



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

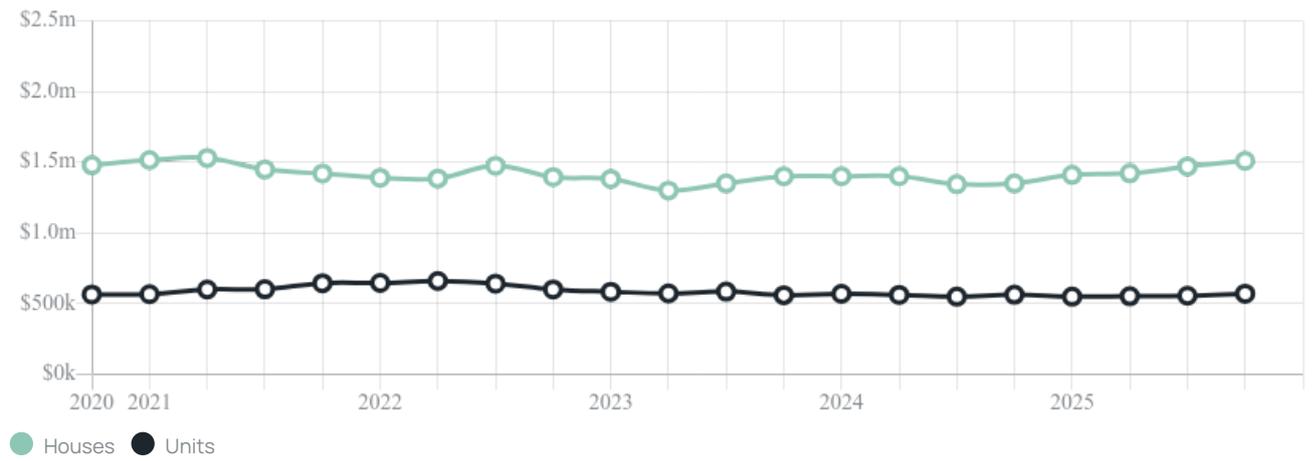
Median

\$571k

Quarterly price change

2.60% ↑

Quarterly price change¹



BRUNSWICK EAST SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 18%
● Private 82%

Auction clearance rate³

83.33%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 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
 135 Barkly St Brunswick East	3	House	\$1,920,000	21 Feb 2026
 62 Barkly St Brunswick East	5	House	\$2,280,000	21 Feb 2026
 321/92-96 Albert St Brunswick East	2	Apartment	\$595,000	20 Feb 2026
 2/11 Holmes St Brunswick East	3	Townhouse	\$950,000	18 Feb 2026
 206d/42 Hutchinson St Brunswick East	2	Apartment	\$630,000	18 Feb 2026
 202/100 Nicholson St Brunswick East	2	Apartment	\$515,000	15 Feb 2026
 43 St Phillip St Brunswick East	2	House	\$1,080,000	14 Feb 2026
 103/92-96 Albert St Brunswick East	2	Apartment	\$562,500	13 Feb 2026
 4/8 Inverness St Brunswick East	2	Villa	\$865,000	13 Feb 2026
 123/21 Village Av Brunswick East	1	Apartment	\$465,000	12 Feb 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 204/380 Lygon St Brunswick East	2	Apartment	\$658,000	12 Feb 2026
 405/360 Lygon St Brunswick East	2	Apartment	\$415,000	11 Feb 2026
 114/24 Barkly St Brunswick East	2	Apartment	\$627,500	09 Feb 2026
 606/330 Lygon St Brunswick East	2	Apartment	\$513,000	09 Feb 2026
 8/17 John St Brunswick East	3	Townhouse	\$1,725,000	08 Feb 2026
 161 Glenlyon Rd Brunswick East	2	House	\$920,000	07 Feb 2026
 10/125 Victoria St Brunswick East	1	Apartment	\$406,200	06 Feb 2026
 303/457-459 Lygon St Brunswick East	2	Apartment	\$550,000	06 Feb 2026
 75 Harrison St Brunswick East	3	Townhouse	\$1,230,000	05 Feb 2026
 G04/8 Lygon St Brunswick East	2	Apartment	\$622,500	04 Feb 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 707/240-250 Lygon St Brunswick East	2	Apartment	\$547,000	04 Feb 2026
 1/116 Nicholson St Brunswick East	3	Townhouse	\$1,025,000	31 Jan 2026
 314/360 Lygon St Brunswick East	1	Apartment	\$389,000	29 Jan 2026
 412/240-250 Lygon St Brunswick East	2	Apartment	\$700,000	28 Jan 2026
 207/466 Lygon St Brunswick East	2	Apartment	\$560,000	22 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
 1315/182 Edward St Brunswick East	1	Apartment	\$285,000	20 Jan 2026
 1219/182 Edward St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$330,000	19 Jan 2026
 511/200 Lygon St Brunswick East	1	Subdivided Unit/Villa/Townhouse	\$362,000	19 Jan 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 01/03/2026

- 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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