



Brunswick East

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median

\$1.51m

Quarterly price change

2.79% ↑

Median unit price¹

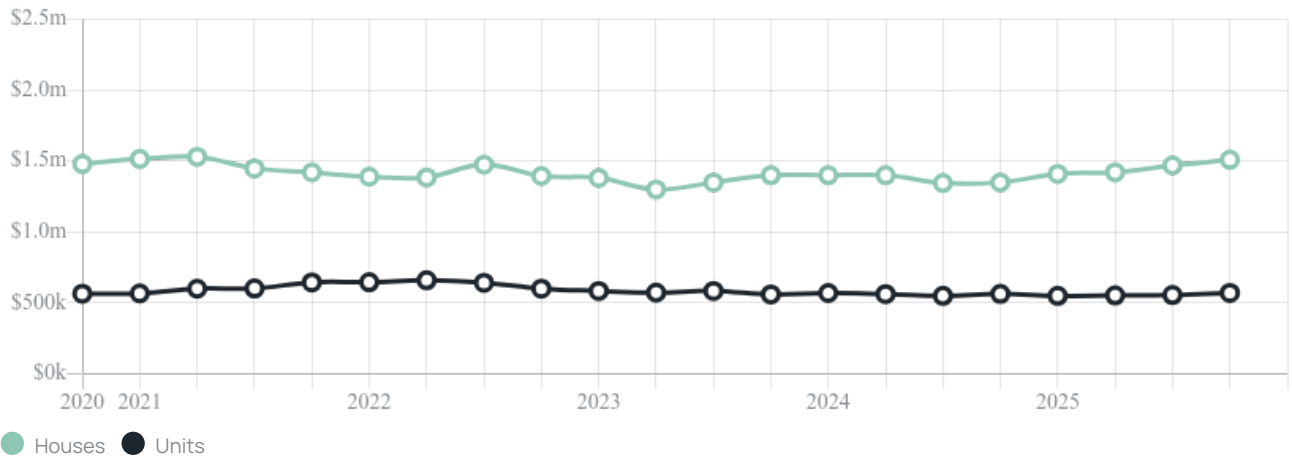
Median

\$571k

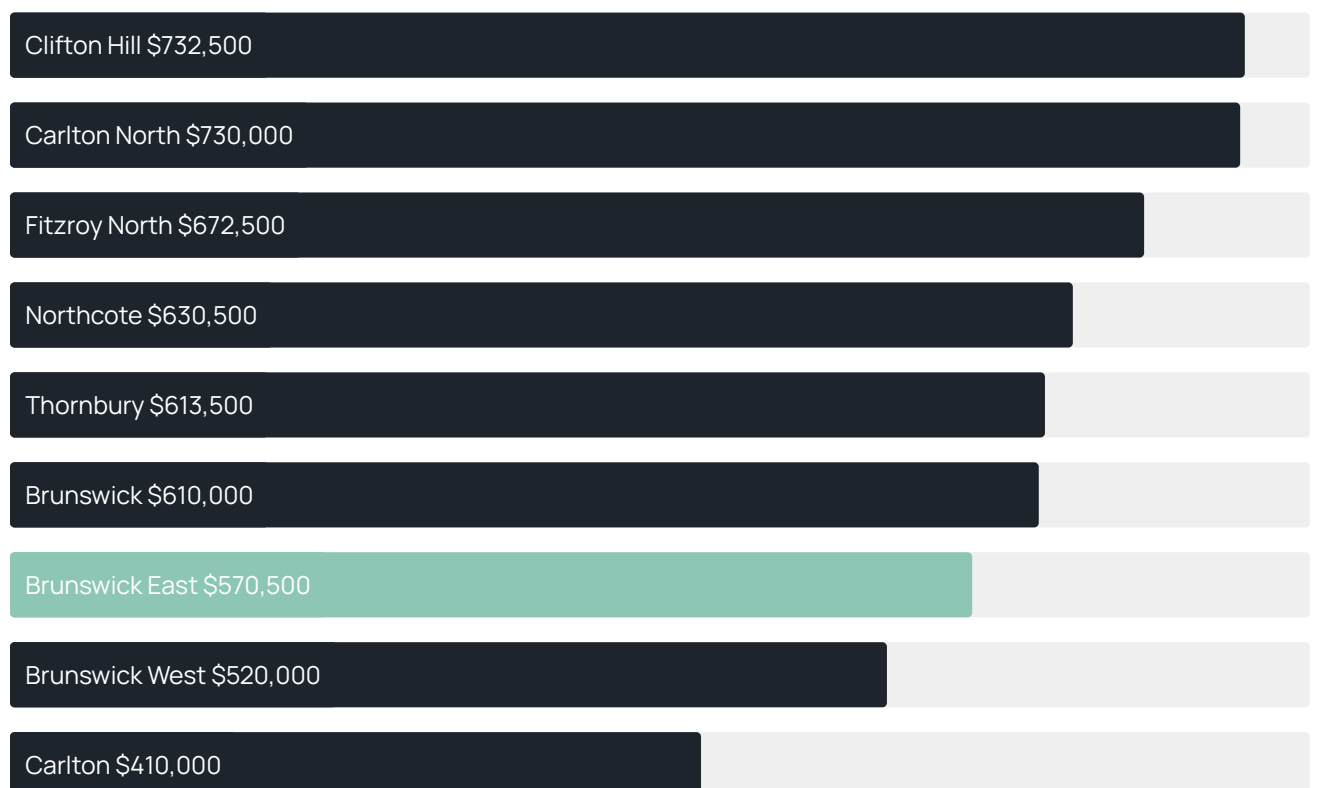
Quarterly price change

2.60% ↑

Quarterly price change¹



BRUNSWICK EAST SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 17%
● Private 83%

Auction clearance rate³

85%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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





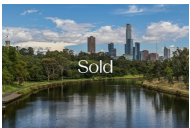





BRUNSWICK EAST SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/116 Nicholson St Brunswick East	3	Townhouse	\$1,025,000	31 Jan 2026
 301/32-34 Lygon St Brunswick East	2	Apartment	\$500,000	26 Jan 2026
 207/466 Lygon St Brunswick East	2	Apartment	\$560,000	23 Jan 2026
 115/48 Victoria St Brunswick East	2	Apartment	\$600,000	22 Jan 2026
 509/1 Brunswick Rd Brunswick East	2	Apartment	\$525,000	21 Jan 2026
 349/22 Barkly St Brunswick East	1	Apartment	\$420,000	17 Jan 2026
 105/294 Lygon St Brunswick East	2	Apartment	\$453,000	16 Jan 2026
 2306/178 Edward St Brunswick East	1	Apartment	\$388,000	05 Jan 2026
 127/48 Victoria St Brunswick East	1	Apartment	\$418,000	26 Dec 2025
 155 Nicholson St Brunswick East	3	House	\$1,000,000	24 Dec 2025

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 188 Glenlyon Rd Brunswick East	3	House	\$730,000	22 Dec 2025
 1/126a Blyth St Brunswick East	3	Townhouse	\$1,025,000	22 Dec 2025
 2/166 Lygon St Brunswick East	2	Apartment	\$683,500	20 Dec 2025
 701/304-310 Lygon St Brunswick East	2	Apartment	\$560,500	16 Dec 2025
 305A/14 Little Miller St Brunswick East	4	Apartment	\$2,300,000	15 Dec 2025
 213/8 Lygon St Brunswick East	2	Flat/Unit/Apartment	\$570,000	15 Dec 2025
 6/138 Mitchell St Brunswick East	2	Apartment	\$580,000	12 Dec 2025
 108/42 Harrison St Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$560,000	12 Dec 2025
 509/360 Lygon St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$365,000	11 Dec 2025
 203/200 Lygon St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$365,000	10 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 405/26 Lygon St Brunswick East	1	Flat/Unit/Apartment	\$450,000	10 Dec 2025
 710/270 Lygon St Brunswick East	2	Apartment	\$700,000	09 Dec 2025
 140 Nicholson St Brunswick East	2	House	\$975,000	09 Dec 2025
 5306/185 Weston St Brunswick East	2	Apartment	\$495,000	08 Dec 2025
 112/92 Albert St Brunswick East	2	Subdivided Unit/Villa/Townhouse	\$376,175	08 Dec 2025
 22 Nunan St Brunswick East	3	Townhouse	\$1,270,000	05 Dec 2025
 45 Roberts St Brunswick East	3	House	\$1,320,000	05 Dec 2025
 210/6-8 Gamble St Brunswick East	2	Apartment	\$533,000	04 Dec 2025
 5 Primrose St Brunswick East	3	House	\$1,693,000	29 Nov 2025
 20/374 Lygon St Brunswick East	2	Apartment	\$695,000	29 Nov 2025



Jellis Craig Brunswick
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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 01/02/2026

- 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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