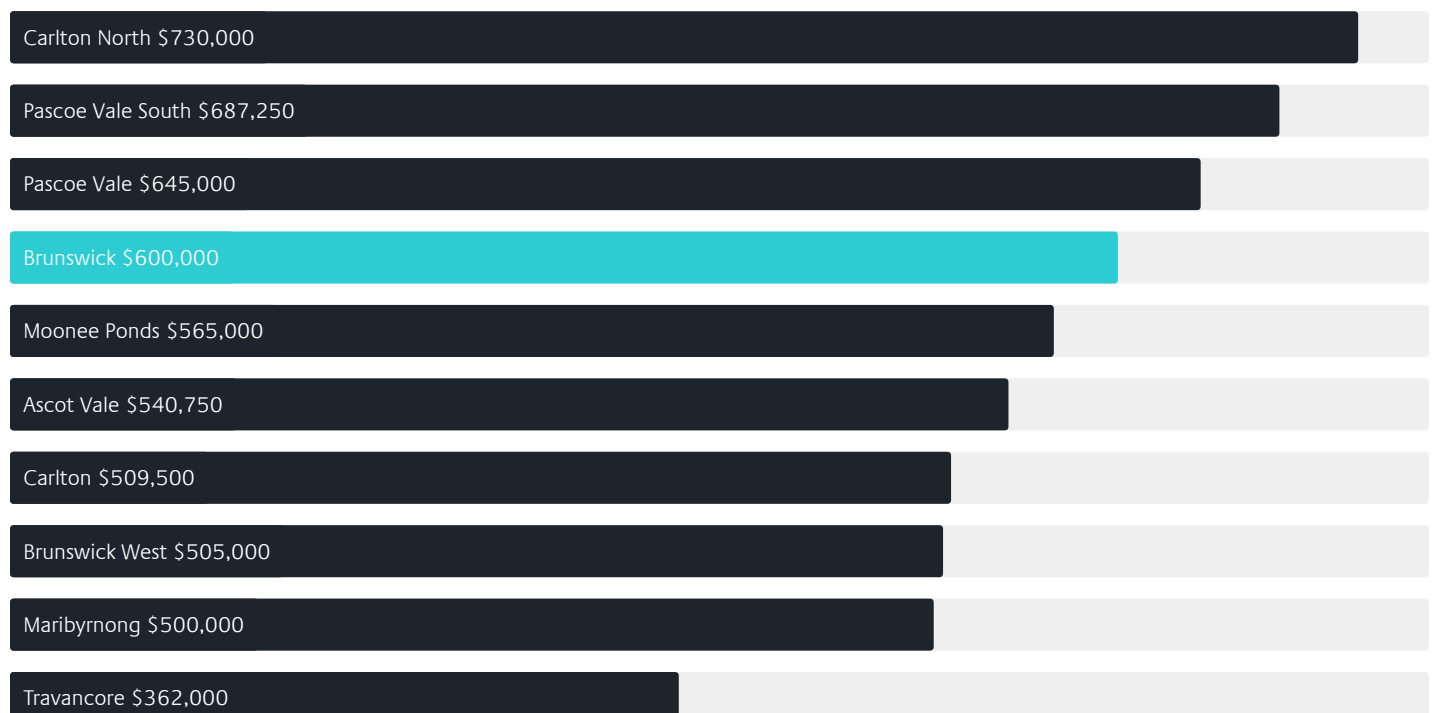
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 48%  
● Private 52%

Auction Clearance Rate\*

80%

Median Days on Market^

25 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^







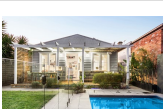


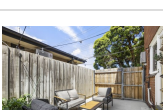
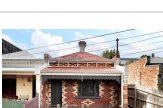
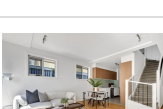
34 years

Median Household Size^










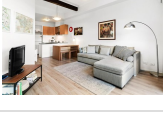
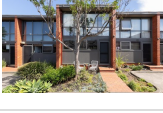

2.1 people

# 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11/6 Garnet St Brunswick	1	Apartment	\$267,000	29 Apr 2025
 32 Davies St Brunswick	3	House	\$1,700,000	24 Apr 2025
 7/5 Mitchell St Brunswick	1	Apartment	\$360,000	23 Apr 2025
 158 Moreland Rd Brunswick	5	House	\$1,140,000	22 Apr 2025
 406/9 Wilson Av Brunswick	2	Apartment	\$805,000	17 Apr 2025
 4/10 Davies St Brunswick	2	Townhouse	\$871,000	17 Apr 2025
 42 Rose St Brunswick	3	House	\$1,600,000	12 Apr 2025
 159 Albion St Brunswick	2	House	\$865,000	12 Apr 2025
 28 Barry St Brunswick	2	House	\$1,010,000	12 Apr 2025
 1/39 Davies St Brunswick	1	Apartment	\$460,000	11 Apr 2025
 12 Ivy St Brunswick	2	House	\$1,090,000	11 Apr 2025
 2/129 Albert St Brunswick	2	Townhouse	\$912,000	11 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Glenlyon Rd Brunswick	3	House	\$1,520,000	11 Apr 2025
 1 Garnet St Brunswick	3	House	\$1,175,000	10 Apr 2025
 6/139 Union St Brunswick	2	Apartment	\$585,000	10 Apr 2025
 2/53 Evans St Brunswick	2	Townhouse	\$949,000	08 Apr 2025
 22 Mackenzie St Brunswick	2	House	\$1,135,000	07 Apr 2025
 3/269 Albion St Brunswick	2	Unit	\$530,000	05 Apr 2025
 49 Stewart St Brunswick	3	House	\$1,361,000	05 Apr 2025
 77 Davies St Brunswick	3	House	\$1,385,000	05 Apr 2025
 1/55 De Carle St Brunswick	2	Apartment	\$541,000	03 Apr 2025
 4/2 Pottery Ct Brunswick	1	Unit	\$385,000	03 Apr 2025
 6/84 Blyth St Brunswick	2	Townhouse	\$867,000	02 Apr 2025
 72 Edward St Brunswick	3	House	\$1,440,000	02 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Talbot St Brunswick	4	House	\$1,750,000	31 Mar 2025
 30 Downs St Brunswick	3	House	\$1,570,000	29 Mar 2025
 7/205 Brunswick Rd Brunswick	2	Townhouse	\$771,000	29 Mar 2025
 401/24-26 Merri St Brunswick	2	Apartment	\$571,000	29 Mar 2025
 46 Ashmore St Brunswick	3	House	\$1,350,000	29 Mar 2025
 503/800 Sydney Rd Brunswick	2	Apartment	\$685,000	28 Mar 2025
 10/837 Park St Brunswick	2	Apartment	\$660,000	27 Mar 2025
 205/4 Breese St Brunswick	2	Apartment	\$500,000	27 Mar 2025
 202/287 Brunswick Rd Brunswick	2	Apartment	\$655,000	27 Mar 2025
 401/24 Merri St Brunswick	2	Subdivided Unit/Villa/Townhouse	\$571,000	25 Mar 2025
 21a North St Brunswick	2	House	\$805,000	25 Mar 2025
 5b Holloway Rd Brunswick	3	House	\$920,000	24 Mar 2025



Brunswick Office  
179 Sydney Rd, Brunswick  
03 9387 5888

[jelliscraig.com.au](http://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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