

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-5.48% ↓

Median Unit Price*

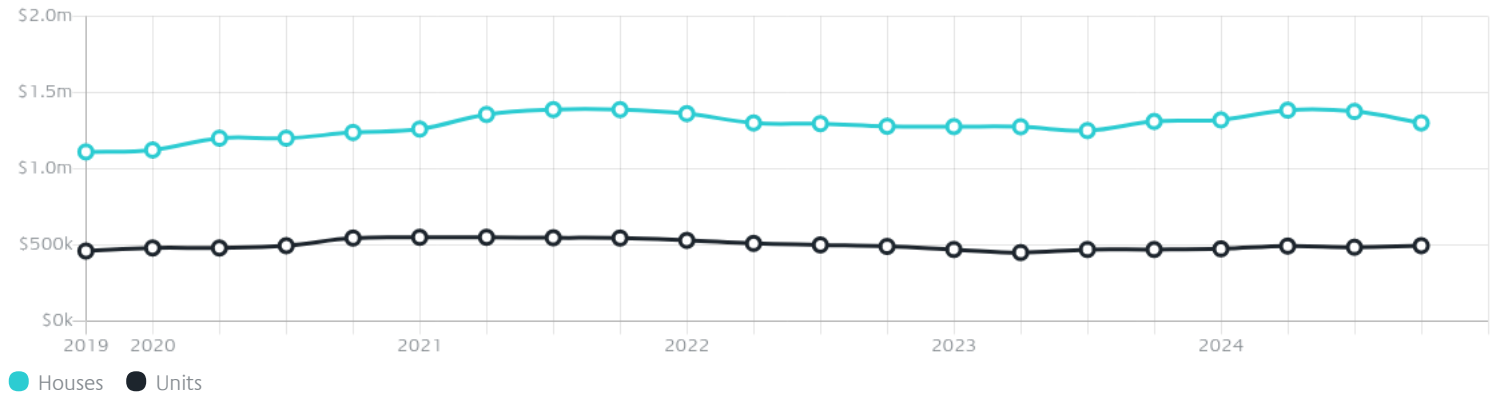
Median

\$495k

Quarterly Price Change

2.06% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 43%
● Private 57%

Auction Clearance Rate*

72.97%

Median Days on Market^

30 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^









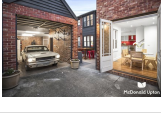
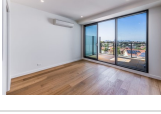
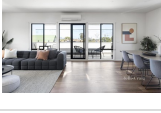

2.1 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 102/2-4 Murray St Brunswick West	2	Apartment	\$530,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 2b Cumming St Brunswick West	3	Unit	\$1,165,000	12 Dec 2024
 222 Hope St Brunswick West	4	House	\$2,210,000	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
 41 Everett St Brunswick West	4	House	\$2,000,000	06 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Waxman Pde Brunswick West	3	House	\$1,380,000	06 Dec 2024
 17/28-30 Cumming St Brunswick West	2	Apartment	\$520,000	05 Dec 2024
 2/16 Wallace St Brunswick West	1	Apartment	\$395,000	04 Dec 2024
 5/3 Turnbull Ct Brunswick West	2	Townhouse	\$710,000	30 Nov 2024
 4/26 Hopetoun Av Brunswick West	3	Townhouse	\$785,000	30 Nov 2024
 3/22 Melville Rd Brunswick West	2	Townhouse	\$832,500	29 Nov 2024
 3/3 Harry St Brunswick West	2	Unit	\$445,000	29 Nov 2024
 6/556 Moreland Rd Brunswick West	2	Unit	\$420,000	25 Nov 2024
 149 Dawson St Brunswick West	3	House	\$1,160,000	25 Nov 2024
 26A Cook St Brunswick West	2	House	\$800,000	22 Nov 2024
 26 Cook St Brunswick West	2	House	\$800,000	22 Nov 2024
 706/3 Olive York Way Brunswick West	2	Apartment	\$482,750	22 Nov 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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