

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.58m

Quarterly Price Change

-9.95% ↓

Median Unit Price*

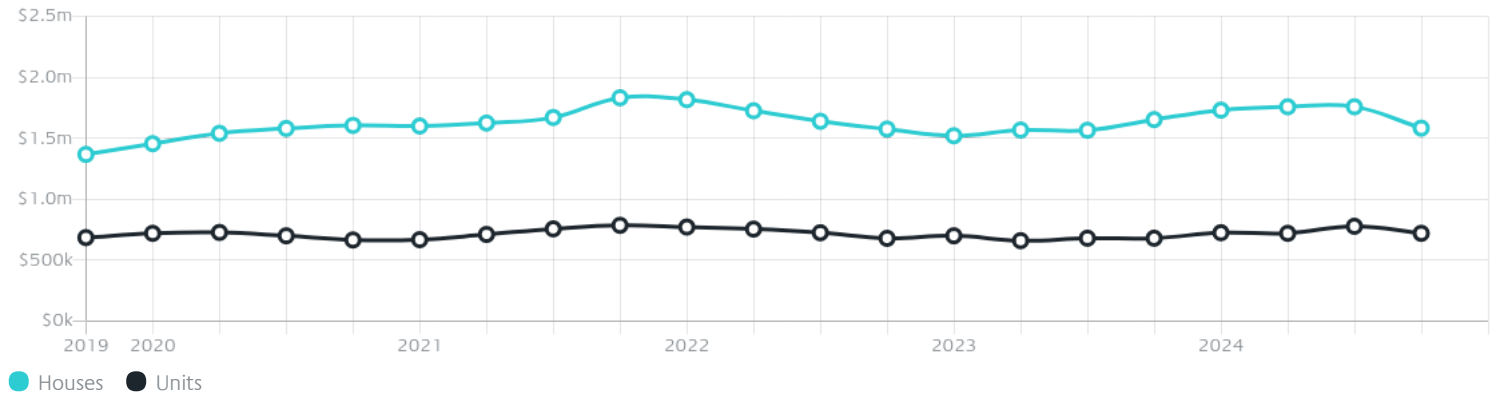
Median

\$720k

Quarterly Price Change

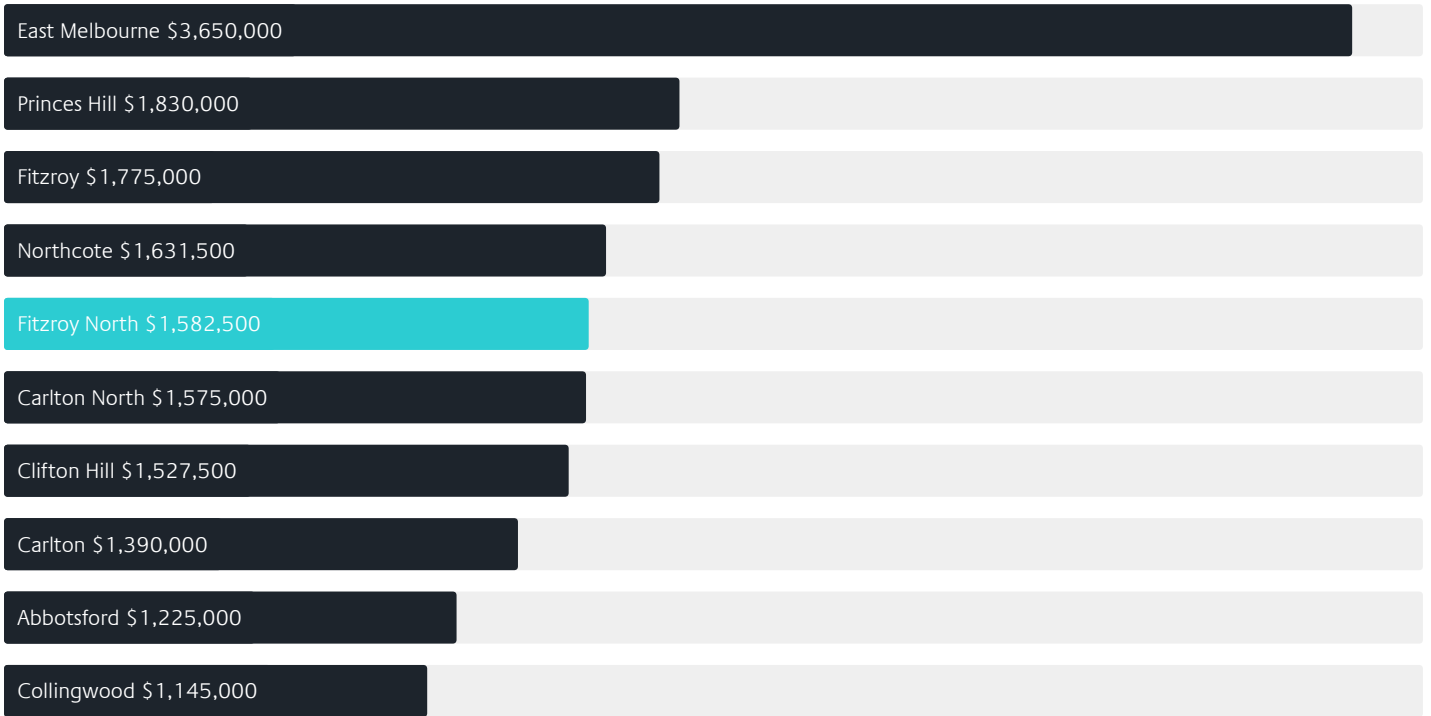
-7.45% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 73%
● Private 27%

Auction Clearance Rate^{*}

75.76%

Median Days on Market[^]

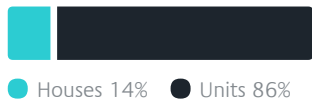
24 days

Average Hold Period^{*}

7.9 years

Insights

Dwelling Type[^]



● Houses 14% ● Units 86%

Ownership[^]



● Owned Outright 29% ● Mortgaged 25% ● Rented 46%

Population[^]

12,781

Median Asking Rent per week^{*}

\$835

Population Growth[^]

3.58%

Rental Yield^{*}

2.36%

Median Age[^]













36 years

Median Household Size[^]













2.2 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
 10 White St Fitzroy North	3	House	\$1,840,000	22 Mar 2025
 71 Taplin St Fitzroy North	3	Townhouse	\$1,500,000	22 Mar 2025
 14 Liverpool St Fitzroy North	4	House	\$2,410,000	22 Mar 2025
 129/4 Bik La Fitzroy North	2	Apartment	\$745,000	21 Mar 2025
 4 Reid St Fitzroy North	3	Townhouse	\$1,065,000	15 Mar 2025
 31 Coleman St Fitzroy North	2	House	\$1,259,000	15 Mar 2025
 80 Queens Pde Fitzroy North	3	House	\$1,950,000	12 Mar 2025
 23/6 Reid St Fitzroy North	2	Townhouse (Conjoined)	\$1,055,000	03 Mar 2025
 4 Railway St Fitzroy North	2	House	\$1,300,000	01 Mar 2025
 505/11 Reid St Fitzroy North	2	Apartment	\$750,000	01 Mar 2025
 851 Brunswick St.N Fitzroy North	3	House	\$2,425,000	01 Mar 2025
 205/463 Brunswick St Fitzroy North	2	Apartment	\$505,000	24 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 150 Holden St Fitzroy North	2	House	\$867,000	22 Feb 2025
 3 White St Fitzroy North	3	House	\$1,750,000	22 Feb 2025
 2/137 Mckean St Fitzroy North	2	Unit	\$1,120,000	22 Feb 2025
 859 Brunswick St.N Fitzroy North	5	House	\$3,520,000	22 Feb 2025
 14 St Georges Rd.S Fitzroy North	2	House	\$1,095,000	18 Feb 2025
 5 Taylor St Fitzroy North	2	House	\$1,415,000	14 Feb 2025
 50 Holden St Fitzroy North	2	House	\$1,280,000	08 Feb 2025
 30 Coleman St Fitzroy North	2	House	\$991,000	08 Feb 2025
 2/496 Brunswick St Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$610,000	05 Feb 2025
 305/392 St Georges Rd Fitzroy North	1	Apartment	\$470,000	04 Feb 2025
 66 Scotchmer St Fitzroy North	0	House	\$1,210,000	01 Feb 2025
 17/4 Bik La Fitzroy North	2	Apartment	\$425,000	31 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 105/58 Queens Pde Fitzroy North	2	Apartment	\$645,000	28 Jan 2025
 104/245 Queens Pde Fitzroy North	2	Strata Unit/Flat	\$485,000	26 Jan 2025
 130 Clauscen St Fitzroy North	2	House	\$1,306,500	24 Jan 2025
 47 Holden St Fitzroy North	3	House	\$1,285,000	20 Jan 2025
 8/496 Brunswick St Fitzroy North	2	Apartment	\$578,000	09 Jan 2025
 111/496-500 Brunswick St Fitzroy North	1	Apartment	\$395,000	08 Jan 2025
 11/55 York St Fitzroy North	2	Apartment	\$600,000	08 Jan 2025
 111/496 Brunswick St Fitzroy North	1	Subdivided Unit/Villa/Townhouse	\$395,000	08 Jan 2025
 31/4 Bik La Fitzroy North	2	Apartment	\$632,000	24 Dec 2024
 116 Clauscen St Fitzroy North	3	House	\$2,520,000	14 Dec 2024
 304/58 Queens Pde Fitzroy North	2	Apartment	\$645,000	10 Dec 2024
 125 McKean St FITZROY NORTH	3	House	\$1,575,000	07 Dec 2024

Jellis Craig

Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* 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.