

JellisCraig

FITZROY

Suburb Report

Know your neighbourhood.



FITZROY SUBURB REPORT

Median House Price*

Median

\$1.72m

Quarterly Price Change

0.05% ↑

Median Unit Price*

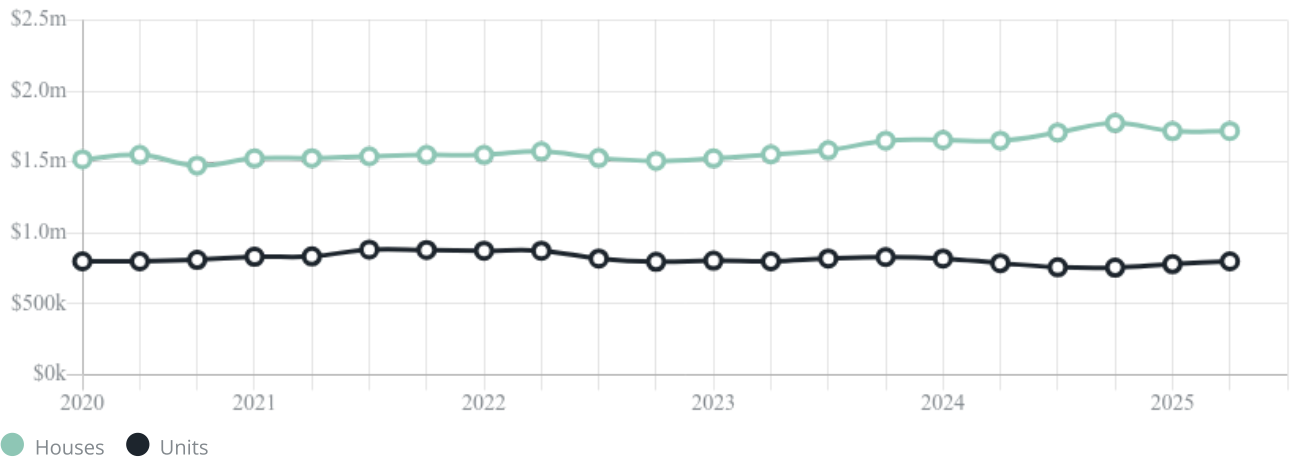
Median

\$800k

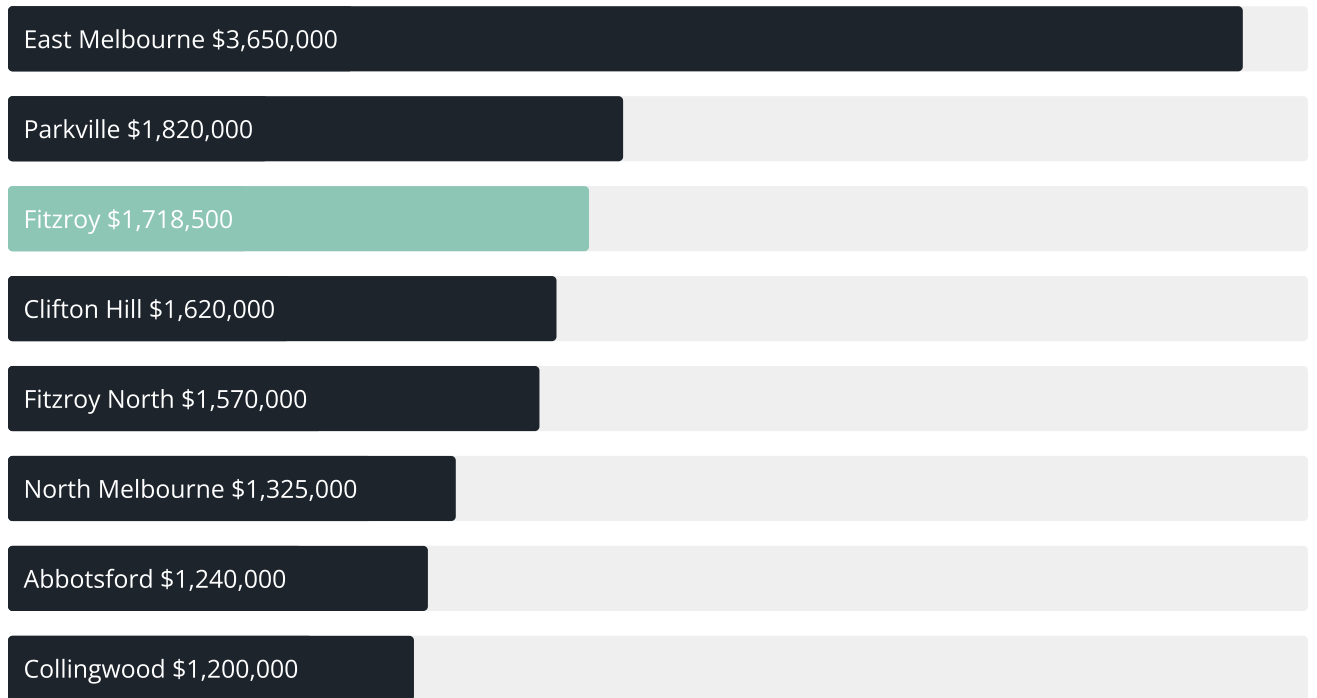
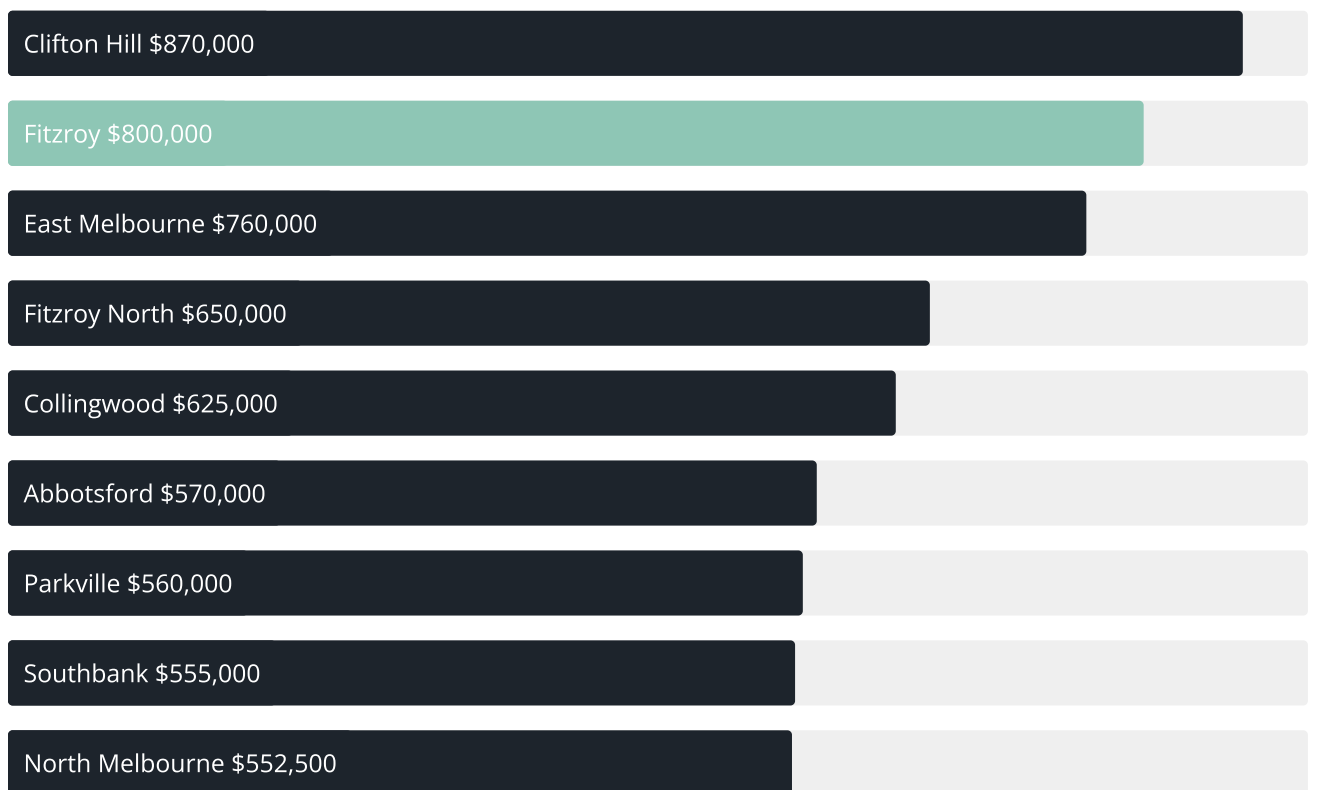
Quarterly Price Change

2.56% ↑

Quarterly Price Change*



FITZROY SUBURB REPORT

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

FITZROY SUBURB REPORT

Sale Method*



● Auction 48%
● Private 52%

Auction Clearance Rate*

83.33%

Median Days on Market^

33 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








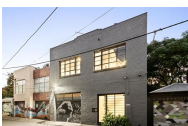


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 15/31 George St Fitzroy	2	Apartment	\$730,000	30 Aug 2025
 55 Bell St FITZROY	4	House	\$1,800,000	30 Aug 2025
 49 Leicester St Fitzroy	4	House	\$1,500,000	29 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
 6/41 Kerr St Fitzroy	1	Apartment	\$546,000	05 Aug 2025
 50/1 St David St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$639,000	03 Aug 2025
 502/231 Moor St Fitzroy	1	Apartment	\$538,000	23 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

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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 Cremorne St Fitzroy	2	House	\$1,022,000	05 Jul 2025
 9 Leicester St Fitzroy	5	House	\$1,920,000	30 Jun 2025
 57/183 Kerr St Fitzroy	3	Apartment	\$1,125,000	26 Jun 2025
 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
 12/70 Nicholson St Fitzroy	1	Unit	\$350,000	18 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 150 Fitzroy St Fitzroy	3	House	\$1,815,000	14 Jun 2025
 3/31-31a George St Fitzroy	2	Apartment	\$765,000	11 Jun 2025
 3/31 George St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$765,000	11 Jun 2025
 309/48 Rose St Fitzroy	2	Apartment	\$815,000	10 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
 9/96 Charles St Fitzroy	1	Apartment	\$365,000	07 Jun 2025
 53 Little Smith St Fitzroy	3	House	\$3,610,000	05 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



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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