

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.58m**

Quarterly Price Change

**-9.95% ↓**

## Median Unit Price\*

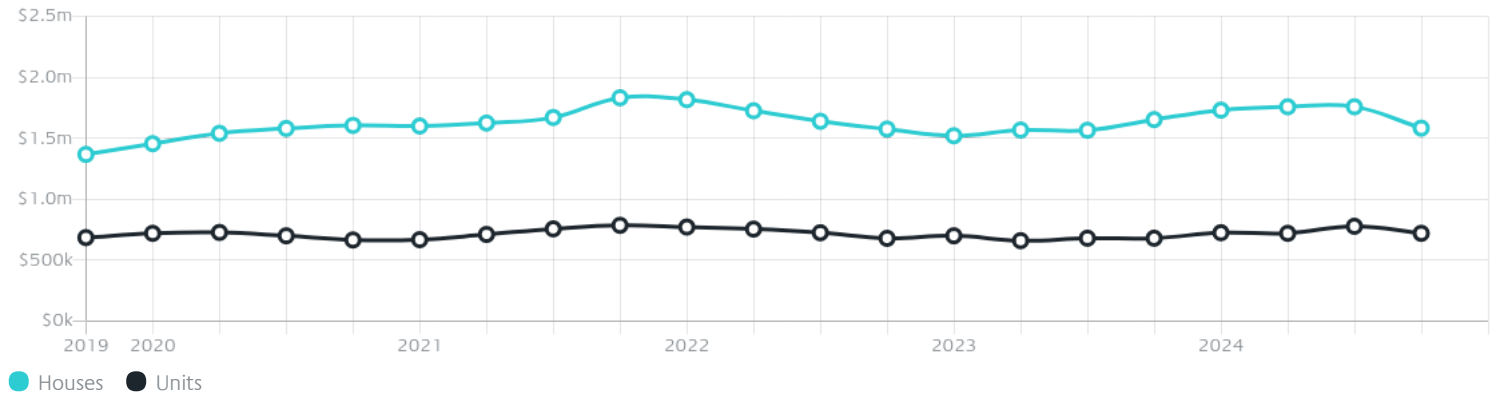
Median

**\$720k**

Quarterly Price Change

**-7.45% ↓**

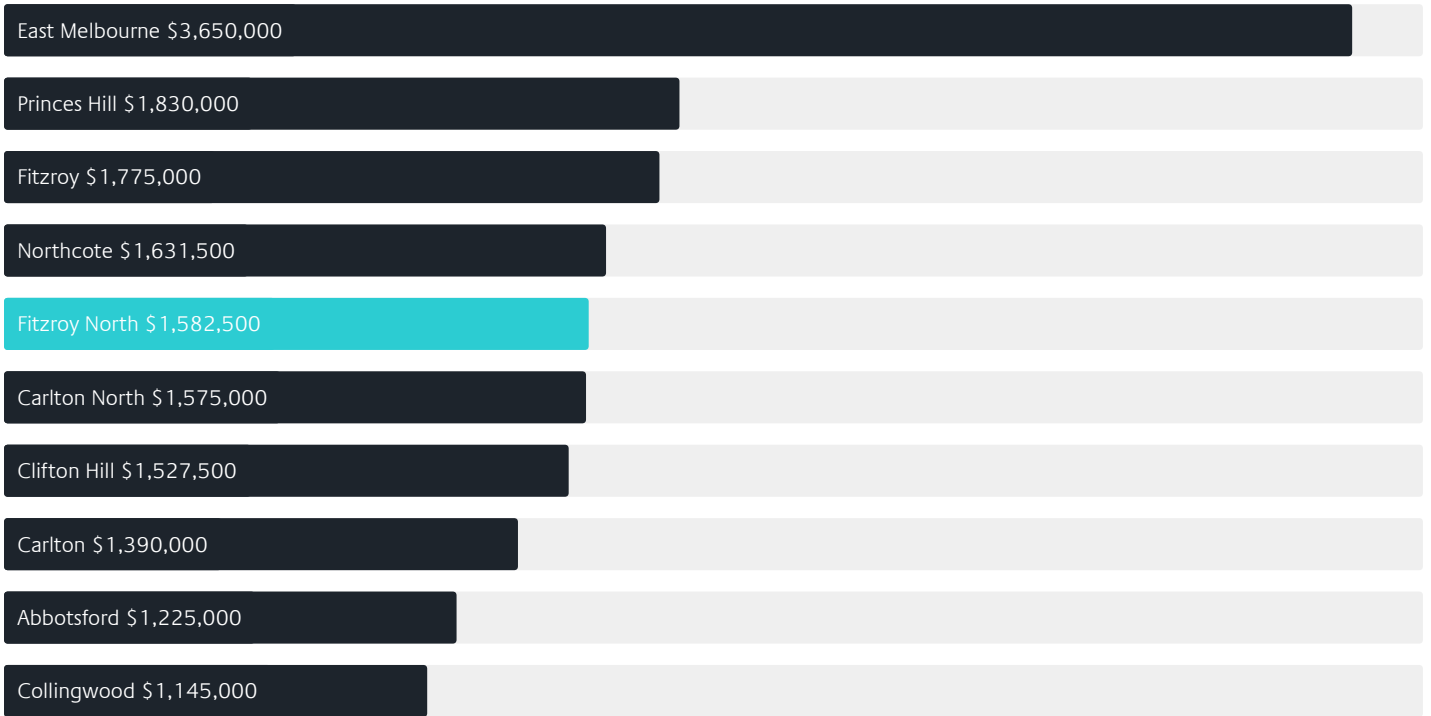
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 65%  
● Private 35%

## Auction Clearance Rate<sup>\*</sup>

74.29%

## Median Days on Market<sup>^</sup>

24 days

## Average Hold Period<sup>\*</sup>

7.9 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 14% ● Units 86%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

12,781

## Median Asking Rent per week<sup>\*</sup>

\$835

## Population Growth<sup>^</sup>

3.58%

## Rental Yield<sup>\*</sup>

2.36%

## Median Age<sup>^</sup>













36 years

## Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 31/4 Bik La Fitzroy North	2	Apartment	\$632,000	24 Dec 2024
 116 Clausen St Fitzroy North	3	House	\$2,520,000	14 Dec 2024
 100 Best St Fitzroy North	3	House	\$2,250,000	07 Dec 2024
 25/16 Nicholson St Fitzroy North	4	Unit	\$920,000	06 Dec 2024
 37 Reid St Fitzroy North	2	House	\$1,120,000	05 Dec 2024
 3/55 York St Fitzroy North	2	Apartment	\$650,000	04 Dec 2024
 32 Bennett St Fitzroy North	2	House	\$1,710,000	30 Nov 2024
 9 Austin Way Fitzroy North	2	Townhouse	\$1,260,000	30 Nov 2024
 5 Rowe St Fitzroy North	2	House	\$1,615,000	30 Nov 2024
 308/58 Queens Pde Fitzroy North	1	Apartment	\$390,000	26 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 685 Brunswick St. N Fitzroy North	2	House	\$1,460,000	25 Nov 2024
 94 Scotchmer St Fitzroy North	2	House	\$1,590,000	23 Nov 2024
 26 Coleman St Fitzroy North	3	House	\$885,000	23 Nov 2024
 13 Queen St Fitzroy North	2	House	\$1,180,000	23 Nov 2024
 4/16 Nicholson St Fitzroy North	2	Subdivided Unit/Villa/Townhouse	\$640,000	19 Nov 2024
 10 Salisbury Cr Fitzroy North	2	House	\$1,200,000	18 Nov 2024
 20 Percy St Fitzroy North	2	House	\$950,000	18 Nov 2024
 3/37 Michael St Fitzroy North	1	Apartment	\$430,000	15 Nov 2024
 804 Brunswick St Fitzroy North	4	House	\$2,100,000	11 Nov 2024
 106 Bennett St Fitzroy North	5	House	\$2,415,000	09 Nov 2024
 21 Freeman St Fitzroy North	2	House	\$1,508,000	09 Nov 2024
 54 Newry St Fitzroy North	2	House	\$1,335,000	06 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 159 Holden St Fitzroy North	3	House	\$1,760,000	06 Nov 2024
 G2/26 Nicholson St Fitzroy North	2	Apartment	\$600,000	04 Nov 2024
 308/4 Bik La Fitzroy North	2	Unit	\$530,000	01 Nov 2024
 55 Miller St Fitzroy North	4	House	\$1,100,000	28 Oct 2024
 232 Rae St Fitzroy North	3	House	\$1,280,000	28 Oct 2024
 84 Holden St Fitzroy North	2	House	\$1,285,000	26 Oct 2024
 23/9-19 Miller St Fitzroy North	2	Unit	\$865,000	26 Oct 2024
 4 Park Pde Fitzroy North	2	House	\$1,085,000	26 Oct 2024
 310/392 St Georges Rd Fitzroy North	1	Apartment	\$455,000	24 Oct 2024
 32/6 Reid St Fitzroy North	3	Townhouse	\$1,065,000	23 Oct 2024
 408 Nicholson St Fitzroy North	3	House	\$1,000,000	19 Oct 2024
 17 Seacombe St Fitzroy North	2	House	\$1,210,000	19 Oct 2024



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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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