

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.29m**

Quarterly Price Change

**-1.05% ↓**

## Median Unit Price\*

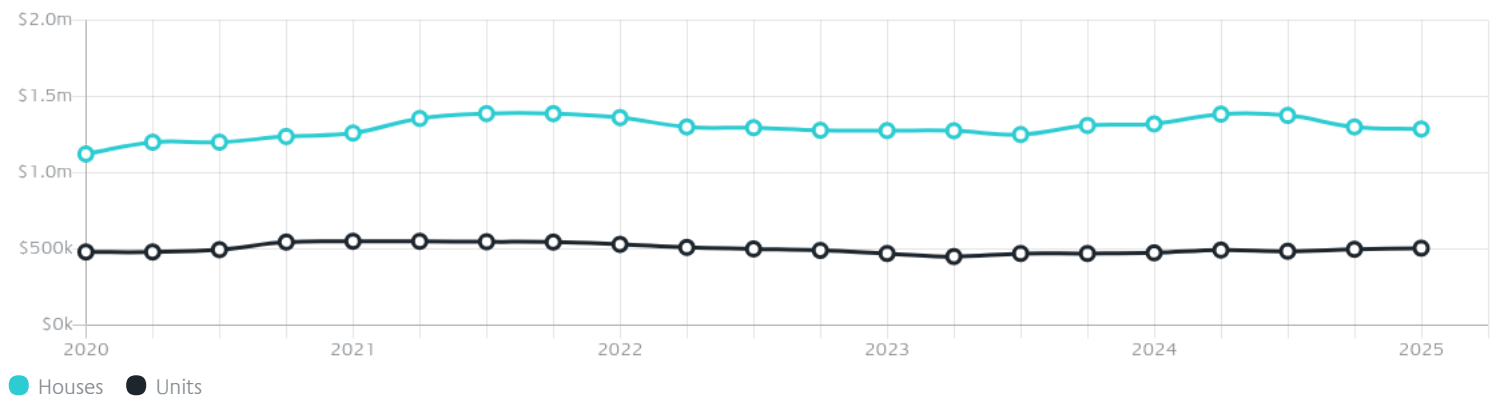
Median

**\$505k**

Quarterly Price Change

**1.50% ↑**

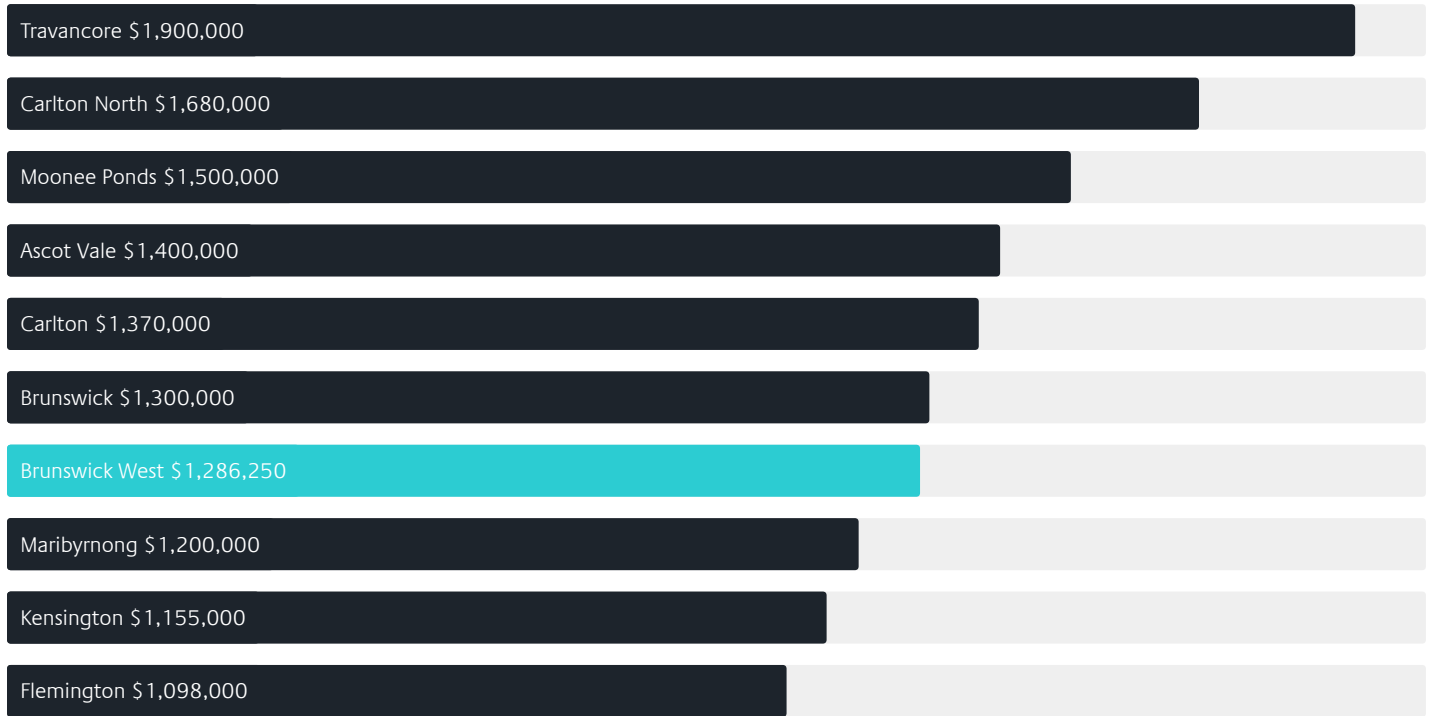
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 46%  
● Private 54%

Auction Clearance Rate\*

75.68%

Median Days on Market^

31 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\*

\$720

Population Growth^

4.15%

Rental Yield\*

2.84%

Median Age^













34 years

Median Household Size^











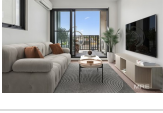

2.1 people

# Sold Properties~











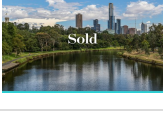

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 63 Hunter St Brunswick West	3	House	\$1,530,000	28 Jun 2025
 100 Melville Rd Brunswick West	3	House	\$832,000	28 Jun 2025
 33 Cook St Brunswick West	3	House	\$1,370,000	28 Jun 2025
 484 Moreland Rd Brunswick West	4	House	\$1,670,000	23 Jun 2025
 1 / 11 Mincha St Brunswick West	1	Apartment	\$300,000	21 Jun 2025
 11 Zeal St Brunswick West	3	House	\$1,275,000	21 Jun 2025
 2 / 10 Murray St Brunswick West	2	Apartment	\$520,000	20 Jun 2025
 15 / 550 Moreland Rd Brunswick West	1	Apartment	\$260,000	12 Jun 2025
 199 Dawson St Brunswick West	3	House	\$950,000	06 Jun 2025
 304 / 1 Olive York Way Brunswick West	2	Apartment	\$547,000	06 Jun 2025
 14 Holbrook Cr BRUNSWICK WEST	3	House	\$1,295,000	04 Jun 2025
 13 Bent St Brunswick West	2	Townhouse	\$800,000	04 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/388 Moreland Rd Brunswick West	3	Townhouse	\$795,000	03 Jun 2025
 203/2 Olive York Way Brunswick West	2	House	\$400,500	30 May 2025
 2/67 Everett St Brunswick West	2	Townhouse	\$835,500	30 May 2025
 22 Trenoweth St Brunswick West	3	House	\$1,283,000	30 May 2025
 5/230 Dawson St Brunswick West	2	Unit	\$626,500	29 May 2025
 4/46 Murray St Brunswick West	2	Townhouse	\$525,000	28 May 2025
 18/558 Moreland Rd Brunswick West	1	Apartment	\$268,000	27 May 2025
 8/520 Moreland Rd Brunswick West	2	Unit	\$480,000	27 May 2025
 10 Cornwall St Brunswick West	2	House	\$1,151,000	24 May 2025
 5/101 Melville Rd Brunswick West	2	Apartment	\$591,000	24 May 2025
 508/8 Olive York Way Brunswick West	1	Apartment	\$320,000	23 May 2025
 4/49 Murray St Brunswick West	2	Townhouse	\$751,000	23 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Turnbull Ct Brunswick West	3	House	\$1,190,000	22 May 2025
 111/2 Olive York Way Brunswick West	2	Apartment	\$430,000	20 May 2025
 4/13 Hopetoun Av Brunswick West	1	Unit	\$290,000	17 May 2025
 12/546 Moreland Rd BRUNSWICK WEST	2	Unit	\$380,000	17 May 2025
 16c Waxman Pde Brunswick West	3	Townhouse	\$982,000	16 May 2025
 52/2 Centennial Av Brunswick West	2	Unit	\$660,000	07 May 2025
 5/80 Hopetoun Av Brunswick West	2	Apartment	\$540,000	05 May 2025
 2g Murray St Brunswick West	2	Townhouse	\$750,000	03 May 2025
 8/9 Daly St Brunswick West	2	Unit	\$490,000	02 May 2025
 5/430 Brunswick Rd Brunswick West	3	Townhouse	\$901,000	30 Apr 2025
 13/556 Moreland Rd Brunswick West	1	Apartment	\$252,500	28 Apr 2025
 3/6 Bent St Brunswick West	2	Townhouse	\$820,000	26 Apr 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 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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