

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.29m**

Quarterly Price Change

**-1.05% ↓**

## Median Unit Price\*

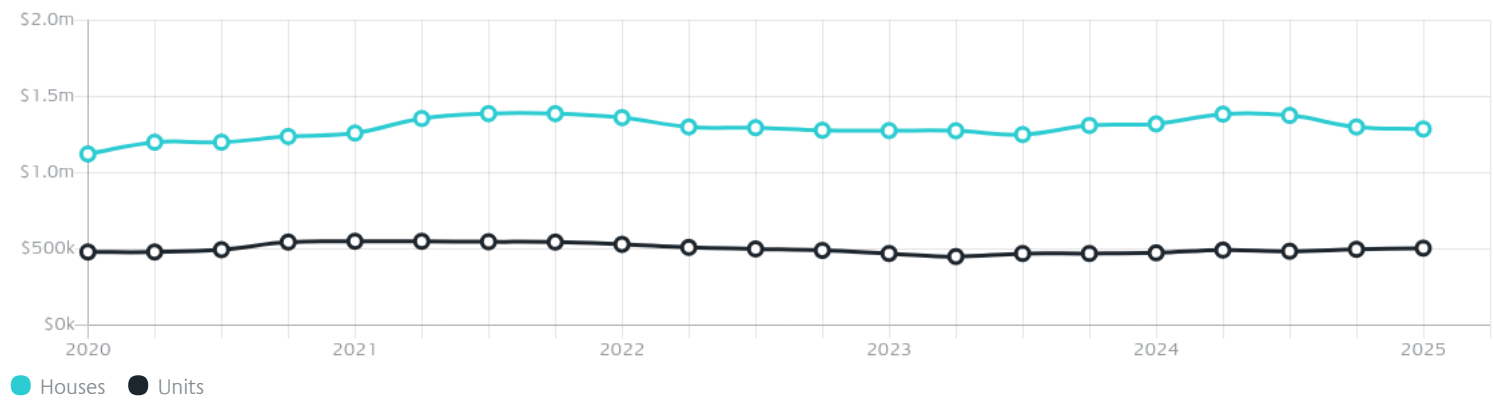
Median

**\$505k**

Quarterly Price Change

**1.50% ↑**

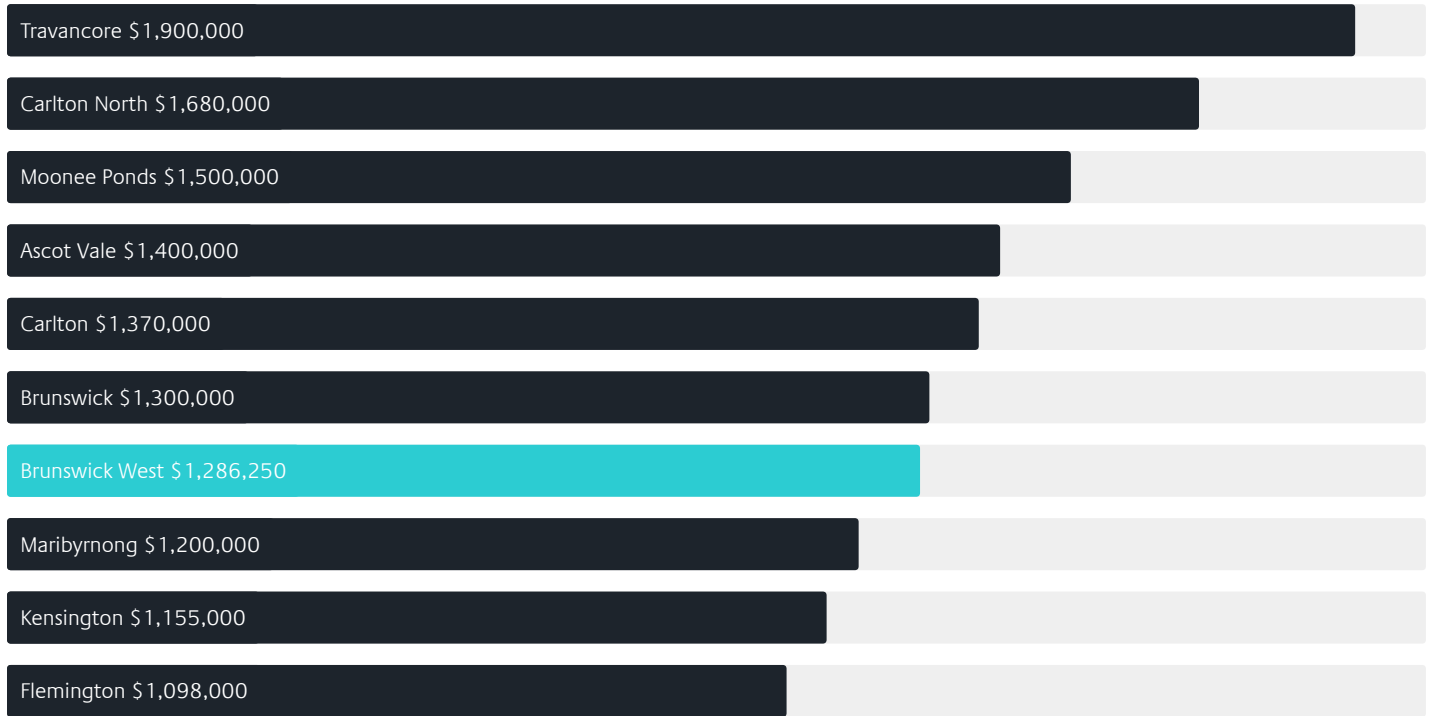
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 49%  
● Private 51%

Auction Clearance Rate\*

83.67%

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~










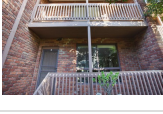


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 203/2 Olive York Way Brunswick West	2	House	\$400,500	30 May 2025
 5/230 Dawson St Brunswick West	2	Unit	\$626,500	29 May 2025
 18/558 Moreland Rd Brunswick West	1	Apartment	\$268,000	27 May 2025
 10 Cornwall St Brunswick West	2	House	\$1,151,000	24 May 2025
 6 Turnbull Ct Brunswick West	3	House	\$1,190,000	22 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
 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
 5/430 Brunswick Rd Brunswick West	3	Townhouse	\$901,000	30 Apr 2025
 3/6 Bent St Brunswick West	2	Townhouse	\$820,000	26 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 20 Cumming St Brunswick West	2	Apartment	\$560,000	17 Apr 2025
 G11 / 12 Olive York Way Brunswick West	1	Apartment	\$315,000	16 Apr 2025
 2e Murray St Brunswick West	2	Townhouse	\$675,000	15 Apr 2025
 308 / 2 Olive York Way Brunswick West	1	Subdivided Unit/Villa/Townhouse	\$430,000	12 Apr 2025
 7 / 159 Union St BRUNSWICK WEST	2	Apartment	\$545,000	11 Apr 2025
 2 / 6 Dalgety St Brunswick West	1	Unit	\$363,000	10 Apr 2025
 7 / 432 Moreland Rd Brunswick West	3	Apartment	\$725,000	09 Apr 2025
 497 Albion St Brunswick West	4	House	\$1,380,000	09 Apr 2025
 3 / 444 Albion St Brunswick West	2	Apartment	\$401,000	08 Apr 2025
 6 Cooper St Brunswick West	6	House	\$1,250,000	07 Apr 2025
 48 Mclean St Brunswick West	2	Townhouse	\$680,000	04 Apr 2025
 32 Mincha St Brunswick West	4	House	\$1,660,000	03 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 306/3 Olive York Way Brunswick West	2	Apartment	\$490,000	03 Apr 2025
 561 Victoria St Brunswick West	2	House	\$1,247,000	02 Apr 2025
 106/480 Albion St Brunswick West	2	Subdivided Unit/Villa/Townhouse	\$380,000	31 Mar 2025
 6 Mincha St Brunswick West	3	House	\$1,000,000	29 Mar 2025
 1/3 Turnbull Ct Brunswick West	2	Townhouse	\$800,000	29 Mar 2025
 1/6 Dalgety St Brunswick West	1	Subdivided Unit/Villa/Townhouse	\$365,000	27 Mar 2025
 510/3 Olive York Way Brunswick West	2	Apartment	\$500,000	26 Mar 2025
 11/4a Duggan St Brunswick West	2	Apartment	\$525,000	26 Mar 2025
 212/3 Olive York Way Brunswick West	1	Apartment	\$380,000	26 Mar 2025
 2/30a Mclean St Brunswick West	2	Townhouse	\$670,000	26 Mar 2025
 227 Union St Brunswick West	3	House	\$1,600,000	26 Mar 2025
 2/18 Murray St BRUNSWICK WEST	2	Unit	\$423,000	25 Mar 2025



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179 Sydney Rd, Brunswick  
03 9387 5888

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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