

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-5.48% ↓**

## Median Unit Price\*

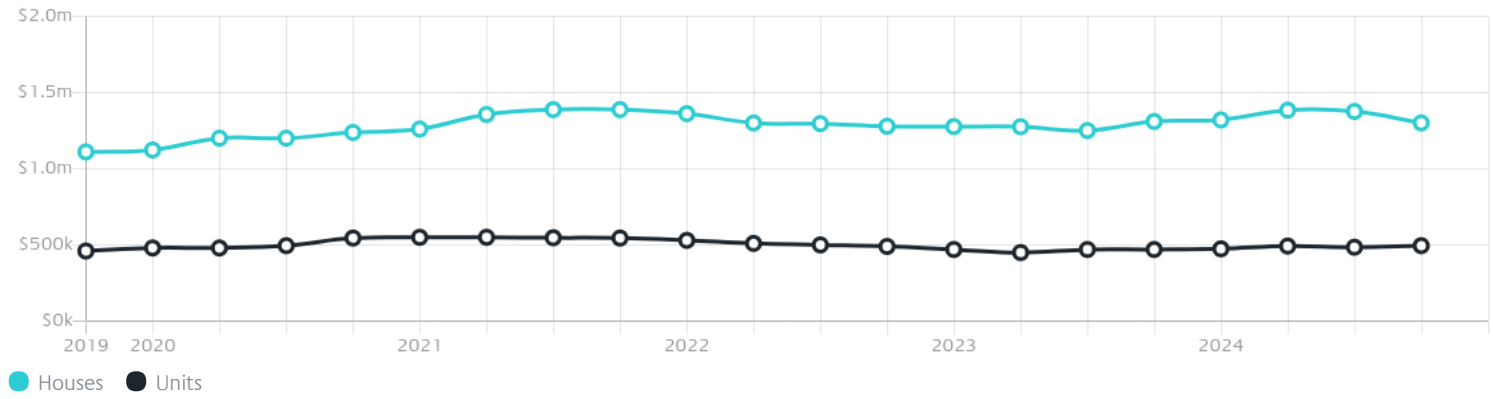
Median

**\$495k**

Quarterly Price Change

**2.06% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 47%  
● Private 53%

## Auction Clearance Rate\*

92.68%

## Median Days on Market^

26 days

## Average Hold Period\*

7.3 years

# Insights

## Dwelling Type^



● Houses 38% ● Units 62%

## Ownership^



● Owned Outright 26% ● Mortgaged 29% ● Rented 45%

## Population^

14,746

## Median Asking Rent per week\*

\$750

## Population Growth^

4.15%

## Rental Yield\*

2.84%

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

Address	Bedrooms	Type	Price	Sold
 1/3 Turnbull Ct Brunswick West	2	Townhouse	\$800,000	29 Mar 2025
 6 Mincha St Brunswick West	3	House	\$1,000,000	29 Mar 2025
 6/26 Cohuna St Brunswick West	2	Apartment	\$505,000	28 Mar 2025
 5/10/3 Olive York Way Brunswick West	2	Apartment	\$500,000	26 Mar 2025
 2/18 Murray St BRUNSWICK WEST	2	Unit	\$423,000	25 Mar 2025
 24 Cornwall St Brunswick West	4	House	\$1,580,000	22 Mar 2025
 30 Cook St Brunswick West	2	House	\$1,250,000	20 Mar 2025
 6/1 Duggan St Brunswick West	2	House	\$430,000	19 Mar 2025
 21b Mclean St Brunswick West	2	Townhouse	\$690,000	15 Mar 2025
 13 Cook St Brunswick West	5	House	\$1,910,000	15 Mar 2025
 1 Hodgins Ct Brunswick West	3	House	\$910,000	15 Mar 2025
 4/427 Brunswick Rd Brunswick West	2	Flat	\$451,000	14 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 190 Hope St Brunswick West	3	House	\$1,435,000	14 Mar 2025
 6/12 Mccoll Ct Brunswick West	1	Apartment	\$255,000	12 Mar 2025
 4/7 Egginton St Brunswick West	2	Townhouse	\$508,000	06 Mar 2025
 213/446 Moreland Rd Brunswick West	4	Flat/Unit/Apartment	\$450,000	06 Mar 2025
 15/612 Moreland Rd Brunswick West	1	Apartment	\$280,000	05 Mar 2025
 106/446 Moreland Rd Brunswick West	1	Apartment	\$328,000	04 Mar 2025
 7/3 Turnbull Ct Brunswick West	2	Townhouse	\$697,500	01 Mar 2025
 8/173 Union St Brunswick West	1	Unit	\$355,000	01 Mar 2025
 133 Pearson St Brunswick West	4	House	\$1,200,000	27 Feb 2025
 8/3 Allard St Brunswick West	1	House	\$285,000	27 Feb 2025
 12/614 Moreland Rd Brunswick West	2	Apartment	\$380,000	27 Feb 2025
 13/137 Melville Rd Brunswick West	2	Apartment	\$585,000	25 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102/1 Duggan St Brunswick West	2	Apartment	\$380,000	25 Feb 2025
 404 Albert St Brunswick West	2	House	\$830,000	22 Feb 2025
 1/4a Duggan St Brunswick West	3	Townhouse	\$770,000	22 Feb 2025
 14/13 Hopetoun Av Brunswick West	2	Apartment	\$390,000	21 Feb 2025
 6/16 Jolley St Brunswick West	1	Unit	\$350,000	21 Feb 2025
 3/2 Cooper St Brunswick West	2	Townhouse	\$662,500	20 Feb 2025
 204/3 Duggan St Brunswick West	2	Apartment	\$430,000	17 Feb 2025
 16/556 Moreland Rd BRUNSWICK WEST	1	Apartment	\$240,000	16 Feb 2025
 4/86 Pearson St Brunswick West	2	Unit	\$697,500	15 Feb 2025
 Heller St Brunswick West	1	Strata Unit/Flat	\$318,000	15 Feb 2025
 9/87 Heller St Brunswick West	1	Apartment	\$318,000	15 Feb 2025
 70 Whitby St Brunswick West	3	House	\$1,350,000	15 Feb 2025

# Jellis Craig

Brunswick Office  
179 Sydney Rd, Brunswick  
03 9387 5888

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.