

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.70m**

Quarterly Price Change

**-4.22% ↓**

## Median Unit Price\*

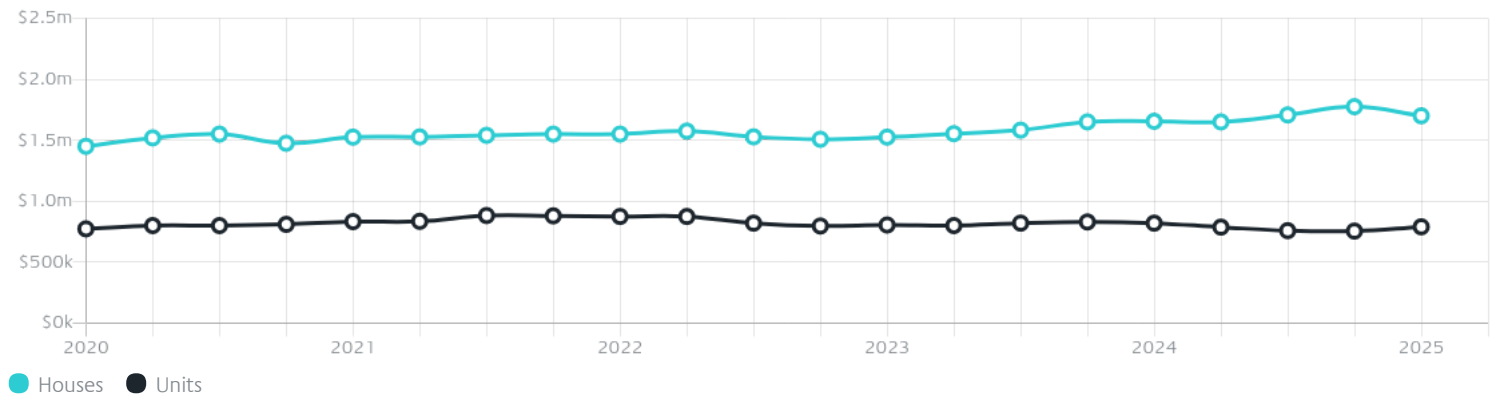
Median

**\$790k**

Quarterly Price Change

**4.63% ↑**

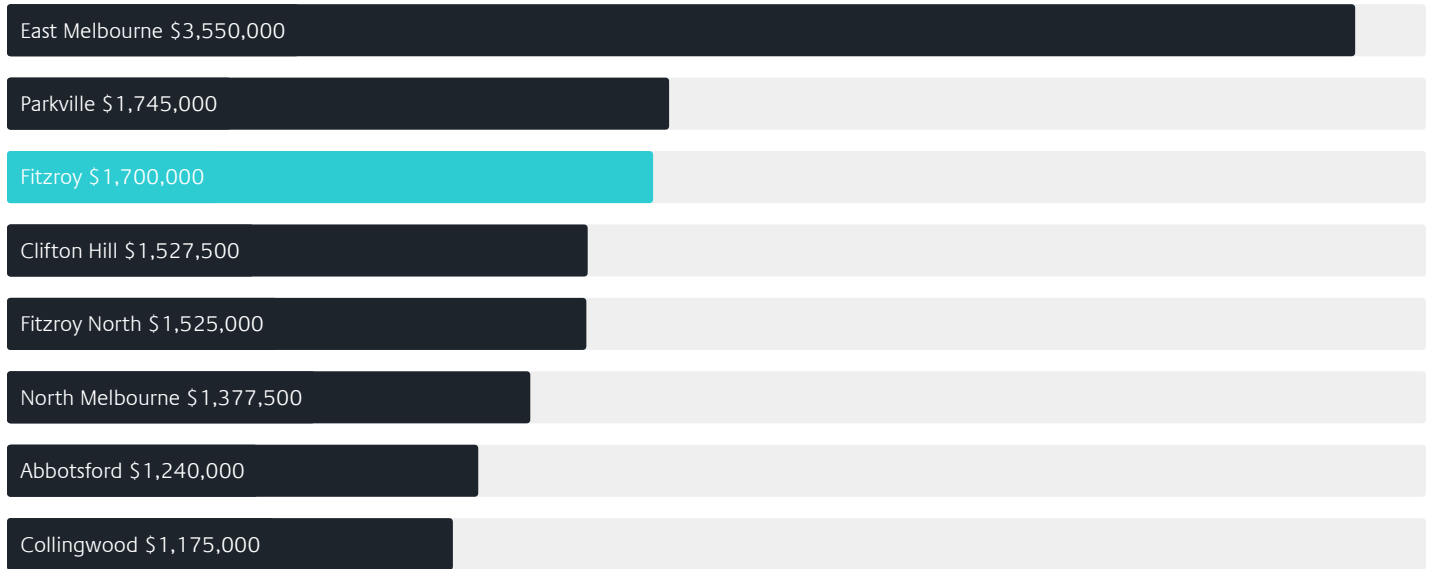
## Quarterly Price Change\*



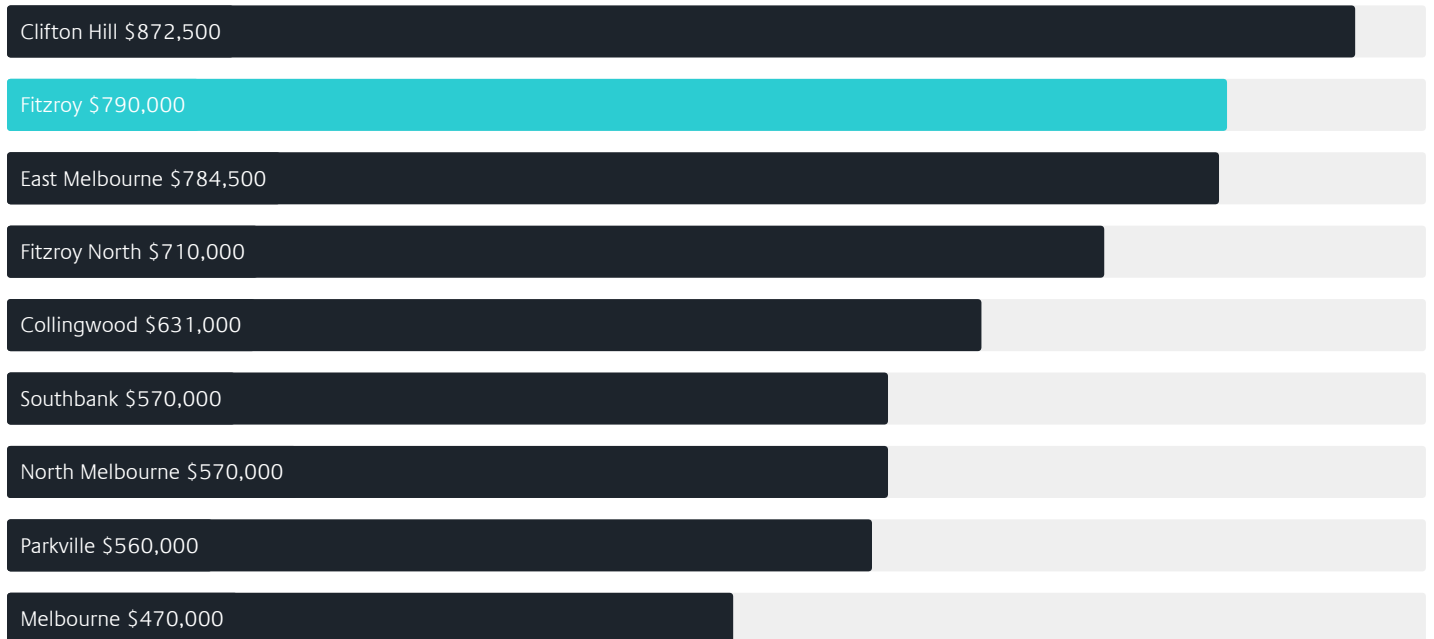
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 50%  
● Private 50%

Auction Clearance Rate\*

75%

Median Days on Market^

44 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\*

\$900

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 197 George St FITZROY	3	House	\$2,200,000	21 Jun 2025
 215 Argyle St Fitzroy	3	House	\$2,100,000	21 Jun 2025
 78 Cecil St Fitzroy	2	House	\$1,145,000	21 Jun 2025
 3/31-31a George St Fitzroy	2	Apartment	\$765,000	11 Jun 2025
 445 George St Fitzroy	2	House	\$1,890,000	07 Jun 2025
 2/124 Rose St Fitzroy	2	House	\$1,432,500	07 Jun 2025
 2/42 Greeves St Fitzroy	1	Apartment	\$841,000	03 Jun 2025
 6/58-62 George St Fitzroy	1	Apartment	\$824,000	31 May 2025
 501/185 Rose St FITZROY	1	Apartment	\$526,500	26 May 2025
 418/338 Gore St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$725,000	21 May 2025
 6/55-59 Moor St Fitzroy	2	Apartment	\$2,005,000	10 May 2025
 4/19 Victoria St Fitzroy	1	Apartment	\$730,000	07 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 83 Moor St Fitzroy	2	House	\$1,110,000	06 May 2025
 3/416 Gore St Fitzroy	2	Apartment	\$1,200,000	05 May 2025
 15/41-47 Hanover St Fitzroy	2	Unit	\$755,000	04 May 2025
 12/41 Hanover St Fitzroy	3	Subdivided Unit/Villa/Townhouse	\$852,000	03 May 2025
 2/18 Hanover St Fitzroy	3	Townhouse	\$1,300,000	23 Apr 2025
 115/338 Gore St Fitzroy	2	Apartment	\$715,000	16 Apr 2025
 201/239 Napier St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$332,000	16 Apr 2025
 222/338 Gore St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$765,000	16 Apr 2025
 16/10 Kerr St Fitzroy	3	Townhouse	\$1,620,000	15 Apr 2025
 605/416 Gore St Fitzroy	2	Apartment	\$1,100,000	14 Apr 2025
 13/53 Napier St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$320,000	10 Apr 2025
 376 Napier St Fitzroy	3	House	\$1,765,000	10 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 434 Gore St Fitzroy	6	House	\$5,700,000	09 Apr 2025
 7/41 Kerr St Fitzroy	1	House	\$540,000	03 Apr 2025
 11 Hodgson St Fitzroy	1	Apartment	\$507,000	03 Apr 2025
 5/41 Kerr St Fitzroy	2	Townhouse	\$1,031,272	03 Apr 2025
 2/10 Kerr St Fitzroy	2	Townhouse	\$1,349,000	31 Mar 2025
 373 Fitzroy St Fitzroy	3	House	\$1,090,000	31 Mar 2025
 403/231 Moor St Fitzroy	2	Apartment	\$805,000	29 Mar 2025
 3/108a Leicester St Fitzroy	2	Townhouse	\$1,825,000	29 Mar 2025
 78 Bell St Fitzroy	4	House	\$2,500,000	29 Mar 2025
 134 Cecil St Fitzroy	2	House	\$1,362,500	29 Mar 2025
 196 Moor St FITZROY	2	House	\$1,130,000	29 Mar 2025
 6/31 George St Fitzroy	3	Apartment	\$770,000	27 Mar 2025



Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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