

JellisCraig

BRUNSWICK EAST

Suburb Report

Know your neighbourhood.



BRUNSWICK EAST SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

3.30% ↑

Median Unit Price*

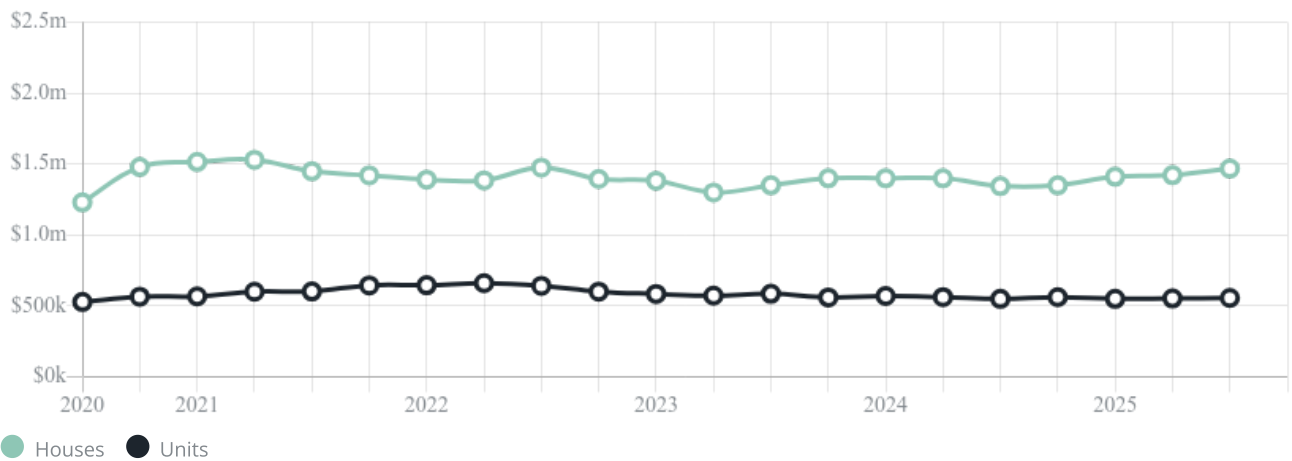
Median

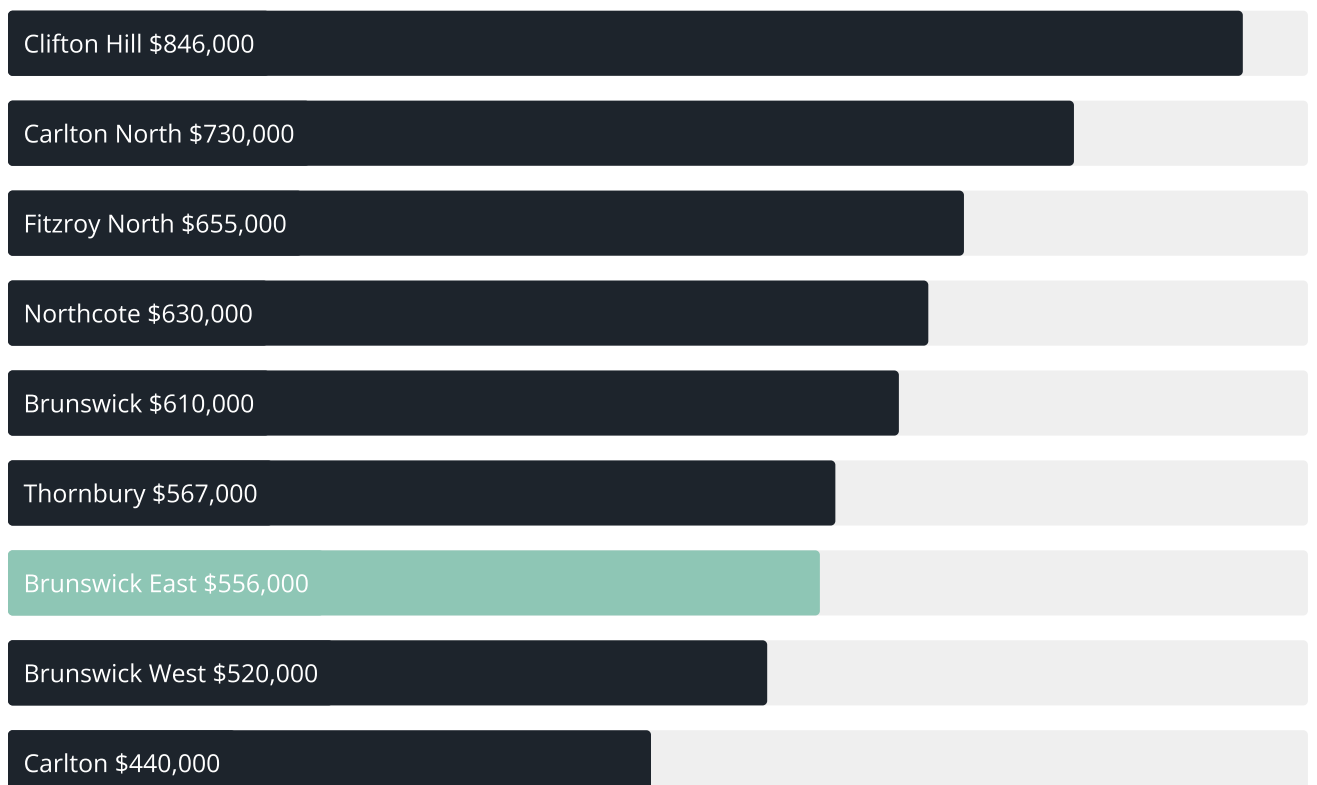
\$556k

Quarterly Price Change

0.63% ↑

Quarterly Price Change*



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

BRUNSWICK EAST SUBURB REPORT

Sale Method*



● Auction 32%
● Private 68%

Auction Clearance Rate*

83.33%

Median Days on Market^

25 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 23% ● Units 77%

Ownership^



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

Population^

13,279

Median Asking Rent per week*

\$800

Population Growth^

15.43%

Rental Yield*

3.04%

Median Age^











33 years

Median Household Size^











2 people

BRUNSWICK EAST 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 20/374 Lygon St Brunswick East	2	Apartment	\$695,000	29 Nov 2025
 6116/172 Edward St Brunswick East	2	Apartment	\$584,000	28 Nov 2025
 2301/178 Edward St Brunswick East	2	Apartment	\$650,000	23 Nov 2025
 3/214 Glenlyon Rd Brunswick East	2	Villa	\$861,000	22 Nov 2025
 101 Nicholson St Brunswick East	3	House	\$950,000	22 Nov 2025
 3/23 Balmoral Av Brunswick East	1	Apartment	\$385,000	22 Nov 2025
 11/123 Victoria St Brunswick East	1	Apartment	\$365,050	20 Nov 2025
 204/92-96 Albert St Brunswick East	2	Apartment	\$530,000	17 Nov 2025
 28 Hickford St Brunswick East	4	House	\$1,778,000	17 Nov 2025
 228/92-96 Albert St Brunswick East	2	Apartment	\$570,500	15 Nov 2025

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/22 French Av Brunswick East	2	Townhouse	\$815,000	14 Nov 2025
 3/363b Lygon St Brunswick East	4	Townhouse	\$1,285,000	14 Nov 2025
 506/65 Nicholson St Brunswick East	2	Apartment	\$640,000	13 Nov 2025
 222/92-96 Albert St Brunswick East	2	Apartment	\$580,000	13 Nov 2025
 526/22 Barkly St Brunswick East	1	Apartment	\$470,000	13 Nov 2025
 7/1-9 Oconnor St Brunswick East	2	Townhouse	\$832,000	12 Nov 2025
 177 Nicholson St Brunswick East	3	House	\$1,100,000	11 Nov 2025
 106/1 Brunswick Rd Brunswick East	1	Apartment	\$340,000	11 Nov 2025
 12/92-96 Albert St Brunswick East	1	Apartment	\$430,000	10 Nov 2025
 209/6-8 Gamble St Brunswick East	1	Apartment	\$370,000	10 Nov 2025

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Clarence St Brunswick East	3	House	\$1,705,000	08 Nov 2025
 3/134 Mitchell St BRUNSWICK EAST	2	Apartment	\$575,000	08 Nov 2025
 511/9 Village Av Brunswick East	1	Apartment	\$495,550	07 Nov 2025
 12/374-378 Lygon St Brunswick East	1	Apartment	\$455,000	06 Nov 2025
 8/126 Mitchell St Brunswick East	2	Apartment	\$610,000	05 Nov 2025
 416/8 Lygon St Brunswick East	2	Apartment	\$465,000	04 Nov 2025
 310/330 Lygon St Brunswick East	2	Apartment	\$491,500	03 Nov 2025
 4/37 Holmes St Brunswick East	2	Townhouse	\$805,000	31 Oct 2025
 201/92-96 Albert St Brunswick East	2	Apartment	\$530,000	30 Oct 2025
 109/269 Stewart St Brunswick East	2	Apartment	\$835,000	29 Oct 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* 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.