



# Brunswick East Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BRUNSWICK EAST SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.51m

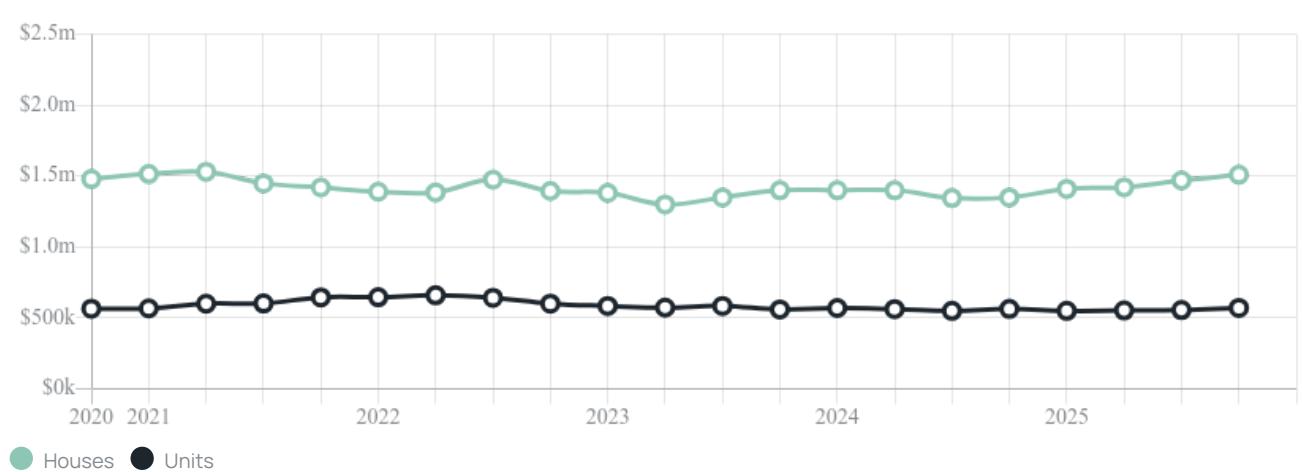
Quarterly price change  
2.79% 

### Median unit price<sup>1</sup>

Median  
\$571k

Quarterly price change  
2.60% 

### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## BRUNSWICK EAST SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BRUNSWICK EAST SUBURB REPORT

Sale method<sup>2</sup>



● Auction 17%  
● Private 83%

Auction clearance rate<sup>3</sup>

85%

Median days on market<sup>3</sup>

26 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

6.6 years

# Insights

Dwelling type<sup>5</sup>



● Houses 23% ● Units 77%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

13,279

Median asking rent<sup>1</sup>

\$800 per week

Population growth<sup>5</sup>

15.43%

Rental yield<sup>1</sup>

3.04%

Median age<sup>5</sup>

33 years

Median household size<sup>5</sup>

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](http://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

# Sold Properties

## 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

# Sold Properties

## BRUNSWICK EAST SUBURB REPORT

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



**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.

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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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