

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.70m

Quarterly Price Change

-4.22% ↓

Median Unit Price*

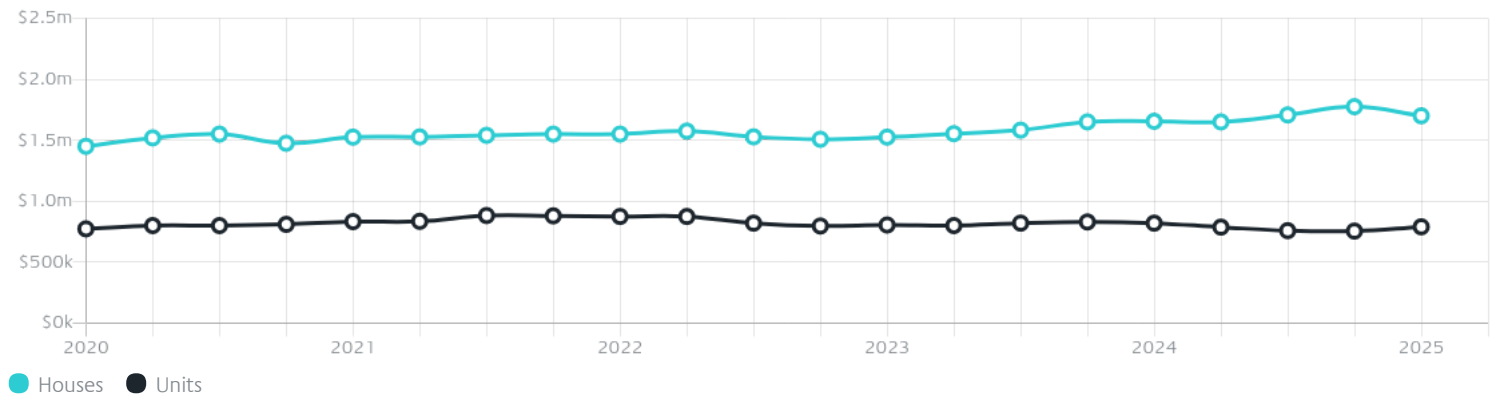
Median

\$790k

Quarterly Price Change

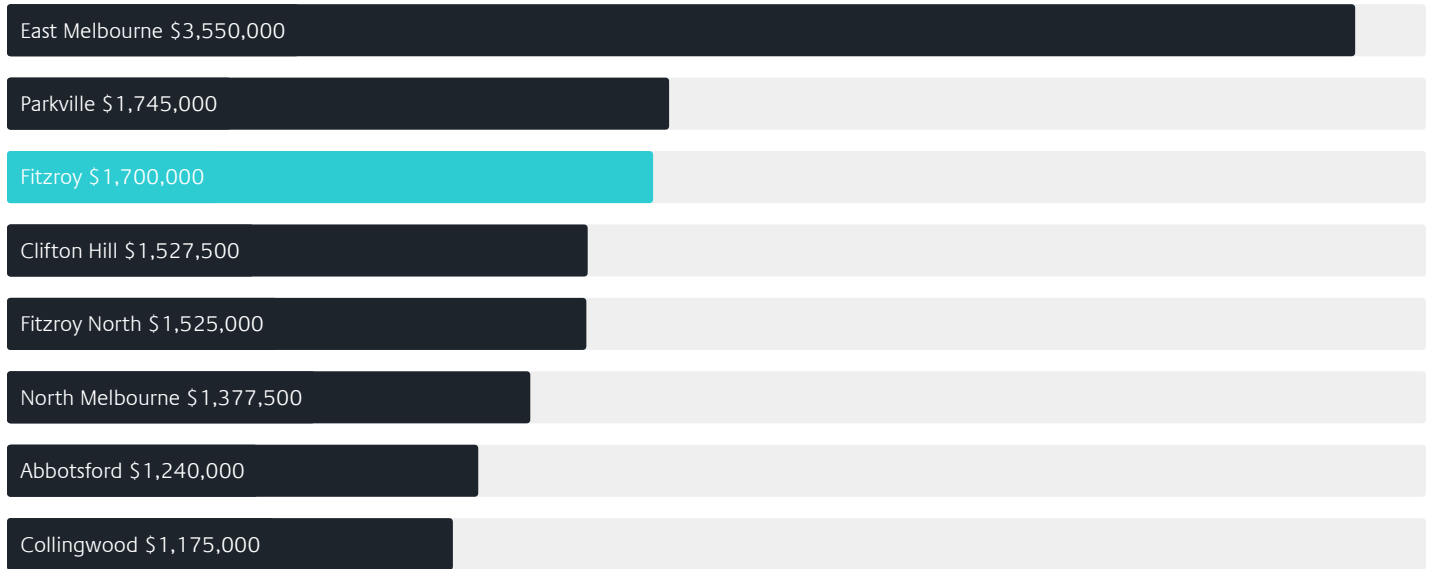
4.63% ↑

Quarterly Price Change*

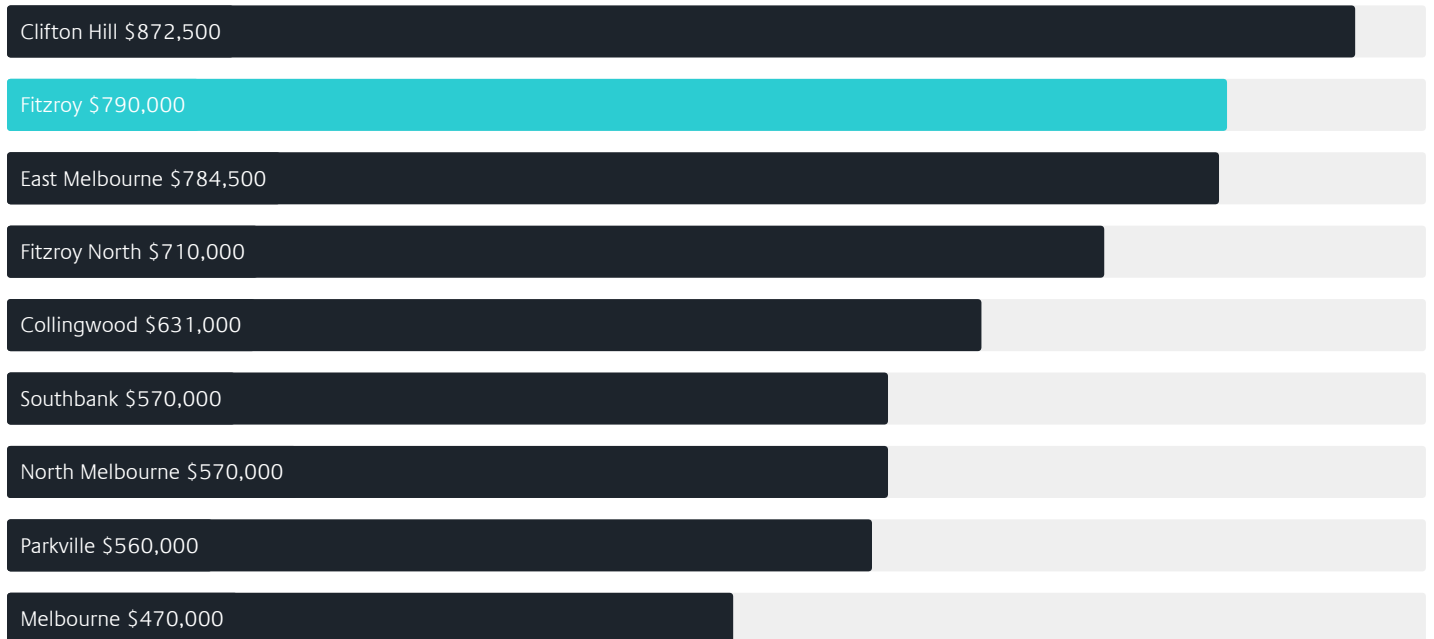


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 53%
● Private 47%

Auction Clearance Rate*

75.76%

Median Days on Market^

25 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6/58-62 George St Fitzroy	1	Apartment	\$824,000	31 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
 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
 201/239 Napier St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$332,000	16 Apr 2025
 16/10 Kerr St Fitzroy	3	Townhouse	\$1,620,000	15 Apr 2025
 434 Gore St Fitzroy	6	House	\$5,700,000	09 Apr 2025
 7/41 Kerr St Fitzroy	1	House	\$540,000	03 Apr 2025
 2/10 Kerr St Fitzroy	2	Townhouse	\$1,349,000	31 Mar 2025
 196 Moor St FITZROY	2	House	\$1,130,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 6/31 George St Fitzroy	3	Apartment	\$770,000	27 Mar 2025
 8/98 George St Fitzroy	1	Unit	\$561,000	26 Mar 2025
 304/300 Young St Fitzroy	2	Apartment	\$665,000	24 Mar 2025
 205/353 Napier St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$730,000	23 Mar 2025
 51 Kerr St Fitzroy	2	House	\$1,270,000	22 Mar 2025
 42/1 St David St Fitzroy	2	Apartment	\$685,000	22 Mar 2025
 405/160 Argyle St Fitzroy	2	Apartment	\$760,000	22 Mar 2025
 333 Young St Fitzroy	2	Townhouse	\$1,280,000	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/59 Leicester St Fitzroy	3	Townhouse	\$1,537,000	22 Mar 2025
 14 Westgarth St Fitzroy	3	House	\$1,620,000	21 Mar 2025
 58 Kerr St FITZROY	4	House	\$1,305,000	21 Mar 2025
 101/75 Argyle St Fitzroy	2	Apartment	\$1,552,500	20 Mar 2025
 305/250 Gore St Fitzroy	2	House	\$640,000	19 Mar 2025
 48 Young St Fitzroy	3	Townhouse	\$1,925,000	19 Mar 2025
 203/166 Gertrude St Fitzroy	1	Apartment	\$730,000	17 Mar 2025
 17 Westgarth St Fitzroy	4	House	\$500,000	16 Mar 2025
 316/416 Gore St FITZROY	2	Apartment	\$835,000	15 Mar 2025
 108/48 Rose St Fitzroy	2	Apartment	\$685,000	15 Mar 2025
 245 Gore St Fitzroy	3	House	\$1,450,000	15 Mar 2025
 76 Bell St Fitzroy	4	House	\$2,700,000	13 Mar 2025



Fitzroy Office
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03 8415 6100

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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