



Brunswick East Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median
\$1.47m

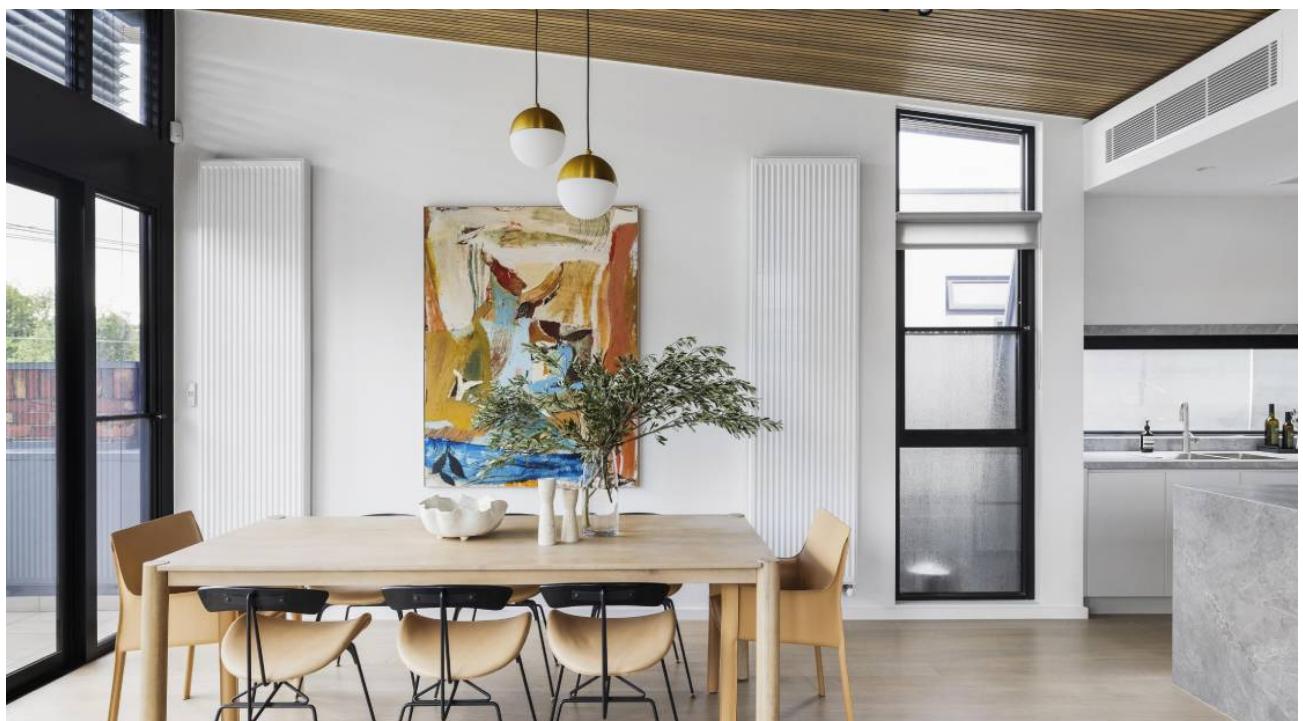
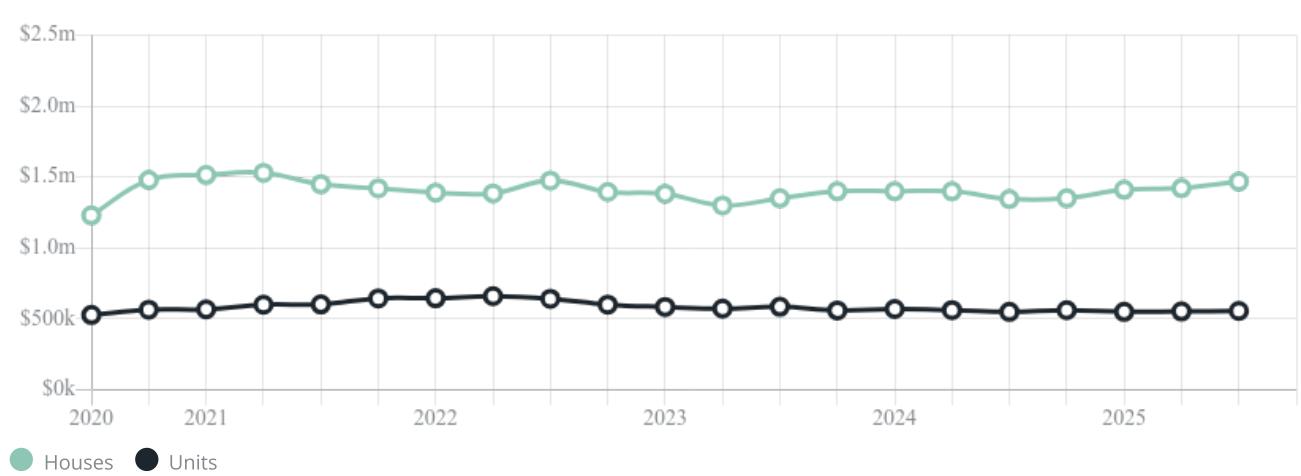
Quarterly price change
3.30% 

Median unit price¹

Median
\$556k

Quarterly price change
0.63% 

Quarterly price change¹



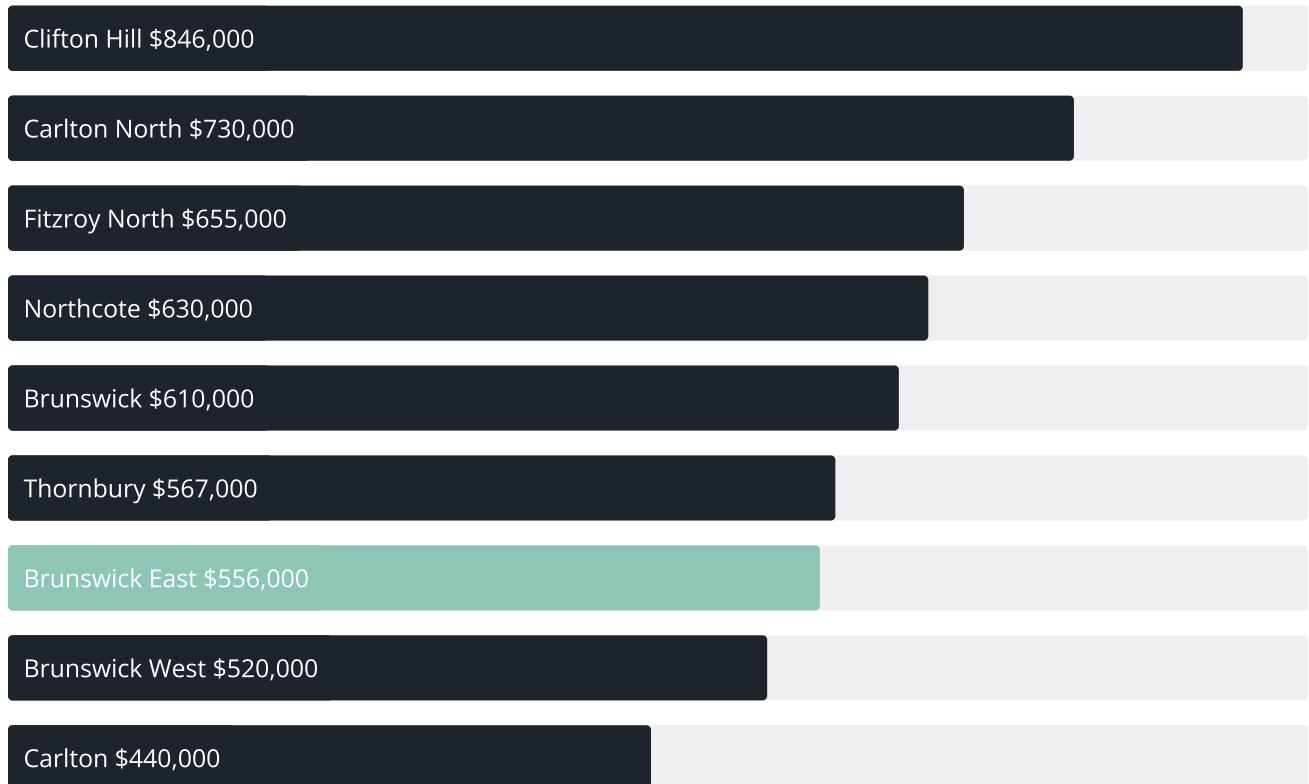
Surrounding Suburbs

BRUNSWICK EAST SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BRUNSWICK EAST SUBURB REPORT

Sale method²



Auction clearance rate³

82.14%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.6 years

Insights

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
 127/48 Victoria St Brunswick East	1	Apartment	\$418,000	26 Dec 2025
 188 Glenlyon Rd Brunswick East	3	House	\$730,000	22 Dec 2025
 2/166 Lygon St Brunswick East	2	Apartment	\$683,500	20 Dec 2025
 305A/14 Little Miller St Brunswick East	4	Apartment	\$2,300,000	15 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
 45 Roberts St Brunswick East	3	House	\$1,320,000	05 Dec 2025
 22 Nunan St Brunswick East	3	Townhouse	\$1,270,000	05 Dec 2025
 5 Primrose St Brunswick East	3	House	\$1,693,000	29 Nov 2025

Sold Properties

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20/374 Lygon St Brunswick East	2	Apartment	\$695,000	29 Nov 2025
 2003/178 Edward St Brunswick East	2	Townhouse	\$740,000	28 Nov 2025
 10/269 Stewart St Brunswick East	1	Flat/Unit/Apartment	\$672,000	27 Nov 2025
 114/8 Lygon St Brunswick East	2	Flat/Unit/Apartment	\$500,000	26 Nov 2025
 18/29 Nunan St Brunswick East	3	Apartment	\$760,000	24 Nov 2025
 312/1 Brunswick Rd Brunswick East	1	Apartment	\$365,000	24 Nov 2025
 3/214 Glenlyon Rd Brunswick East	2	Villa	\$861,000	22 Nov 2025
 3/23 Balmoral Av Brunswick East	1	Apartment	\$385,000	22 Nov 2025
 B302/55 John St Brunswick East	3	Apartment	\$980,000	22 Nov 2025
 101 Nicholson St Brunswick East	3	House	\$950,000	22 Nov 2025

Sold Properties

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2	Flat/Unit/Apartment	\$490,000	22 Nov 2025
405/304 Lygon St Brunswick East				
	1	Subdivided Unit/Villa/Townhouse	\$381,400	21 Nov 2025
218/92 Albert St Brunswick East				
	2	Subdivided Unit/Villa/Townhouse	\$325,000	20 Nov 2025
404/32 Lygon St Brunswick East				
	1	Subdivided Unit/Villa/Townhouse	\$372,500	19 Nov 2025
1717/176 Edward St Brunswick East				
	1	Apartment	\$365,051	19 Nov 2025
11/123 Victoria St Brunswick East				
	1	Flat/Unit/Apartment	\$490,000	18 Nov 2025
426/21 Village Av Brunswick East				
	2	Apartment	\$530,000	17 Nov 2025
204/92-96 Albert St Brunswick East				
	4	House	\$1,778,000	17 Nov 2025
28 Hickford St Brunswick East				
	2	Flat/Unit/Apartment	\$870,000	17 Nov 2025
403A/14 Little Miller St Brunswick East				
	2	Subdivided Unit/Villa/Townhouse	\$630,000	15 Nov 2025
16/48 Harrison St Brunswick East				



Jellis Craig Brunswick
179 Sydney Rd, 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 08/01/2026

- 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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