

JellisCraig

FITZROY

Suburb Report

Know your neighbourhood.



FITZROY SUBURB REPORT

Median House Price*

Median

\$1.72m

Quarterly Price Change

0.05% ↑

Median Unit Price*

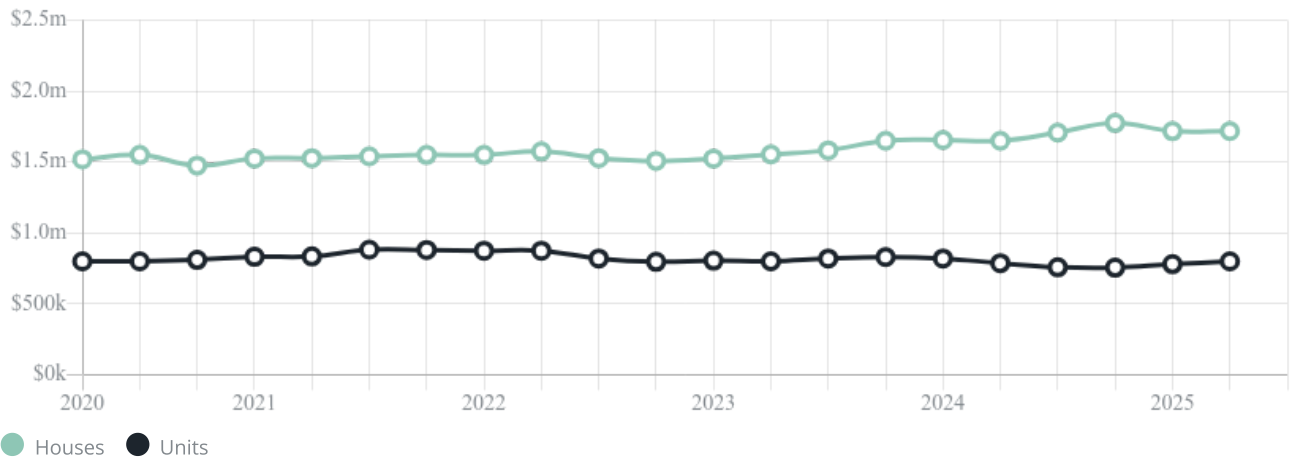
Median

\$800k

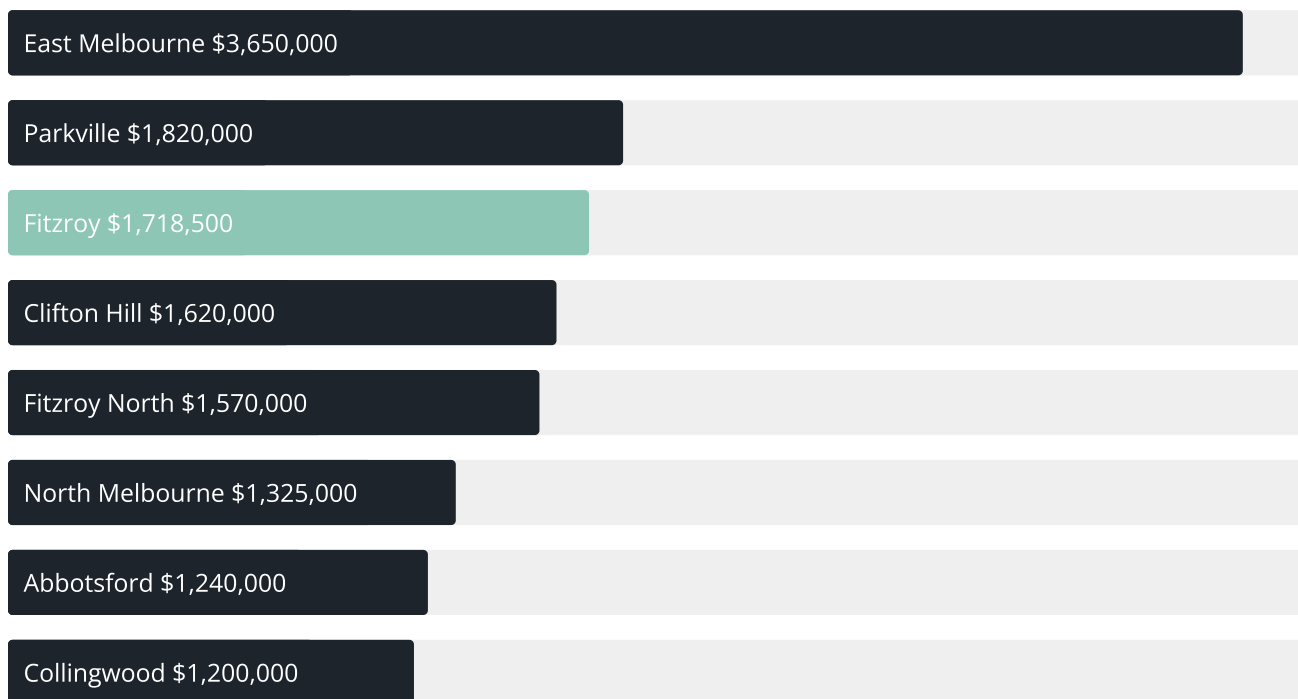
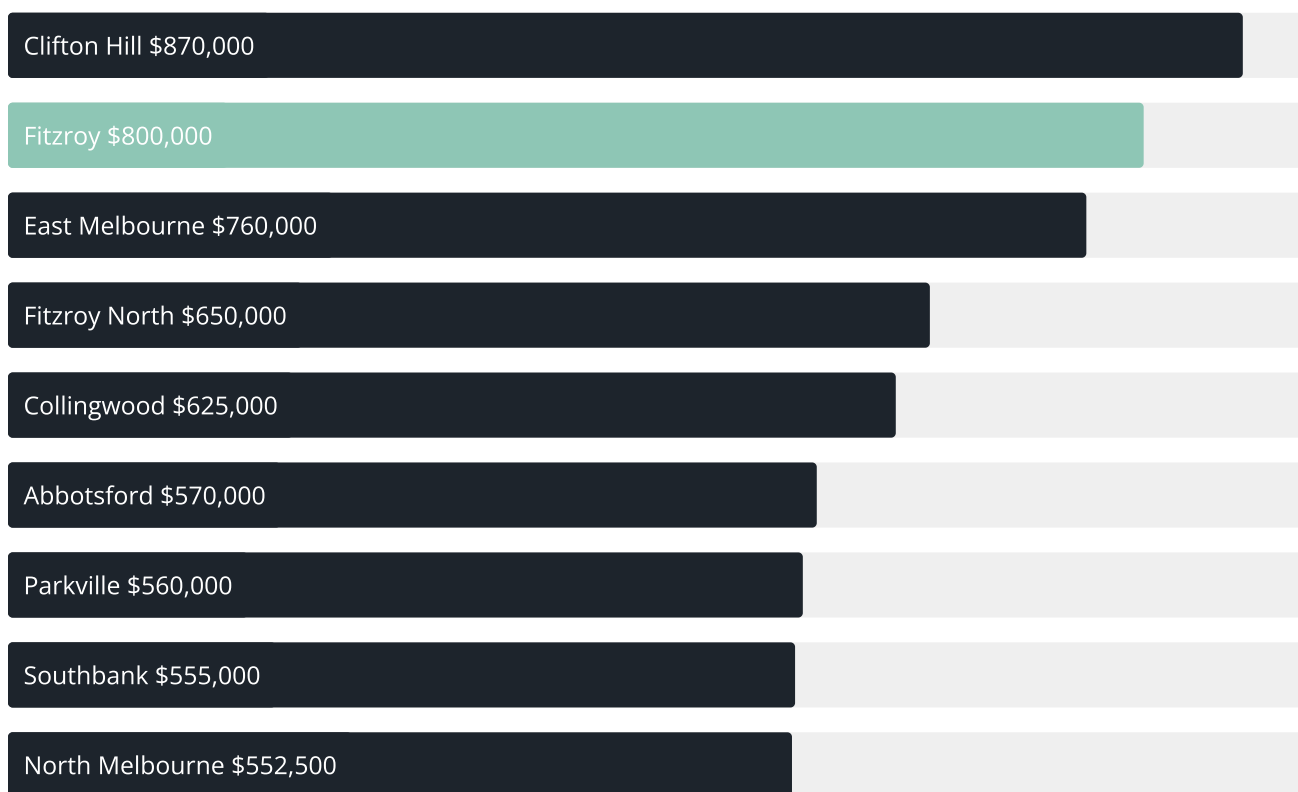
Quarterly Price Change

2.56% ↑

Quarterly Price Change*



FITZROY SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

FITZROY SUBURB REPORT

Sale Method*



● Auction 42%
● Private 58%

Auction Clearance Rate*

83.33%

Median Days on Market^

25 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*

\$920

Population Growth^

-0.13%

Rental Yield*

2.58%

Median Age^











35 years

Median Household Size^











2 people

FITZROY SUBURB REPORT






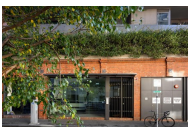




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 328a Young St Fitzroy	3	Townhouse	\$1,360,000	23 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
 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
 111/96 Charles St Fitzroy	2	Apartment	\$740,000	06 Sep 2025
 5/241 Napier St Fitzroy	3	Townhouse	\$1,630,000	06 Sep 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 SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 49 Leicester St Fitzroy	4	House	\$1,500,000	29 Aug 2025
 122 Kerr St Fitzroy	2	House	\$1,460,000	25 Aug 2025
 18 Macrobertsons Cl Fitzroy	2	Townhouse (Conjoined)	\$1,460,000	22 Aug 2025
 205/81 Argyle St Fitzroy	1	Apartment	\$430,000	20 Aug 2025
 221 Argyle St Fitzroy	2	House	\$1,750,000	16 Aug 2025
 66 Victoria St Fitzroy	2	House	\$1,295,000	09 Aug 2025
 105/6 Rochester St Fitzroy	2	Apartment	\$775,000	06 Aug 2025
 6/41 Kerr St Fitzroy	1	Apartment	\$546,000	05 Aug 2025
 9/1 James St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$710,000	05 Aug 2025
 50/1 St David St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$639,000	03 Aug 2025

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/31 George St Fitzroy	1	Apartment	\$495,000	29 Jul 2025
 502/231 Moor St Fitzroy	1	Apartment	\$538,000	23 Jul 2025
 213/338 Gore St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$500,000	22 Jul 2025
 401/250 Gore St Fitzroy	1	Apartment	\$570,000	21 Jul 2025
 405/353 Napier St FITZROY	3	Subdivided Unit/Villa/Townhouse	\$750,000	16 Jul 2025
 507/185 Rose St Fitzroy	1	Apartment	\$530,000	12 Jul 2025
 304/166 Gertrude St Fitzroy	2	Apartment	\$1,850,000	11 Jul 2025
 305/81 Argyle St Fitzroy	1	Apartment	\$425,000	11 Jul 2025
 1/399b Brunswick St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$1,220,000	05 Jul 2025
 1 Cremorne St Fitzroy	2	House	\$1,022,000	05 Jul 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.