



Brunswick East

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

1.53% ↑

Median unit price¹

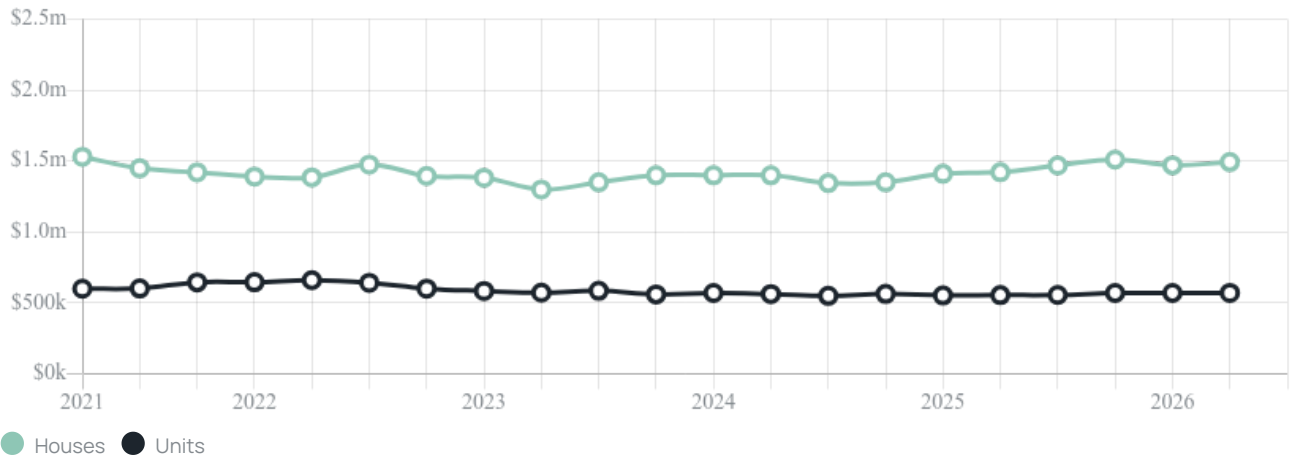
Median

\$571k

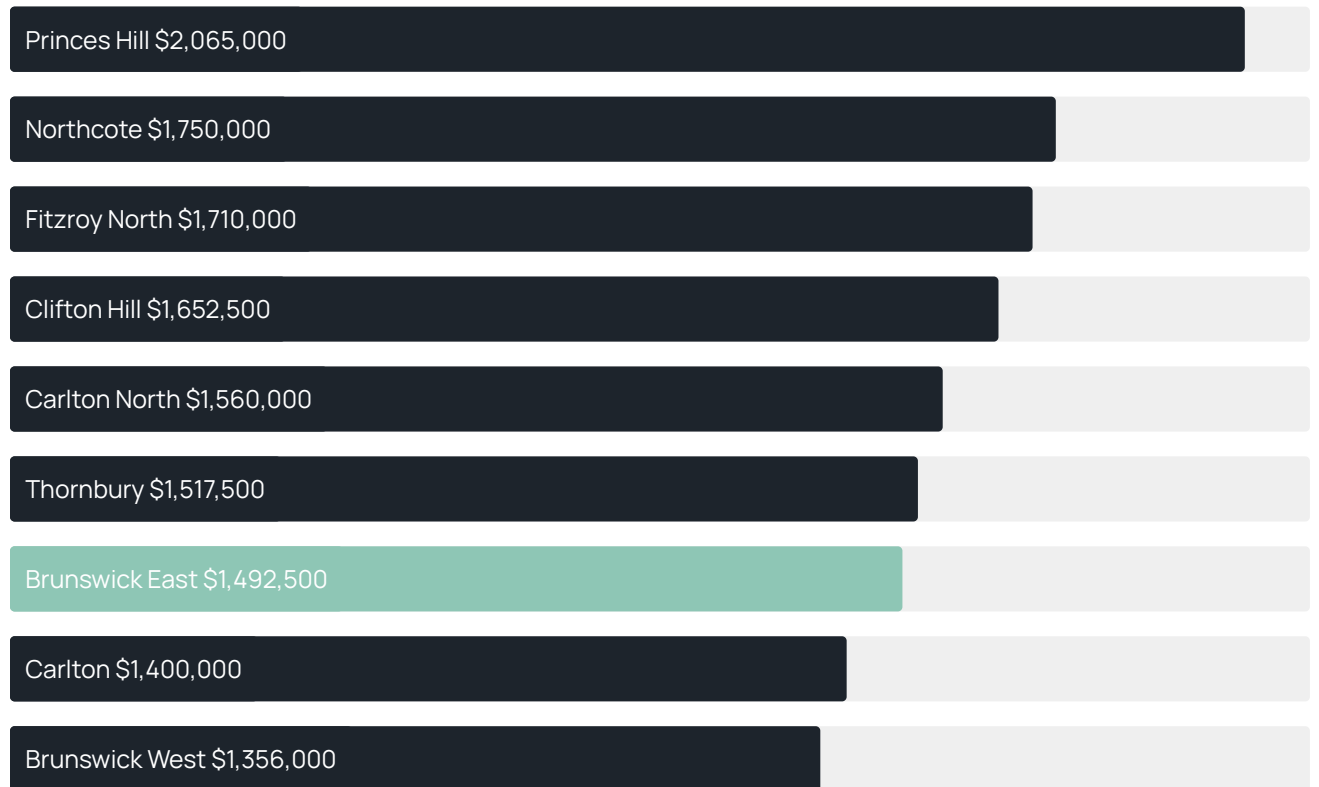
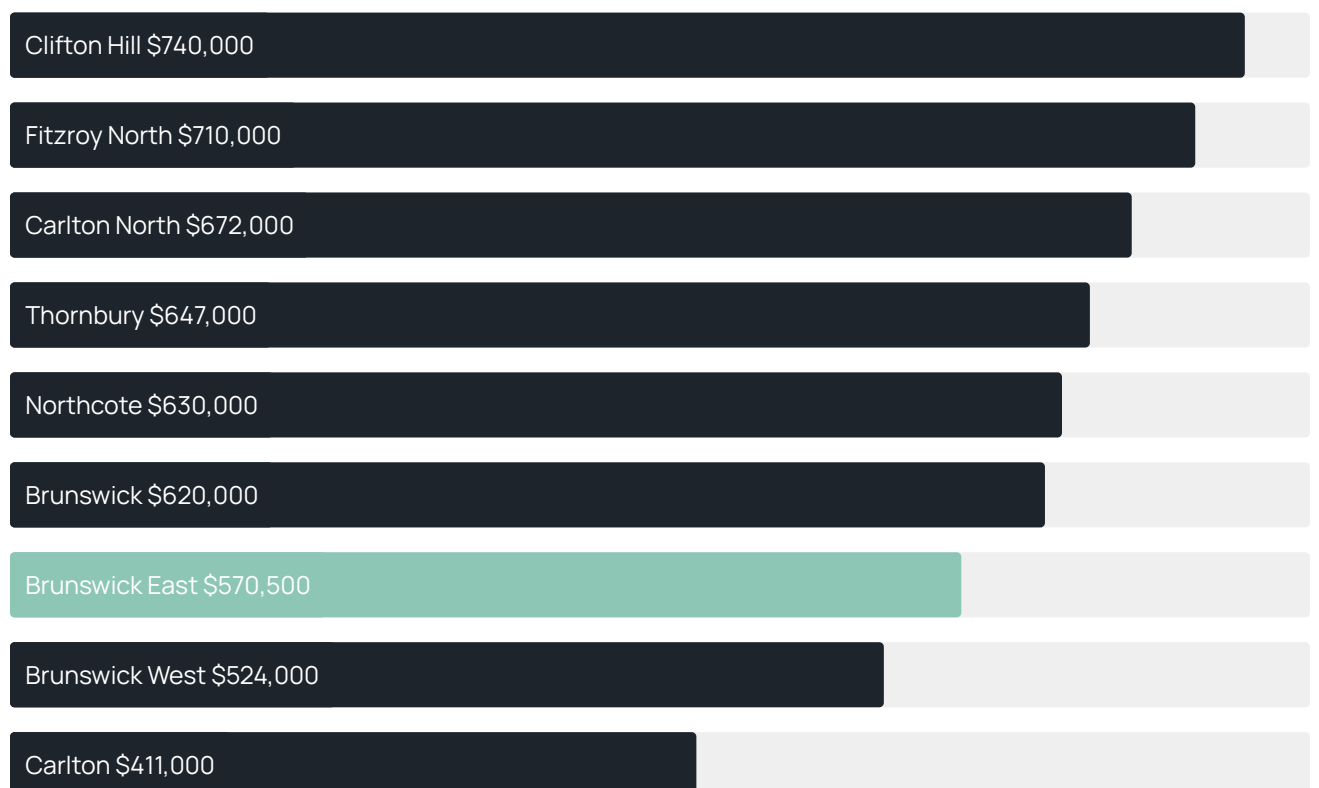
Quarterly price change

0.08% ↑

Quarterly price change¹



BRUNSWICK EAST SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

73.08%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

6.6 years

Dwelling type⁵

● Houses 23% ● Units 77%

Ownership⁵

● Owned outright 20% ● Mortgaged 29% ● Rented 51%

Population⁵

13,279

Median asking rent¹

\$800 per week

Population growth⁵

15.43%

Rental yield¹

3.04%

Median age⁵

33 years

Median household size⁵

2 people

BRUNSWICK EAST SUBURB REPORT

Recent Brunswick East sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1421/176 Edward St Brunswick East	1	Apartment	\$305,000	31 Jul 2026
 16 Gear St Brunswick East	2	Townhouse	\$815,000	29 Jul 2026
 317/360 Lygon St Brunswick East	1	Apartment	\$350,000	29 Jul 2026
 224/22 Barkly St Brunswick East	1	Apartment	\$445,000	25 Jul 2026
 803/304-310 Lygon St Brunswick East	2	Apartment	\$498,888	24 Jul 2026
 28 Victoria St Brunswick East	3	House	\$1,520,000	24 Jul 2026
 302/122-124 Nicholson St Brunswick East	2	Apartment	\$540,000	20 Jul 2026
 17 Lanark St Brunswick East	3	House	\$1,690,000	18 Jul 2026
 29 Duke St Brunswick East	2	House	\$1,050,000	14 Jul 2026
 216/200 Lygon St Brunswick East	1	Apartment	\$365,000	09 Jul 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 161 Stewart St Brunswick East	3	House	\$1,874,000	08 Jul 2026
 1512/182 Edward St Brunswick East	1	Apartment	\$406,000	07 Jul 2026
 16a Glenmorgan St Brunswick East	3	House	\$1,150,000	04 Jul 2026
 415/9 Village Av Brunswick East	2	Apartment	\$695,000	02 Jul 2026
 415/8 Lygon St Brunswick East	2	Apartment	\$590,000	24 Jun 2026
 3/195-197 Lygon St Brunswick East	2	Apartment	\$565,000	22 Jun 2026
 121/48 Victoria St Brunswick East	2	Apartment	\$515,888	22 Jun 2026
 409/29 Nicholson St Brunswick East	1	Apartment	\$430,000	15 Jun 2026
 120/12 Village Av Brunswick East	1	Flat/Unit/Apartment	\$476,000	14 Jun 2026
 184 Nicholson St Brunswick East	3	House	\$1,055,000	13 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 23 Albert St Brunswick East	3	House	\$1,900,000	10 Jun 2026
 5/3 Hickford St Brunswick East	1	Unit	\$470,000	10 Jun 2026
 330/21 Village Av Brunswick East	2	Flat/Unit/Apartment	\$750,000	06 Jun 2026
 9 Barkly St Brunswick East	4	House	\$2,950,000	06 Jun 2026
 13 Station St Brunswick East	2	House	\$950,000	04 Jun 2026
 101/218 Lygon St Brunswick East	1	Apartment	\$350,000	04 Jun 2026
 340/22 Barkly St Brunswick East	1	Apartment	\$461,000	04 Jun 2026
 218/48 Victoria St Brunswick East	2	Apartment	\$562,000	03 Jun 2026
 9/48 Harrison St Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$672,000	03 Jun 2026
 511/22 Barkly St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$390,000	03 Jun 2026



Jellis Craig Brunswick
179 Sydney Rd, Brunswick
03 9387 5888

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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