

# *Suburb* **INSIGHTS**

3065  
FITZROY



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.72m**

Quarterly Price Change

**3.93% ↑**

## Median Unit Price\*

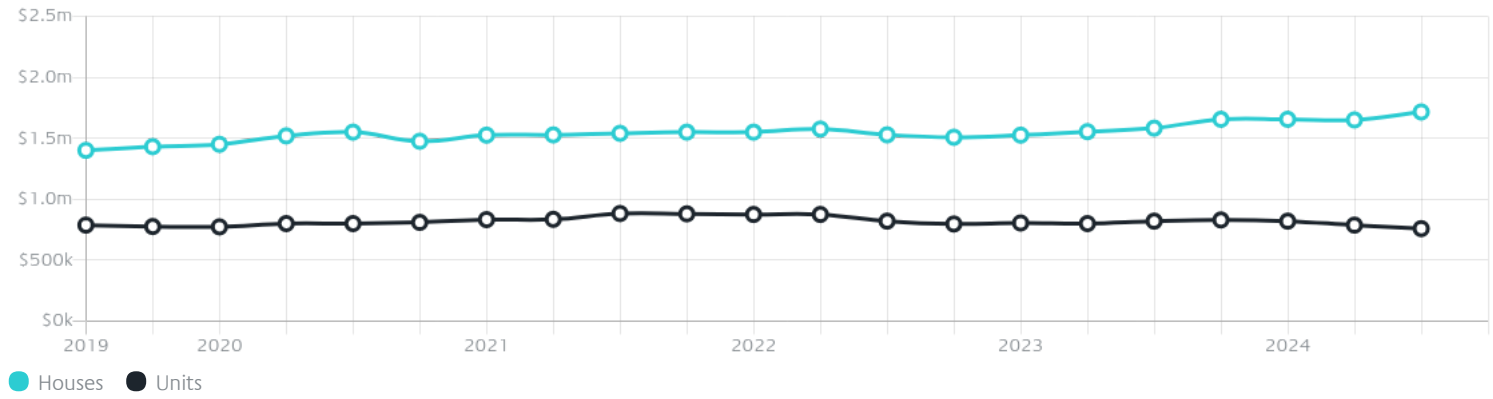
Median

**\$759k**

Quarterly Price Change

**-3.68% ↓**

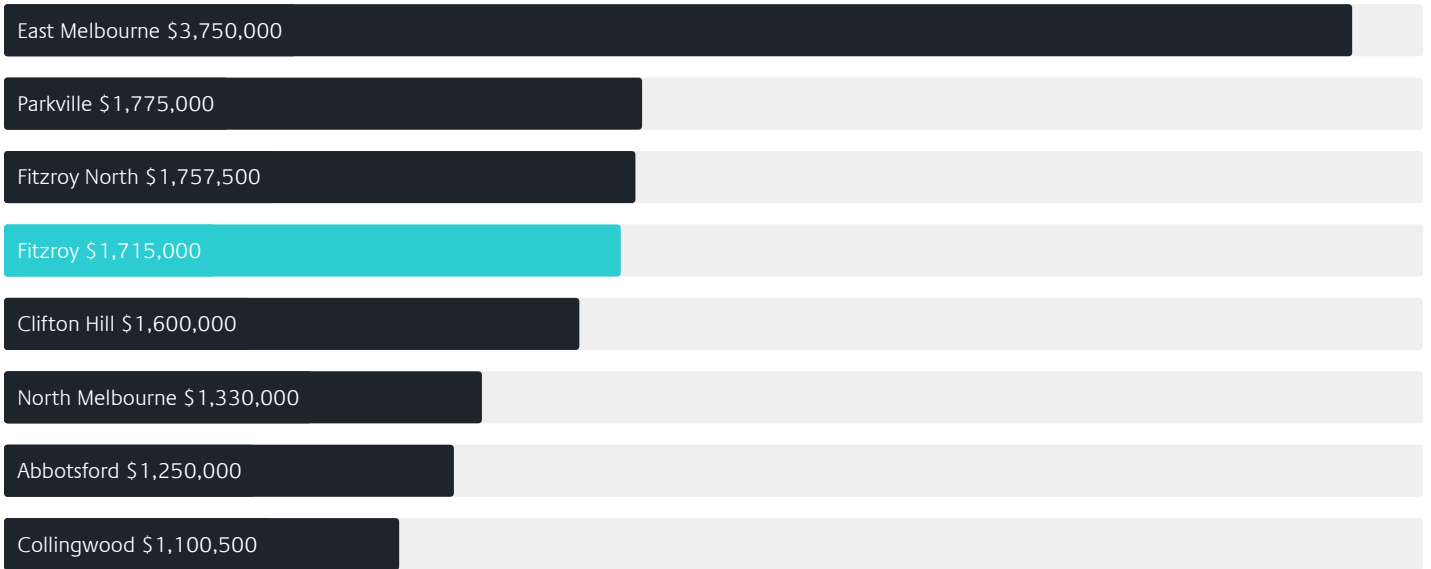
## Quarterly Price Change\*



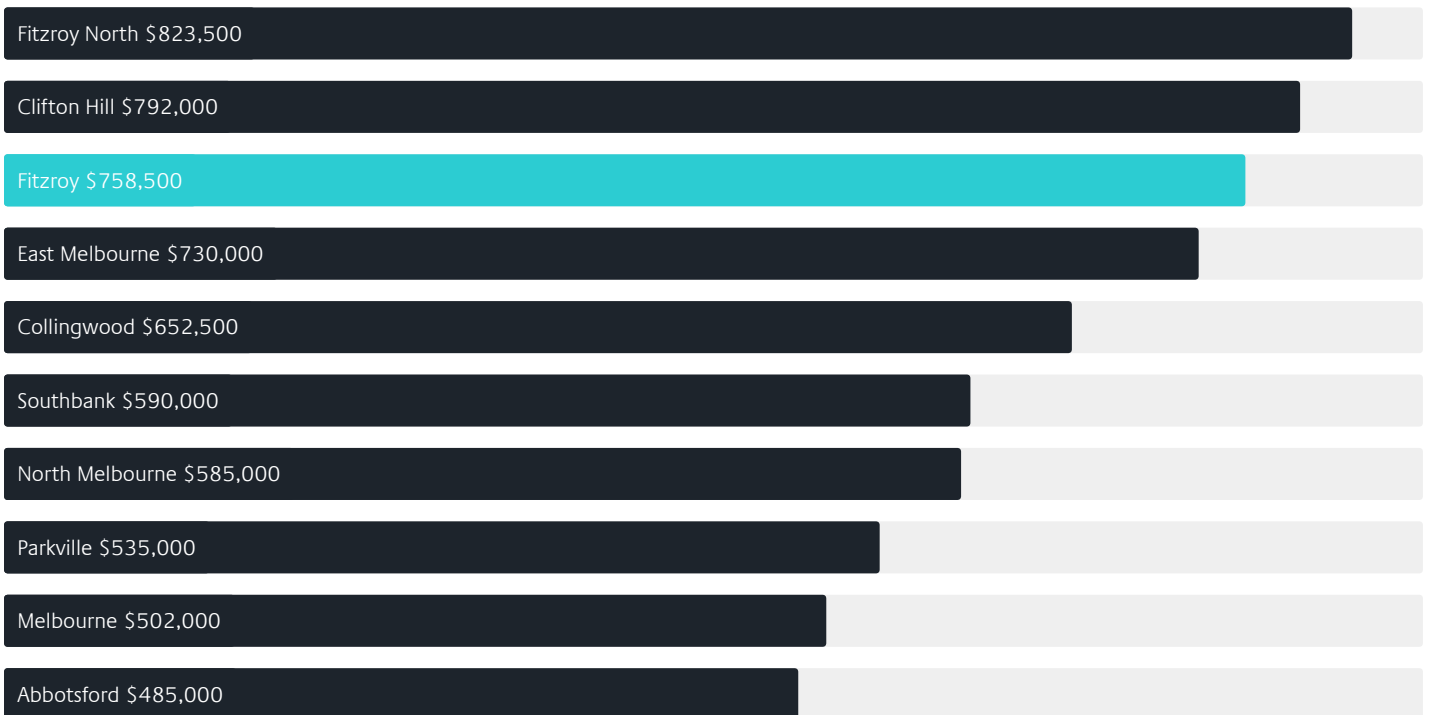
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 65%  
● Private 35%

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

62.16%

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

24 days

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

7.7 years

# Insights

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



● Houses 3% ● Units 97%

## Ownership<sup>^</sup>



● Owned Outright 21% ● Mortgaged 24% ● Rented 55%

## Population<sup>^</sup>

10,431

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

\$850

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

-0.13%

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

2.58%

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













35 years

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








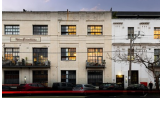




2 people

# Sold Properties~










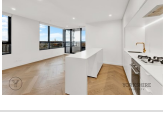


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 302/45 Rose St Fitzroy	2	Unit	\$1,160,000	29 Nov 2024
 3/5 St David St Fitzroy	1	Apartment	\$538,500	20 Nov 2024
 6 Moor St Fitzroy	1	House	\$1,100,000	09 Nov 2024
 480 George St Fitzroy	3	House	\$1,315,000	08 Nov 2024
 303/185 Rose St Fitzroy	2	Unit	\$613,500	06 Nov 2024
 12/183 Kerr St Fitzroy	2	Apartment	\$1,250,000	29 Oct 2024
 61 Leicester St Fitzroy	4	House	\$2,925,000	26 Oct 2024
 204/45 Rose St Fitzroy	2	Unit	\$795,000	26 Oct 2024
 702/353 Napier St Fitzroy	3	Subdivided Unit/Villa/Townhouse	\$575,000	25 Oct 2024
 70/50 King William St Fitzroy	2	Unit	\$740,000	23 Oct 2024
 307 George St Fitzroy	2	House	\$1,777,000	19 Oct 2024
 24 Greeves St Fitzroy	2	House	\$1,300,000	19 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/170-176 Fitzroy St Fitzroy	1	Unit	\$356,500	18 Oct 2024
 15 King William St Fitzroy	3	House	\$1,700,000	17 Oct 2024
 317/338 Gore St Fitzroy	2	Apartment	\$695,000	07 Oct 2024
 129 Kerr St Fitzroy	3	Townhouse (Conjoined)	\$675,000	02 Oct 2024
 209/176 Argyle St Fitzroy	2	Unit	\$732,000	30 Sep 2024
 108 Alexandra Pde Fitzroy	2	House	\$860,000	28 Sep 2024
 402/341 George St Fitzroy	3	Apartment	\$3,300,000	24 Sep 2024
 42/183 Kerr St Fitzroy	2	Unit	\$1,380,000	21 Sep 2024
 193 Moor St Fitzroy	1	House	\$950,000	21 Sep 2024
 8/56 Leicester St Fitzroy	2	Townhouse	\$885,000	20 Sep 2024
 202/160 Argyle St Fitzroy	1	Unit	\$425,000	20 Sep 2024
 105 Leicester St Fitzroy	2	House	\$1,060,000	14 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14/205 Johnston St Fitzroy	3	Unit	\$1,030,000	14 Sep 2024
 2/56 St David St Fitzroy	3	House	\$1,480,000	13 Sep 2024
 107/185 Rose St Fitzroy	1	Unit	\$530,000	11 Sep 2024
 302/150 Kerr St Fitzroy	2	Apartment	\$800,000	04 Sep 2024
 212/416 Gore St Fitzroy	2	Unit	\$685,000	02 Sep 2024
 292 Fitzroy St Fitzroy	3	House	\$2,500,000	31 Aug 2024
 6/103 Rose St Fitzroy	2	Apartment	\$800,000	30 Aug 2024
 8 Macrobertsons Cl Fitzroy	3	House	\$1,270,000	30 Aug 2024
 168 Moor St Fitzroy	2	House	\$1,108,000	27 Aug 2024
 904/338 Gore St Fitzroy	2	Apartment	\$745,000	23 Aug 2024
 28 Napier St Fitzroy	4	House	\$1,920,000	23 Aug 2024
 56 Alexandra Pde Fitzroy	4	House	\$1,600,000	23 Aug 2024

# Jellis Craig

Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

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

Data is current as of PDF generation date 01/12/2024

\* 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.