

JellisCraig

FITZROY

Suburb Report

Know your neighbourhood.



FITZROY SUBURB REPORT

Median House Price*

Median

\$1.72m

Quarterly Price Change

0.00% ↓

Median Unit Price*

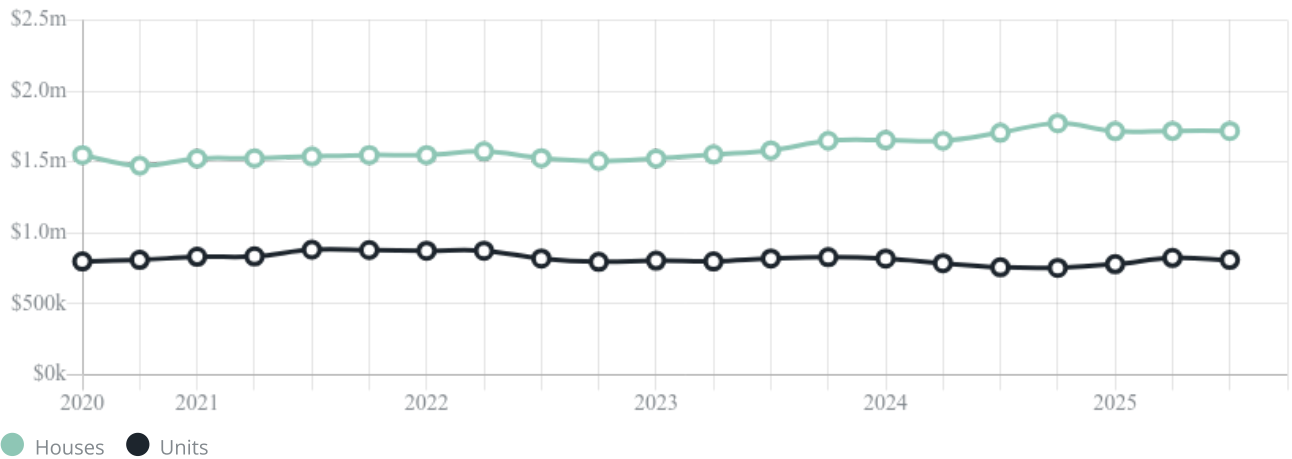
Median

\$810k

Quarterly Price Change

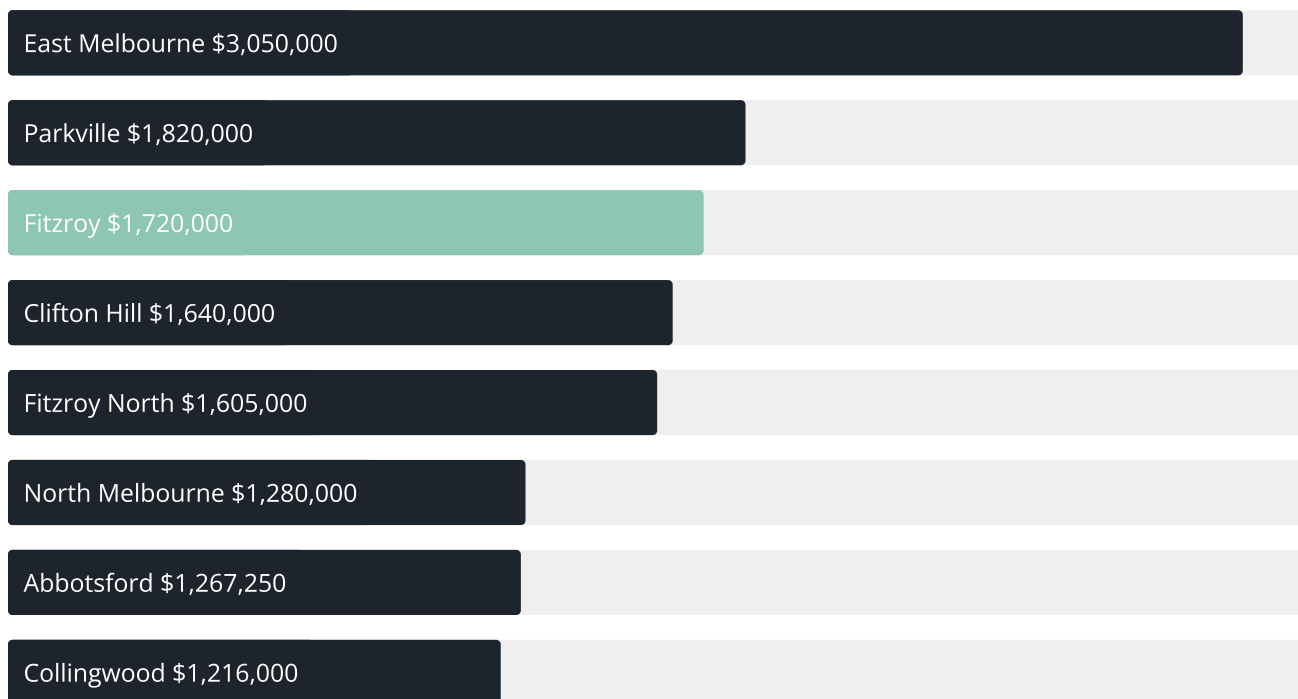
-1.69% ↓

Quarterly Price Change*

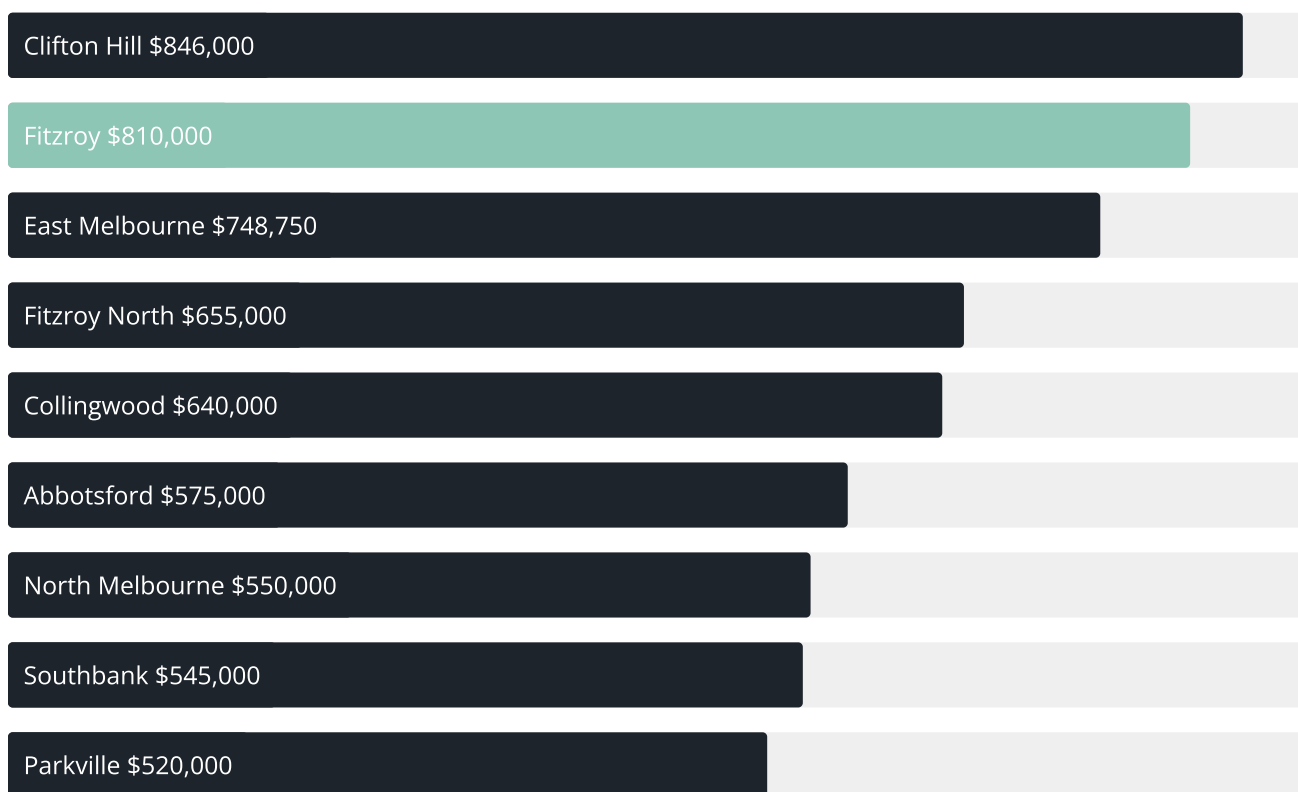


FITZROY SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



FITZROY SUBURB REPORT

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

82.86%

Median Days on Market^

24 days

Average Hold Period*

7.7 years

Dwelling Type^



● Houses 3% ● Units 97%

Ownership^



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

Population^

10,431

Median Asking Rent per week*

\$950

Population Growth^

-0.13%

Rental Yield*

2.58%

Median Age^

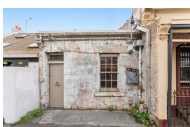
35 years

Median Household Size^

2 people

FITZROY SUBURB REPORT

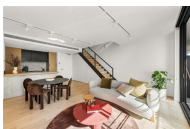
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 107/75 Argyle St Fitzroy	1	Apartment	\$765,000	25 Oct 2025
 8 Westgarth St Fitzroy	2	House	\$1,420,000	25 Oct 2025
 84 Kerr St Fitzroy	2	House	\$1,350,000	17 Oct 2025
 232 Kerr St FITZROY	2	Apartment	\$945,000	16 Oct 2025
 211/96 Charles St Fitzroy	2	Unit	\$835,000	14 Oct 2025
 288 Fitzroy St Fitzroy	2	House	\$3,125,000	11 Oct 2025
 149 Gore St Fitzroy	1	House	\$900,000	11 Oct 2025
 79 Moor St Fitzroy	1	House	\$967,000	11 Oct 2025
 17 Hodgson St Fitzroy	2	Apartment	\$820,000	08 Oct 2025
 403 Fitzroy St Fitzroy	2	House	\$1,055,000	07 Oct 2025

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15/183 Kerr St Fitzroy	2	Apartment	\$940,000	06 Oct 2025
 10 Moor St Fitzroy	4	House	\$2,000,000	04 Oct 2025
 4/2-32 King William St Fitzroy	2	Apartment	\$965,000	04 Oct 2025
 402/96 Charles St Fitzroy	1	Apartment	\$575,000	29 Sep 2025
 306 Young St Fitzroy	2	House	\$2,250,000	29 Sep 2025
 2/170 Fitzroy St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$380,000	20 Sep 2025
 5/5 Spring St FITZROY	2	Apartment	\$980,000	15 Sep 2025
 105 Greeves St Fitzroy	2	House	\$1,345,000	13 Sep 2025
 46 Westgarth St FITZROY	2	House	\$1,346,000	13 Sep 2025
 16/300 Young St Fitzroy	2	Apartment	\$655,000	10 Sep 2025

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11/31 George St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$530,000	08 Sep 2025
 111/96 Charles St Fitzroy	2	Apartment	\$740,000	06 Sep 2025
 30/2 King William St Fitzroy	2	Strata Unit/Flat	\$800,000	06 Sep 2025
 30/2-32 King William St Fitzroy	2	Apartment	\$800,000	06 Sep 2025
 11/31-31a George St Fitzroy	1	Apartment	\$530,000	06 Sep 2025
 5/241 Napier St Fitzroy	3	Townhouse	\$1,630,000	06 Sep 2025
 8/156 Rose St Fitzroy	2	Apartment	\$935,000	05 Sep 2025
 9/165 Rose St Fitzroy	1	Apartment	\$1,081,000	30 Aug 2025
 55 Bell St FITZROY	4	House	\$1,800,000	30 Aug 2025
 15/31 George St Fitzroy	2	Apartment	\$730,000	30 Aug 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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