

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.29m

Quarterly Price Change

-1.05% ↓

Median Unit Price*

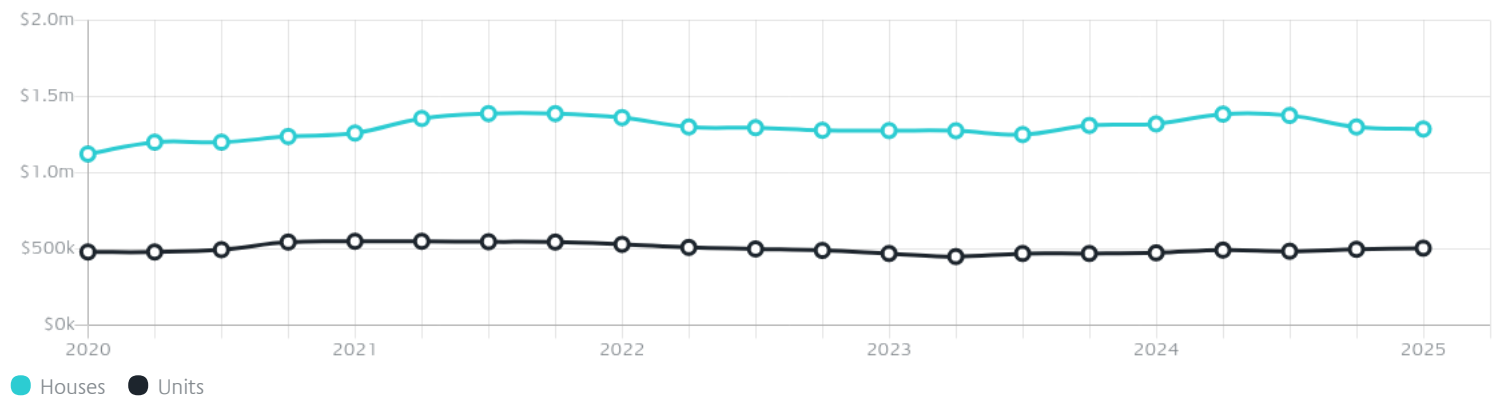
Median

\$505k

Quarterly Price Change

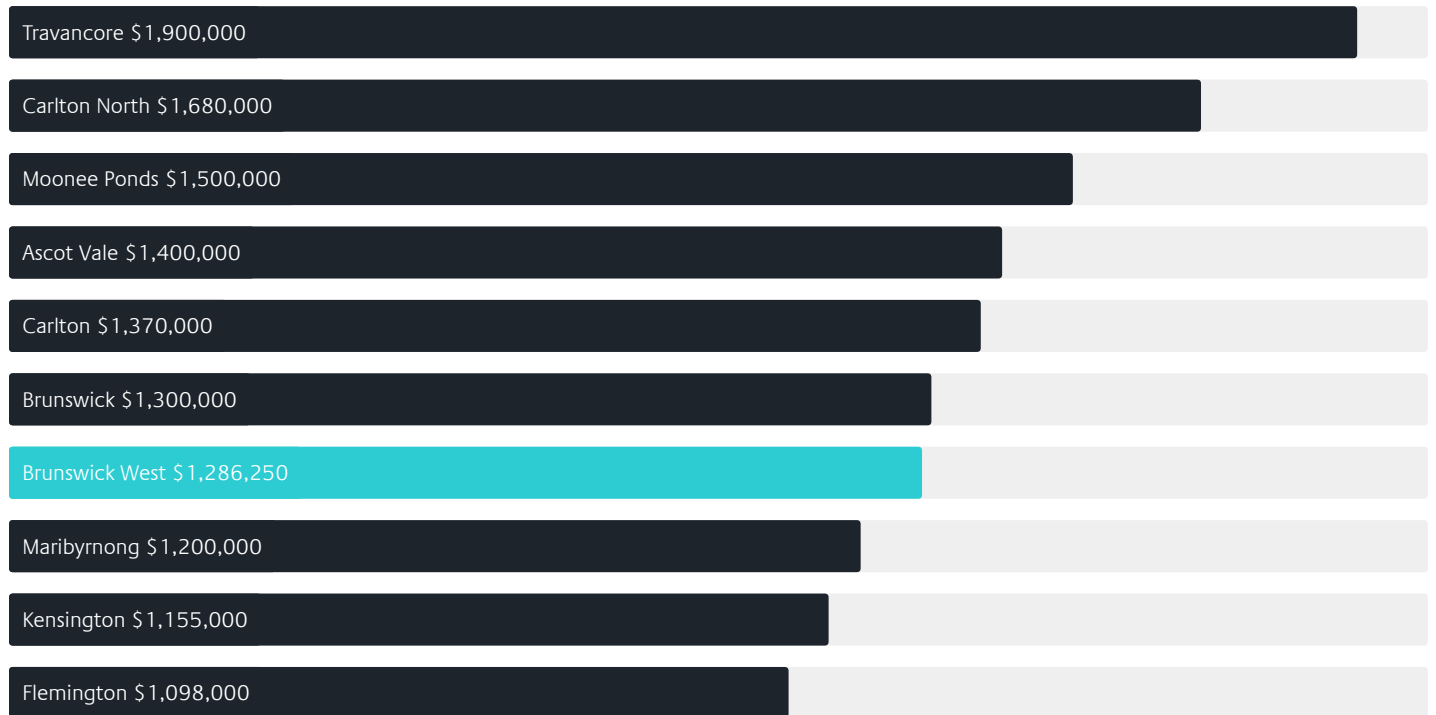
1.50% ↑

Quarterly Price Change*

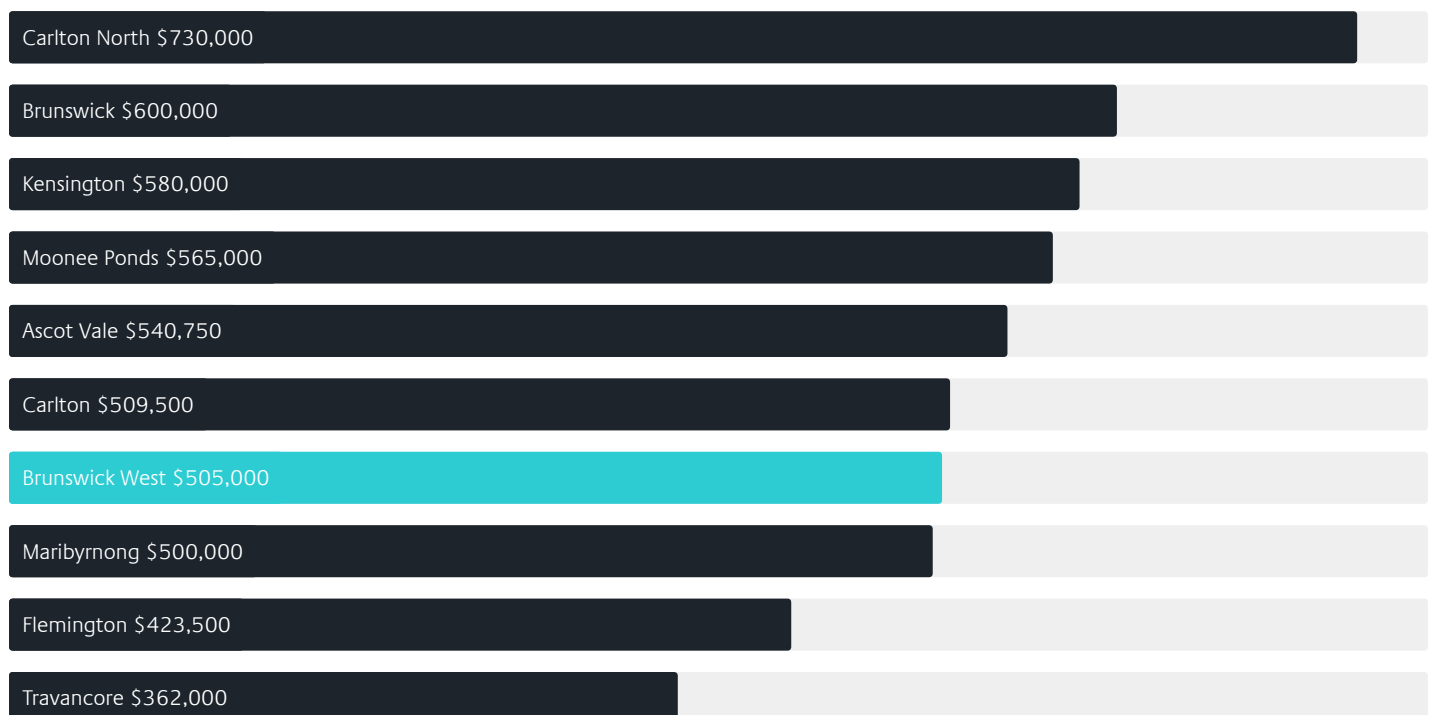


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 44%
● Private 56%

Auction Clearance Rate*

93.75%

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*

\$720

Population Growth^

4.15%

Rental Yield*

2.84%

Median Age^













34 years

Median Household Size^











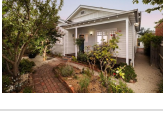

2.1 people

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

Address	Bedrooms	Type	Price	Sold
 3/6 Bent St Brunswick West	2	Townhouse	\$820,000	26 Apr 2025
 2e Murray St Brunswick West	2	Townhouse	\$675,000	15 Apr 2025
 7/159 Union St BRUNSWICK WEST	2	Apartment	\$545,000	11 Apr 2025
 7/432 Moreland Rd Brunswick West	3	Apartment	\$725,000	09 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
 306/3 Olive York Way Brunswick West	2	Apartment	\$490,000	03 Apr 2025
 32 Mincha St Brunswick West	4	House	\$1,660,000	03 Apr 2025
 561 Victoria St Brunswick West	2	House	\$1,247,000	02 Apr 2025
 1/3 Turnbull Ct Brunswick West	2	Townhouse	\$800,000	29 Mar 2025
 6 Mincha St Brunswick West	3	House	\$1,000,000	29 Mar 2025
 1/6 Dalgety St Brunswick West	1	Subdivided Unit/Villa/Townhouse	\$365,000	27 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/18 Murray St BRUNSWICK WEST	2	Unit	\$423,000	25 Mar 2025
 6/26 Cohuna St Brunswick West	2	Apartment	\$505,000	24 Mar 2025
 24 Cornwall St Brunswick West	4	House	\$1,580,000	22 Mar 2025
 30 Cook St Brunswick West	2	House	\$1,250,000	20 Mar 2025
 927 Park St Brunswick West	3	House	\$1,600,000	20 Mar 2025
 6/1 Duggan St Brunswick West	2	House	\$430,000	19 Mar 2025
 3/2 Waxman Pde Brunswick West	2	Villa	\$479,000	18 Mar 2025
 5/7 Passfield St Brunswick West	2	Unit	\$645,000	17 Mar 2025
 13 Cook St Brunswick West	5	House	\$1,910,000	15 Mar 2025
 1 Hodgins Ct Brunswick West	3	House	\$910,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21b Mclean St Brunswick West	2	Townhouse	\$690,000	15 Mar 2025
 4/427 Brunswick Rd Brunswick West	2	Flat	\$451,000	14 Mar 2025
 190 Hope St Brunswick West	3	House	\$1,435,000	14 Mar 2025
 6/12 Mccoll Ct Brunswick West	1	Apartment	\$255,000	12 Mar 2025
 1/504 Moreland Rd Brunswick West	1	Apartment	\$305,000	12 Mar 2025
 10 Hoffman St Brunswick West	4	House	\$1,900,000	07 Mar 2025
 4/7 Egginton St Brunswick West	2	Townhouse	\$508,000	06 Mar 2025
 213/446 Moreland Rd Brunswick West	4	Flat/Unit/Apartment	\$450,000	06 Mar 2025
 G10/446 Moreland Rd Brunswick West	2	Flat/Unit/Apartment	\$311,000	06 Mar 2025
 15/612 Moreland Rd Brunswick West	1	Apartment	\$280,000	05 Mar 2025
 106/446 Moreland Rd Brunswick West	1	Apartment	\$328,000	04 Mar 2025
 8/173 Union St Brunswick West	1	Unit	\$355,000	01 Mar 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.