

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.53m

Quarterly Price Change

-3.63% ↓

Median Unit Price*

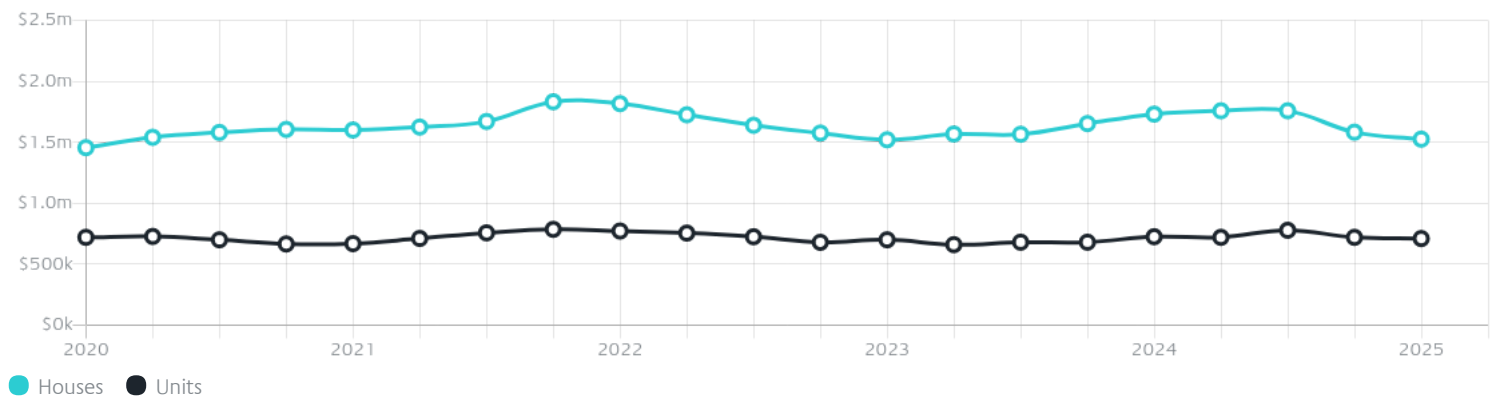
Median

\$710k

Quarterly Price Change

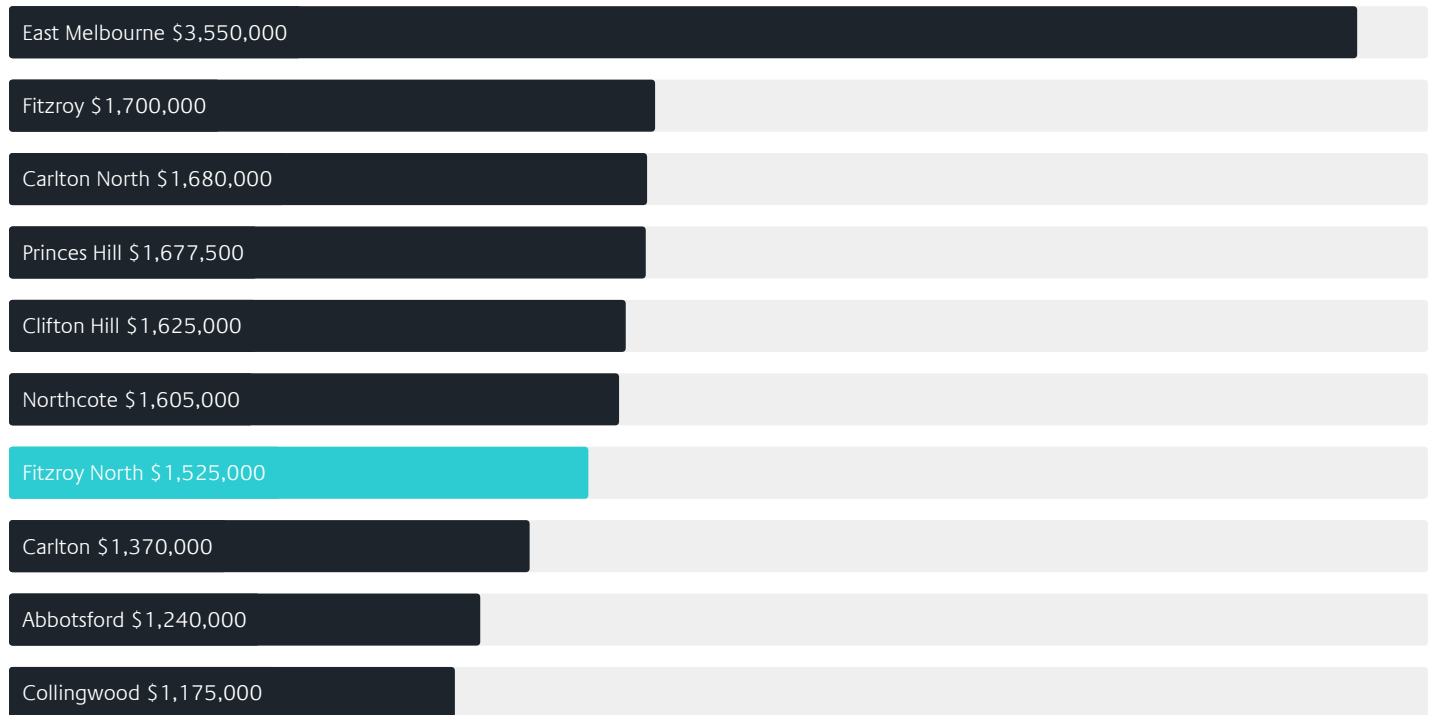
-1.38% ↓

Quarterly Price Change*

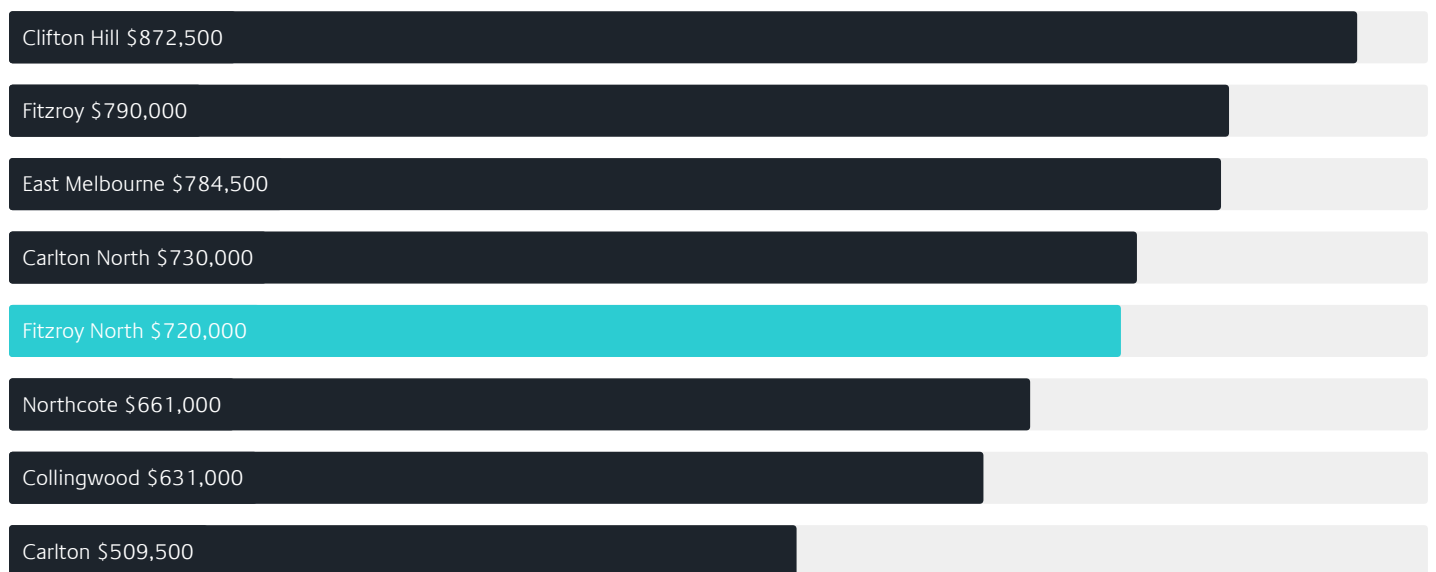


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 64%
● Private 36%

Auction Clearance Rate*

78.05%

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*

\$850

Population Growth^

3.58%

Rental Yield*

2.36%

Median Age^













36 years

Median Household Size^









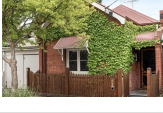

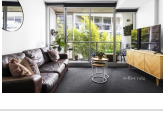

2.2 people

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 |
|---|----------|-----------|-------------|-------------|
|  319/4 Bik La Fitzroy North | 2 | Apartment | \$410,000 | 30 Apr 2025 |
|  110/245 Queens Pde Fitzroy North | 2 | Apartment | \$513,000 | 16 Apr 2025 |
|  33 Egremont St Fitzroy North | 4 | House | \$1,685,000 | 12 Apr 2025 |
|  5/14 Brennand St Fitzroy North | 1 | Unit | \$418,000 | 11 Apr 2025 |
|  14 Michael St Fitzroy North | 3 | House | \$1,950,000 | 10 Apr 2025 |
|  10/8 Bennett St Fitzroy North | 1 | Apartment | \$445,000 | 08 Apr 2025 |
|  87/682 Nicholson St Fitzroy North | 2 | Apartment | \$761,000 | 07 Apr 2025 |
|  5/497 Napier St Fitzroy North | 3 | House | \$1,475,000 | 05 Apr 2025 |
|  86 Newry St FITZROY NORTH | 3 | House | \$1,365,000 | 05 Apr 2025 |
|  66 Birkenhead St Fitzroy North | 1 | House | \$1,230,000 | 05 Apr 2025 |
|  G9/26 Nicholson St Fitzroy North | 3 | Townhouse | \$1,170,000 | 05 Apr 2025 |
|  28 Rae St Fitzroy North | 2 | House | \$1,275,000 | 03 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------------------|-------------|-------------|
|  69 Queens Pde Fitzroy North | 4 | House | \$1,690,000 | 28 Mar 2025 |
|  8/30 Nicholson St Fitzroy North | 2 | Townhouse | \$876,000 | 26 Mar 2025 |
|  236 Barkly St Fitzroy North | 2 | House | \$1,080,000 | 25 Mar 2025 |
|  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 |
|  129/4 Bik La Fitzroy North | 2 | Apartment | \$745,000 | 21 Mar 2025 |
|  14 Liverpool St Fitzroy North | 4 | House | \$2,410,000 | 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 |
|  212 Rae St Fitzroy North | 2 | House | \$1,330,000 | 14 Mar 2025 |
|  116/4 Bik La Fitzroy North | 1 | Subdivided Unit/Villa/Townhouse | \$325,000 | 13 Mar 2025 |
|  80 Queens Pde Fitzroy North | 3 | House | \$1,950,000 | 12 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------------------|-------------|-------------|
|  23/6 Reid St Fitzroy North | 2 | Townhouse (Conjoined) | \$1,055,000 | 03 Mar 2025 |
|  851 Brunswick St.N Fitzroy North | 3 | House | \$2,425,000 | 01 Mar 2025 |
|  851 Brunswick St Fitzroy North | 3 | House | \$2,425,000 | 01 Mar 2025 |
|  505/11 Reid St Fitzroy North | 2 | Apartment | \$750,000 | 01 Mar 2025 |
|  617 Brunswick St FITZROY NORTH | 4 | House | \$1,720,000 | 01 Mar 2025 |
|  4 Railway St Fitzroy North | 2 | House | \$1,300,000 | 01 Mar 2025 |
|  202/463 Brunswick St Fitzroy North | 1 | Apartment | \$350,000 | 26 Feb 2025 |
|  205/463 Brunswick St Fitzroy North | 2 | Apartment | \$505,000 | 24 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 |
|  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 |



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189 Johnston Street, Fitzroy
03 8415 6100

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.

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