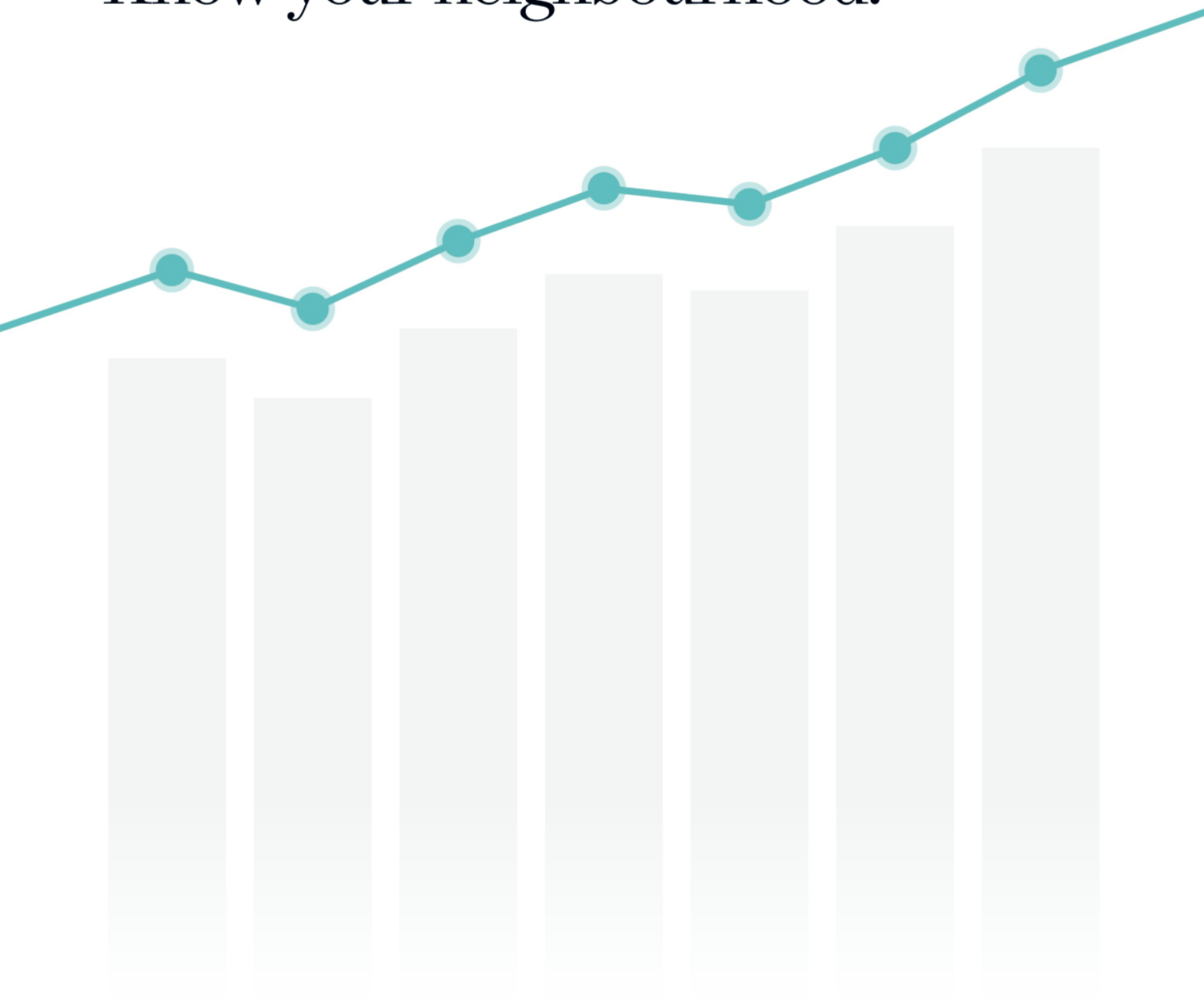


BRUNSWICK WEST



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-5.48% ↓

Median Unit Price*

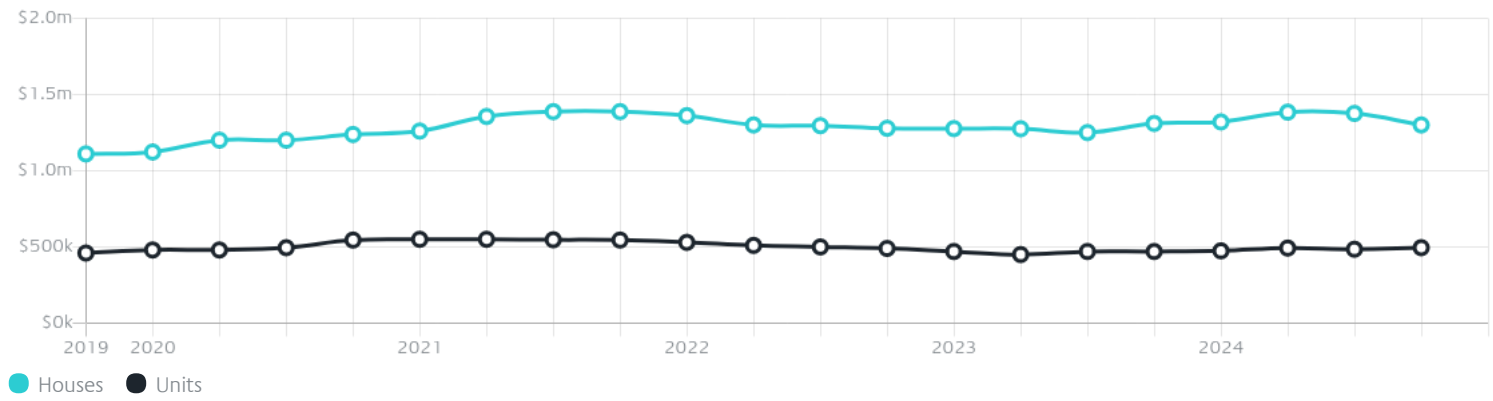
Median

\$495k

Quarterly Price Change

2.06% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 37%
● Private 63%

Auction Clearance Rate^{*}

94.12%

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 133 Pearson St Brunswick West	4	House	\$1,200,000	27 Feb 2025
 1/4a Duggan St Brunswick West	3	Townhouse	\$770,000	22 Feb 2025
 404 Albert St Brunswick West	2	House	\$830,000	22 Feb 2025
 14/13 Hopetoun Av Brunswick West	2	Apartment	\$390,000	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
 9/87 Heller St Brunswick West	1	Apartment	\$318,000	15 Feb 2025
 2/24 Daly St Brunswick West	1	Apartment	\$305,000	12 Feb 2025
 3/16/8 Olive York Way Brunswick West	1	Apartment	\$320,000	11 Feb 2025
 199 Melville Rd Brunswick West	3	House	\$1,300,000	11 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Flannery Ct Brunswick West	4	House	\$1,280,000	08 Feb 2025
 26 Cook St Brunswick West	2	House	\$826,000	08 Feb 2025
 CG15/8 Olive York Way Brunswick West	1	Unit	\$300,000	08 Feb 2025
 17 Curtin Av Brunswick West	2	House	\$870,000	08 Feb 2025
 481 Victoria St Brunswick West	2	House	\$985,000	05 Feb 2025
 2/494 Victoria St Brunswick West	3	Townhouse	\$1,110,000	01 Feb 2025
 12/446 Albion St Brunswick West	1	Apartment	\$278,000	01 Feb 2025
 1/2 Wyal St Brunswick West	2	Unit	\$557,000	28 Jan 2025
 103/8 Olive York Way Brunswick West	1	Apartment	\$316,000	23 Jan 2025
 6/29 Murray St Brunswick West	2	Strata Unit/Flat	\$549,900	21 Jan 2025
 32 Smith St Brunswick West	4	House	\$600,000	16 Jan 2025
 406/2 Olive York Way Brunswick West	2	Subdivided Unit/Villa/Townhouse	\$400,500	16 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G 12 / 446 Moreland Rd Brunswick West	1	Apartment	\$315,000	15 Jan 2025
 302 / 8 Olive York Way Brunswick West	2	Apartment	\$426,000	14 Jan 2025
 2 / 14 Jolley St BRUNSWICK WEST	1	Unit	\$320,000	03 Jan 2025
 8 Hodgins Ct Brunswick West	5	House	\$1,550,000	30 Dec 2024
 4 / 9 Cumming St Brunswick West	3	Townhouse	\$825,000	24 Dec 2024
 3 / 86 Heller St Brunswick West	2	Unit	\$562,300	21 Dec 2024
 131 Whitby St Brunswick West	3	House	\$1,260,000	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
 3 11 / 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
 2 / 22 Melville Rd Brunswick West	2	Townhouse	\$832,500	19 Dec 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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