

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.78m

Quarterly Price Change

3.95% ↑

Median Unit Price*

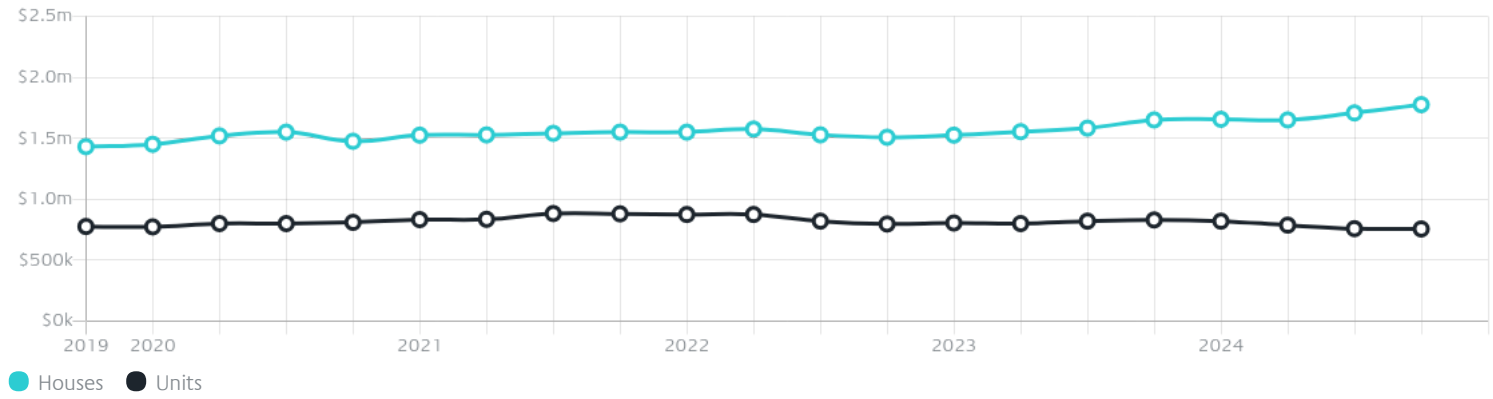
Median

\$756k

Quarterly Price Change

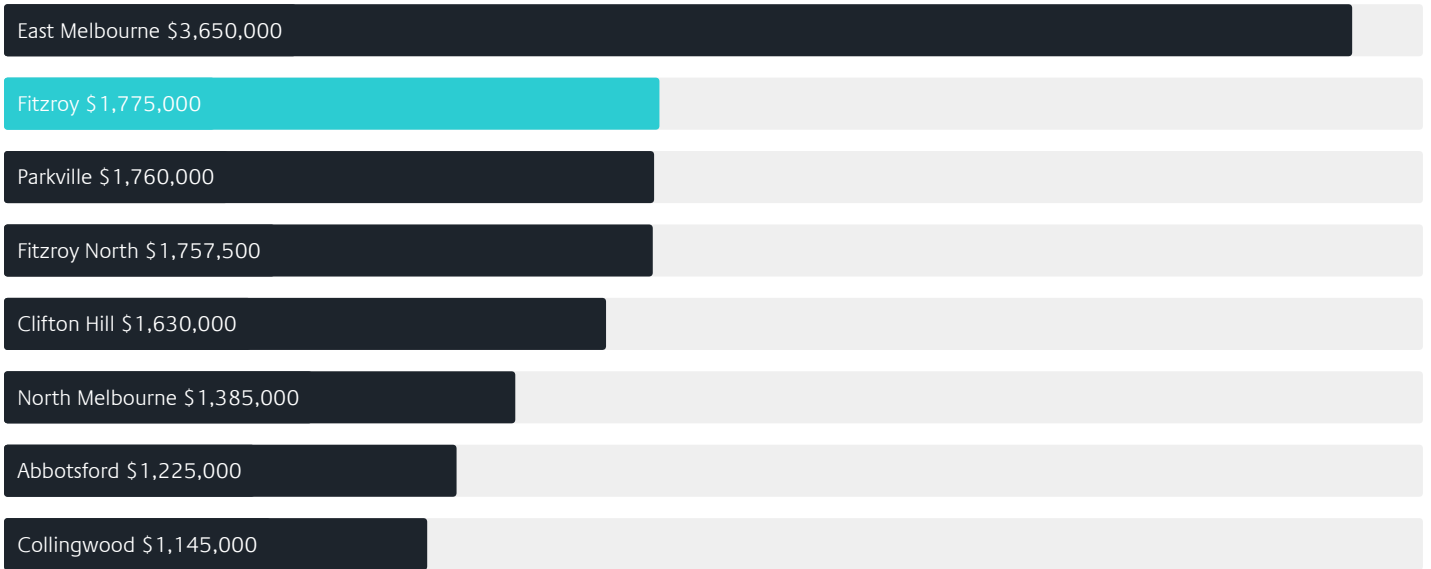
-0.32% ↓

Quarterly Price Change*

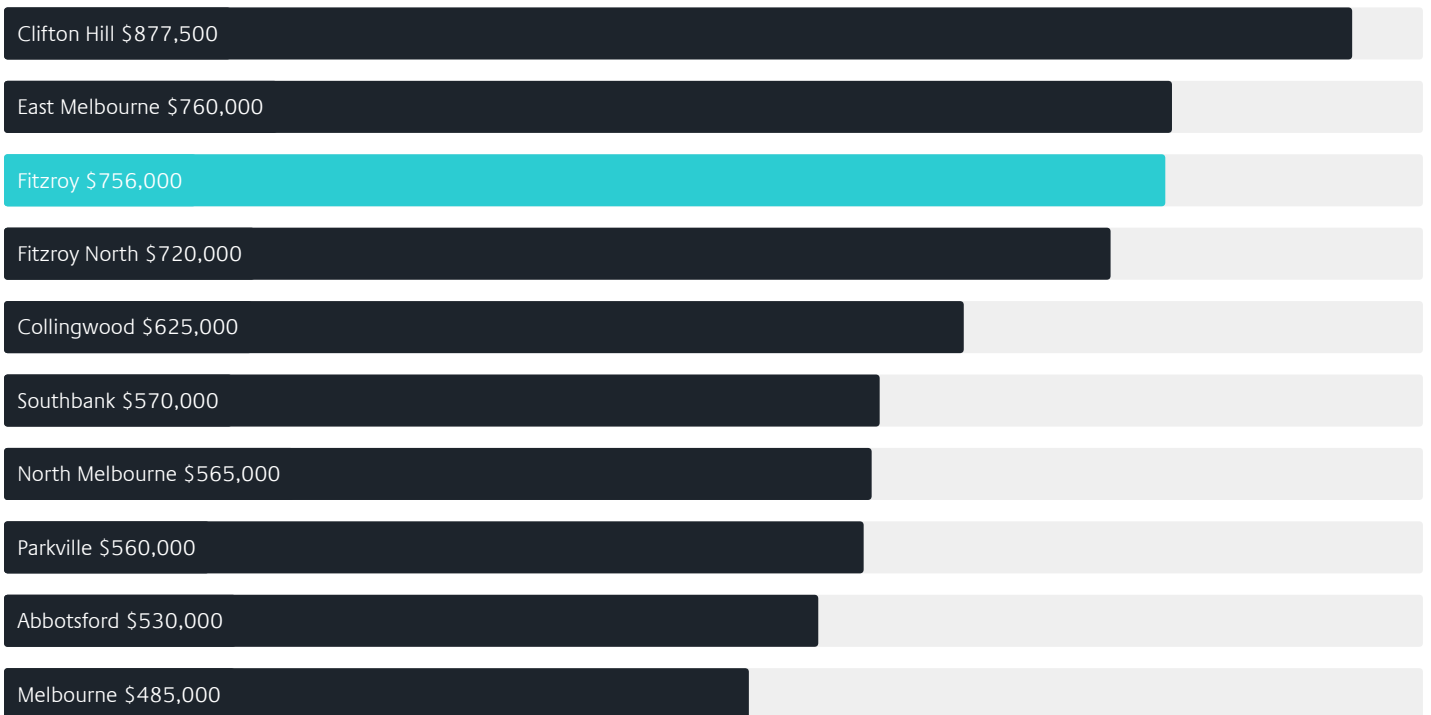


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 42%
● Private 58%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

27 days

Average Hold Period^{*}

7.7 years

Insights

Dwelling Type[^]



● Houses 3% ● Units 97%

Ownership[^]



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

Population[^]

10,431

Median Asking Rent per week^{*}

\$898

Population Growth[^]

-0.13%

Rental Yield^{*}

2.58%

Median Age[^]













35 years

Median Household Size[^]













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
 18/3-25 Hanover St Fitzroy	1	Apartment	\$317,000	27 Dec 2024
 16/19 Victoria St Fitzroy	2	Apartment	\$925,000	23 Dec 2024
 138 Cecil St Fitzroy	3	House	\$1,350,000	14 Dec 2024
 202/21 Rose St Fitzroy	2	Apartment	\$950,000	13 Dec 2024
 263 George St Fitzroy	2	House	\$1,820,000	07 Dec 2024
 42 Gore St Fitzroy	4	House	\$2,195,000	07 Dec 2024
 513/338 Gore St Fitzroy	1	Apartment	\$520,000	03 Dec 2024
 302/45 Rose St Fitzroy	2	Unit	\$1,160,000	29 Nov 2024
 101 Cecil St FITZROY	3	House	\$1,360,000	27 Nov 2024
 3/5 St David St Fitzroy	1	Apartment	\$538,500	20 Nov 2024
 6/56 Palmer St Fitzroy	1	Strata Unit/Flat	\$380,000	15 Nov 2024
 20 St David St Fitzroy	5	House	\$1,987,296	11 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 13/70 Nicholson St Fitzroy	1	Unit	\$520,000	01 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
 55 Charles St Fitzroy	2	House	\$1,982,500	23 Oct 2024
 72/34 King William St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$740,000	23 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Greeves St Fitzroy	2	House	\$1,300,000	19 Oct 2024
 504/75 Argyle St Fitzroy	2	Apartment	\$1,030,000	18 Oct 2024
 4/170-176 Fitzroy St Fitzroy	1	Unit	\$356,500	18 Oct 2024
 4/170 Fitzroy St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$356,500	18 Oct 2024
 15 King William St Fitzroy	3	House	\$1,700,000	17 Oct 2024
 102/416 Gore St FITZROY	2	Apartment	\$798,000	15 Oct 2024
 501/6 Rochester St Fitzroy	3	Unit	\$1,060,000	10 Oct 2024
 6/214 Argyle St Fitzroy	3	House	\$2,178,000	10 Oct 2024
 317/338 Gore St Fitzroy	2	Apartment	\$695,000	07 Oct 2024
 388 Napier St Fitzroy	2	House	\$1,410,000	05 Oct 2024
 46 Gore St Fitzroy	3	House	\$2,125,000	04 Oct 2024
 129 Kerr St Fitzroy	3	Townhouse (Conjoined)	\$675,000	02 Oct 2024



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

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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