

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-5.48% ↓

Median Unit Price*

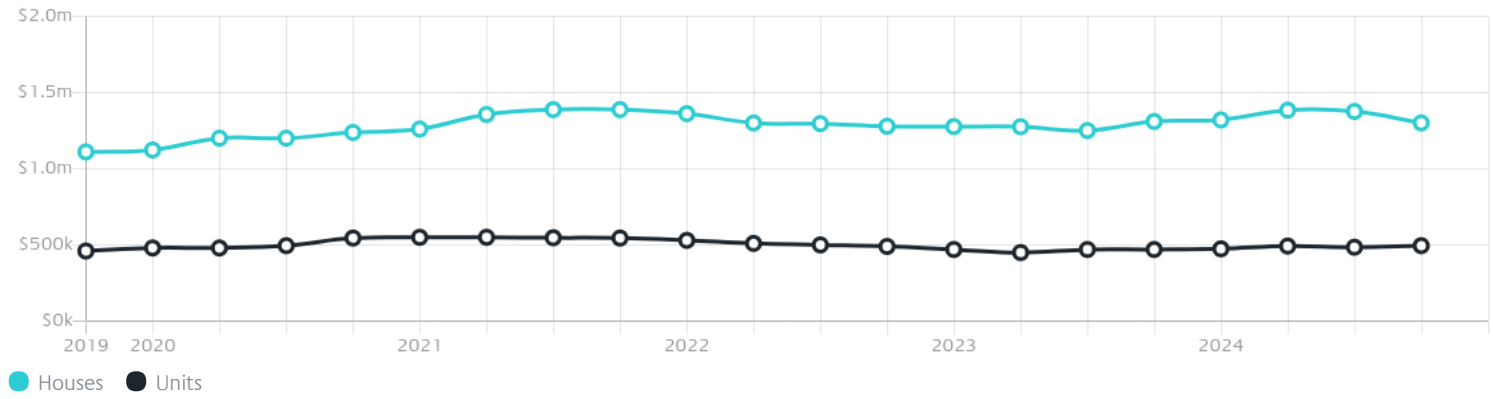
Median

\$495k

Quarterly Price Change

2.06% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 38%
● Private 62%

Auction Clearance Rate^{*}

78.79%

Median Days on Market[^]

32 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[^]










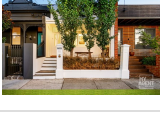


2.1 people

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

Address	Bedrooms	Type	Price	Sold
 103 /8 Olive York Way Brunswick West	1	Apartment	\$316,000	23 Jan 2025
 G12 /446 Moreland Rd Brunswick West	1	Apartment	\$315,000	15 Jan 2025
 2 /14 Jolley St BRUNSWICK WEST	1	Unit	\$320,000	03 Jan 2025
 4 /9 Cumming St Brunswick West	3	Townhouse	\$825,000	24 Dec 2024
 131 Whitby St Brunswick West	3	House	\$1,260,000	21 Dec 2024
 3 /86 Heller St Brunswick West	2	Unit	\$562,300	21 Dec 2024
 15 Yarrabin St Brunswick West	4	House	\$870,000	21 Dec 2024
 5 /14 Irvine Cr Brunswick West	3	Townhouse	\$985,000	21 Dec 2024
 311 /12 Olive York Way Brunswick West	1	Apartment	\$315,000	20 Dec 2024
 16 Waxman Pde BRUNSWICK WEST	2	House	\$830,000	19 Dec 2024
 3 /218 Union St Brunswick West	2	Flat /Unit /Apartment	\$765,000	19 Dec 2024
 102 /2-4 Murray St Brunswick West	2	Apartment	\$530,000	19 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102/2 Murray St Brunswick West	2	Subdivided Unit/Villa/Townhouse	\$530,000	19 Dec 2024
 2/22 Melville Rd Brunswick West	2	Townhouse	\$832,500	19 Dec 2024
 6/7 Allard St BRUNSWICK WEST	2	Unit	\$467,500	18 Dec 2024
 4/28 Melville Rd Brunswick West	1	House	\$331,500	18 Dec 2024
 5/13 Passfield St Brunswick West	1	Unit	\$260,000	16 Dec 2024
 4/10 Melville Rd Brunswick West	3	Townhouse	\$865,000	16 Dec 2024
 3/5 Cohuna St Brunswick West	3	House	\$955,000	14 Dec 2024
 2/44 Pearson St Brunswick West	3	Flat/Unit/Apartment	\$1,350,000	14 Dec 2024
 3/3 Manica St Brunswick West	2	Townhouse	\$890,000	14 Dec 2024
 10 Shamrock St Brunswick West	3	House	\$1,325,000	13 Dec 2024
 4/608 Moreland Rd Brunswick West	1	Apartment	\$300,000	12 Dec 2024
 1/11 Howson St BRUNSWICK WEST	2	Unit	\$632,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2b Cumming St Brunswick West	3	Unit	\$1,165,000	12 Dec 2024
 118/12 Olive York Way Brunswick West	1	Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	\$310,000	11 Dec 2024
 5 Bent St Brunswick West	4	House	\$1,950,000	10 Dec 2024
 222 Hope St Brunswick West	4	House	\$2,210,000	07 Dec 2024
 5 Wyall St BRUNSWICK WEST	3	House	\$940,000	07 Dec 2024
 1/1 Cohuna St Brunswick West	3	Townhouse	\$785,000	07 Dec 2024
 15 Holbrook Cr Brunswick West	5	House	\$1,840,000	07 Dec 2024
 211/358 Moreland Rd Brunswick West	3	Apartment	\$610,000	06 Dec 2024
 7/523-525 Victoria St Brunswick West	2	Apartment	\$707,000	06 Dec 2024
 14 Waxman Pde Brunswick West	3	House	\$1,380,000	06 Dec 2024
 41 Everett St Brunswick West	4	House	\$2,000,000	06 Dec 2024
 17/28-30 Cumming St Brunswick West	2	Apartment	\$520,000	05 Dec 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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