



Brunswick East

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median

\$1.47m

Quarterly price change

-2.78% ↓

Median unit price¹

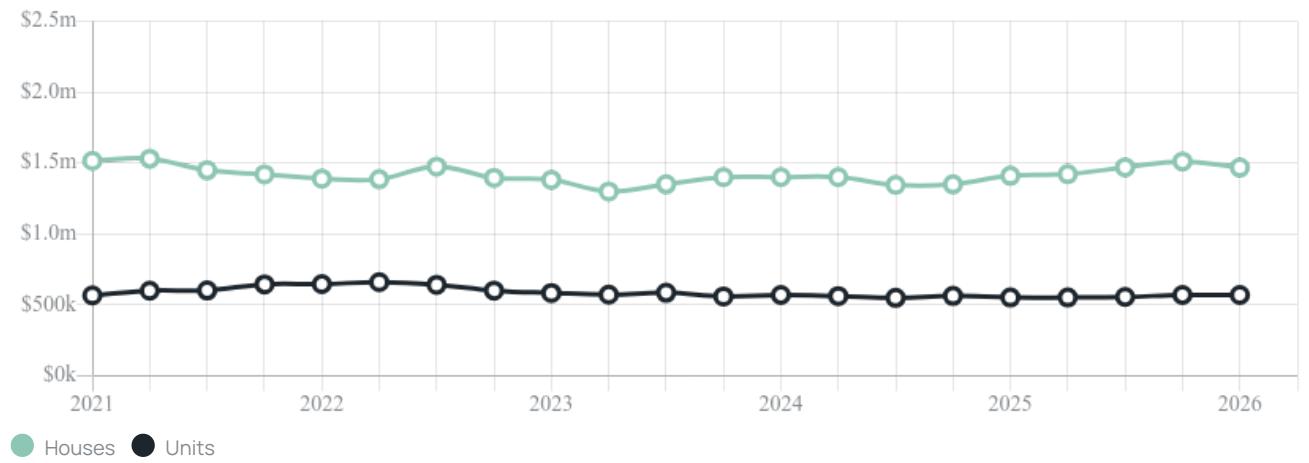
Median

\$570k

Quarterly price change

0.00% ↓

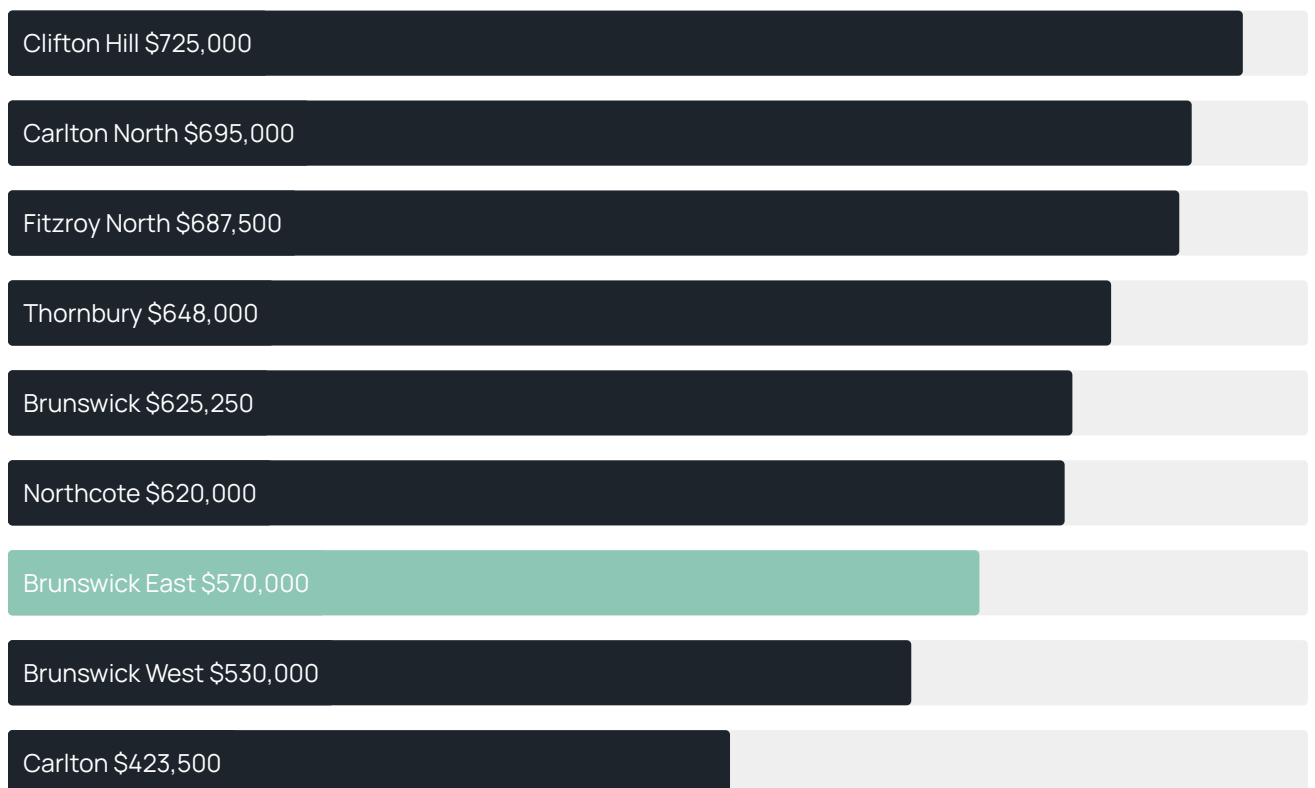
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 22%
● Private 78%

Auction clearance rate³

76%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 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
 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
 506/22 Barkly St Brunswick East	1	Apartment	\$420,000	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	16 Jun 2026
 9 Barkly St Brunswick East	4	House	\$2,950,000	06 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
 13/98 Nicholson St Brunswick East	1	Apartment	\$420,000	02 Jun 2026
 8/127 Victoria St BRUNSWICK EAST	2	Apartment	\$705,000	29 May 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 404/91-93 Nicholson St Brunswick East	1	Apartment	\$368,550	28 May 2026
 6101/172 Edward St Brunswick East	2	Apartment	\$685,000	27 May 2026
 2009/178 Edward St Brunswick East	2	Townhouse	\$759,000	25 May 2026
 4 Gamble St Brunswick East	3	House	\$1,167,500	23 May 2026
 27 Jarvie St Brunswick East	2	House	\$1,212,000	23 May 2026
 131 Blyth St Brunswick East	3	House	\$1,300,000	21 May 2026
 1/66 John St Brunswick East	3	Townhouse	\$1,340,000	21 May 2026
 610/270 Lygon St Brunswick East	2	Flat/Unit/Apartment	\$590,000	19 May 2026
 12b Linden St Brunswick East	3	House	\$1,900,000	19 May 2026
 202/294 Lygon St Brunswick East	2	Apartment	\$420,000	18 May 2026

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Address	Bedrooms	Type	Price	Sold
 101/1 Brunswick Rd Brunswick East	2	Apartment	\$540,000	16 May 2026
 5/134 Mitchell St Brunswick East	2	Unit	\$567,000	16 May 2026
 313/8 Lygon St Brunswick East	2	Unit	\$610,000	12 May 2026
 709/22 Barkly St Brunswick East	2	Apartment	\$605,250	12 May 2026
 B104/55 John St Brunswick East	2	Apartment	\$675,000	12 May 2026
 40 Gear St Brunswick East	2	Townhouse	\$780,000	11 May 2026
 104/197 Edward St Brunswick East	2	Apartment	\$965,000	11 May 2026
 3 Mary Moodie Way Brunswick East	2	Townhouse	\$891,000	09 May 2026
 213/200 Lygon St Brunswick East	2	Apartment	\$492,000	06 May 2026
 116/200 Lygon St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$360,000	06 May 2026



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 01/07/2026

- 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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