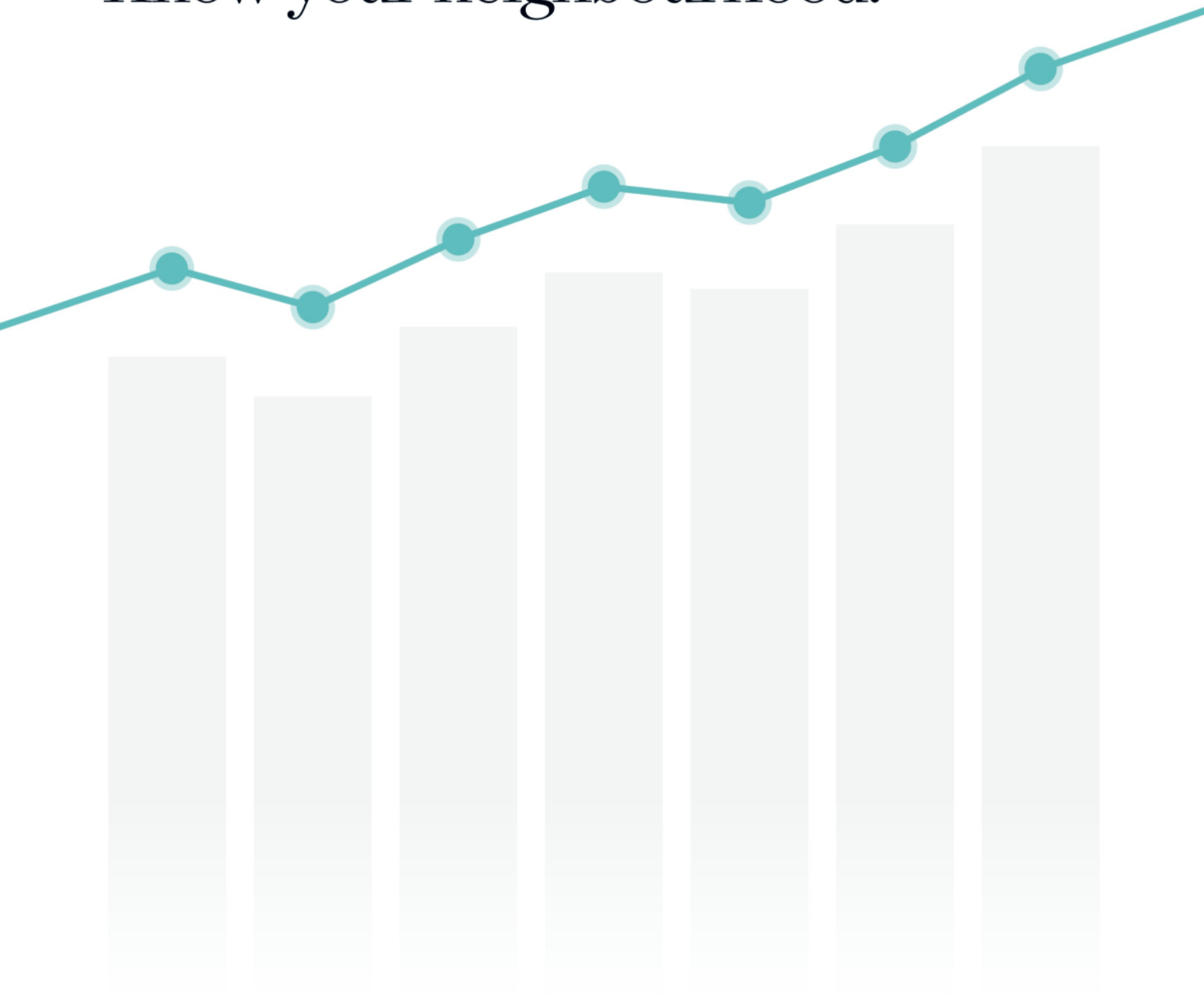


## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.58m**

Quarterly Price Change

**-9.95% ↓**

## Median Unit Price\*

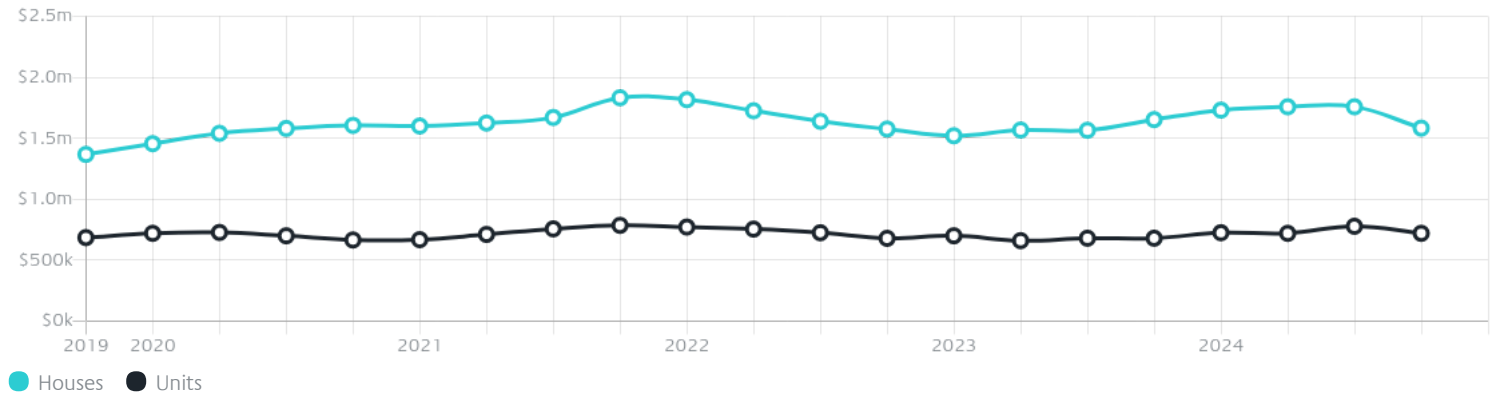
Median

**\$720k**

Quarterly Price Change

**-7.45% ↓**

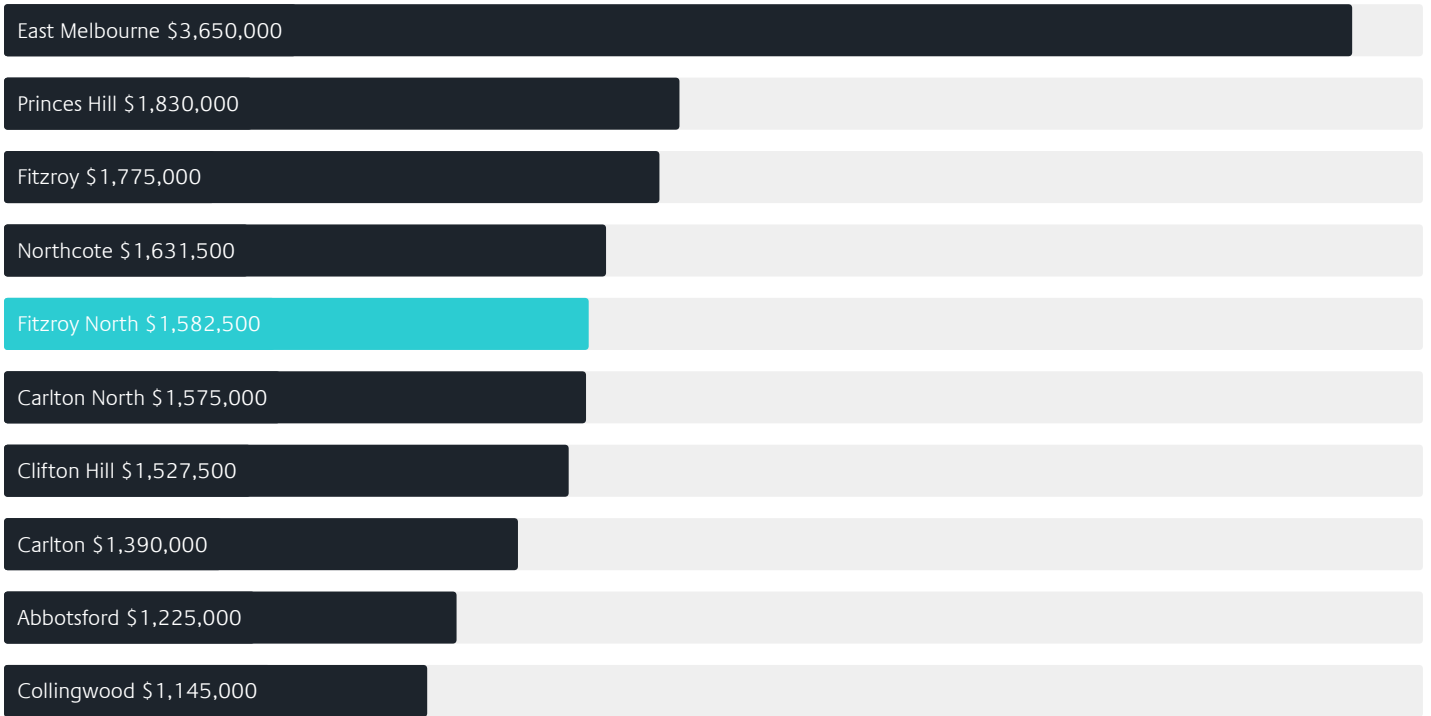
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 59%  
● Private 41%

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

92.59%

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

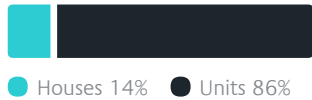
24 days

## 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>







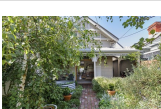

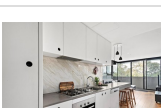



36 years

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









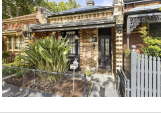
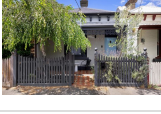
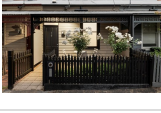

2.2 people

# Sold Properties~










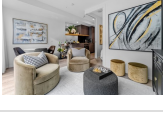


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 205 /463 Brunswick St Fitzroy North	2	Apartment	\$505,000	24 Feb 2025
 3 White St Fitzroy North	3	House	\$1,750,000	22 Feb 2025
 150 Holden St Fitzroy North	2	House	\$867,000	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
 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
 305 /392 St Georges Rd Fitzroy North	1	Apartment	\$470,000	04 Feb 2025
 104 /245 Queens Pde Fitzroy North	2	Strata Unit/Flat	\$485,000	26 Jan 2025
 130 Clausen St Fitzroy North	2	House	\$1,306,500	24 Jan 2025
 47 Holden St Fitzroy North	3	House	\$1,285,000	20 Jan 2025

# Sold Properties~

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
 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 Clausen 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
 532 Rae St Fitzroy North	2	House	\$1,365,000	07 Dec 2024
 100 Best St Fitzroy North	3	House	\$2,250,000	07 Dec 2024
 179 Rae St Fitzroy North	2	House	\$1,190,000	07 Dec 2024
 15/137 McKean St Fitzroy North	3	Apartment	\$1,350,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 25/16 Nicholson St Fitzroy North	4	Unit	\$920,000	06 Dec 2024
 1/22 Rowe St Fitzroy North	3	Townhouse (Conjoined)	\$1,200,000	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
 12 Batman St Fitzroy North	3	House	\$1,775,000	30 Nov 2024
 5 Rowe St Fitzroy North	2	House	\$1,615,000	30 Nov 2024
 274 Park St Fitzroy North	3	House	\$2,250,000	30 Nov 2024
 9 Austin Way Fitzroy North	2	Townhouse	\$1,260,000	30 Nov 2024
 308/58 Queens Pde Fitzroy North	1	Apartment	\$390,000	26 Nov 2024
 685 Brunswick St.N Fitzroy North	2	House	\$1,460,000	25 Nov 2024
 685 Brunswick St Fitzroy North	2	House	\$1,460,000	25 Nov 2024



Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

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