



Brunswick East

Suburb Report



Your connection to property insights



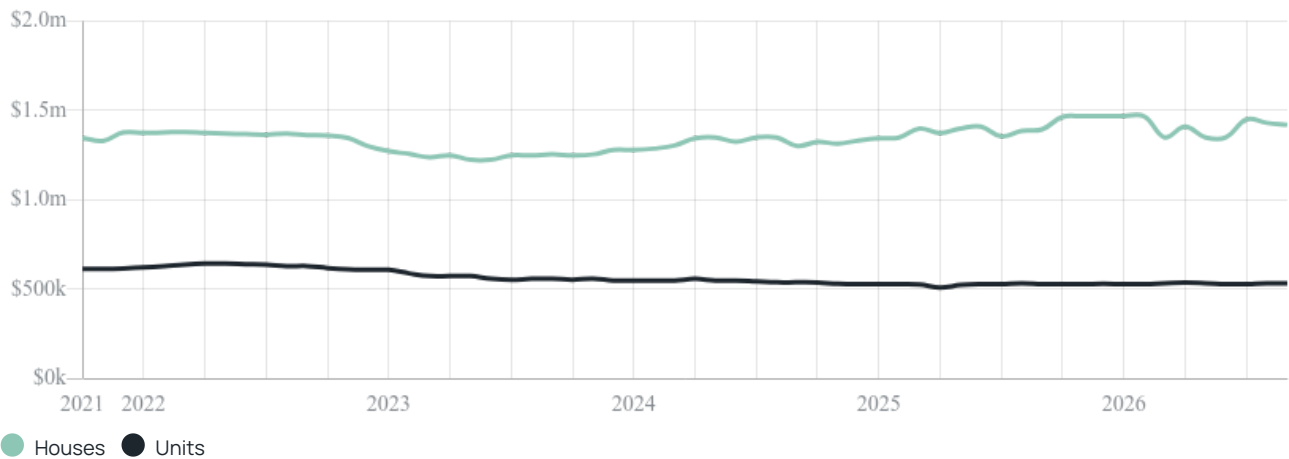
JellisCraig

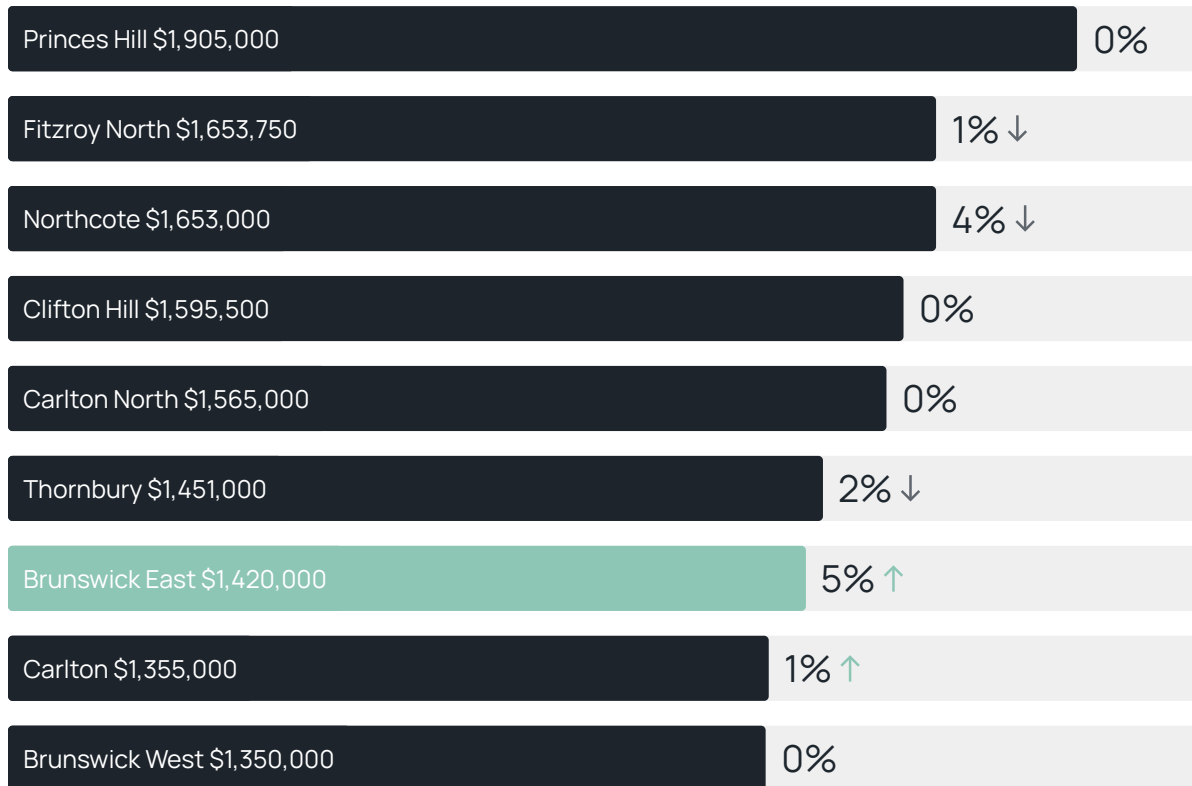
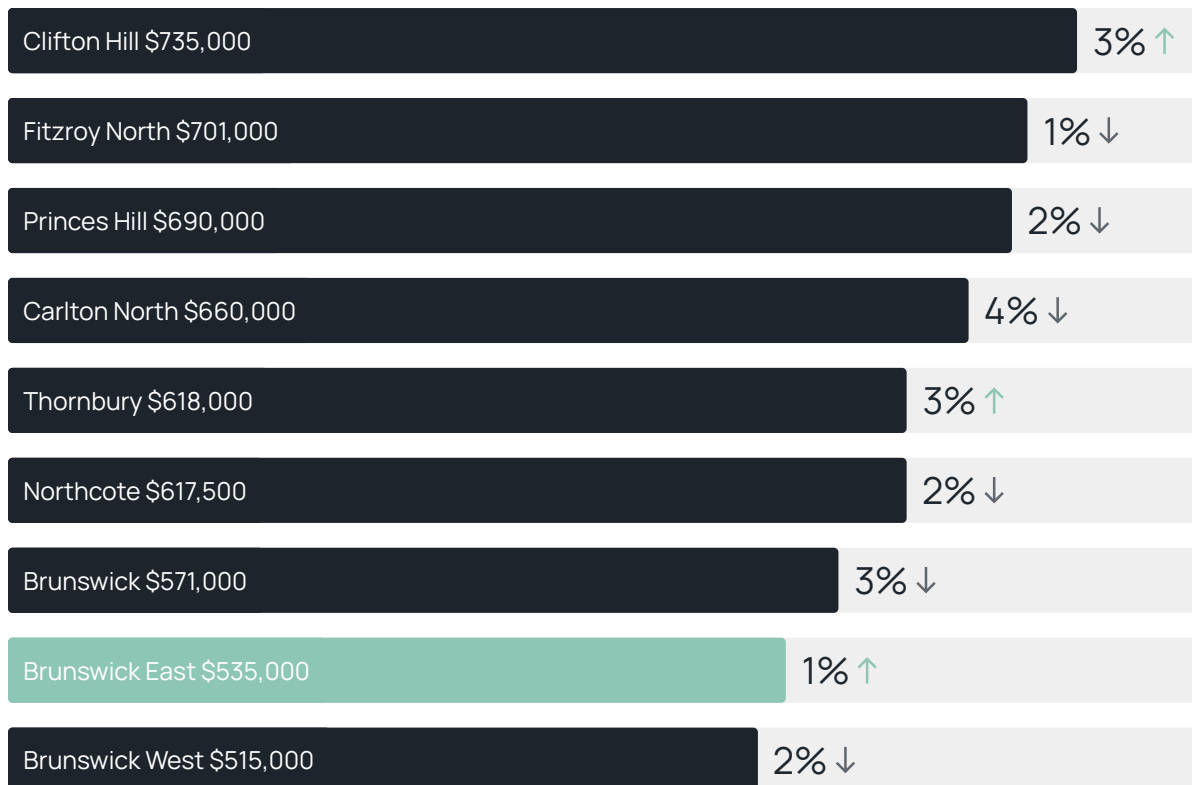
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.42m	-0.77% ↓	\$535k	0.00% ↓

Brunswick East monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 16%
● Private 84%

Auction clearance rate⁴

56%

Median days on market⁵

House

26 days

Unit

32 days

Average hold period¹

House

16.5 years

Unit

9.9 years

Dwelling type⁷

● Houses 31% ● Units 69%

Ownership⁷

● Owned outright 18% ● Mortgaged 27% ● Rented 54%

Population⁷

13,279

Population growth⁷

15.43%

Median age⁷

33 years

Median household size⁷

2.0 people

Median asking rent per week¹

House

\$825

Unit

\$600

Rental yield⁸

House

3.54%

Unit

5.93%

Recent Brunswick East sales⁵

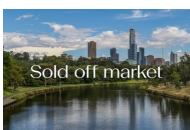
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 423/92-96 Albert Street Brunswick East	2	Apartment	\$555,000	30 Oct 2026
 24 Holmes Street Brunswick East	3	House	\$1,360,000	29 Oct 2026
 426/12 Village Avenue Brunswick East	2	Apartment	\$800,000	27 Oct 2026
 225/22 Barkly Street Brunswick East	1	Apartment	\$430,000	26 Oct 2026
 509/330 Lygon Street Brunswick East	2	Apartment	\$600,000	26 Oct 2026
 2/17 John Street Brunswick East	3	Townhouse	\$1,675,000	26 Oct 2026
 17 Balmoral Avenue Brunswick East	3	House	\$1,080,000	24 Oct 2026
 4205/189 Weston Street Brunswick East	2	Apartment	\$550,000	24 Oct 2026
 UG16/269 Stewart Street Brunswick East	2	Apartment	\$850,000	23 Oct 2026
 109/100 Nicholson Street Brunswick East	1	Apartment	\$390,000	23 Oct 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/40 Holmes Street Brunswick East	2	Apartment	\$619,725	22 Oct 2026
 229 Blyth Street Brunswick East	3	House	Undisclosed	21 Oct 2026
 212 Edward Street Brunswick East	3	House	\$1,340,000	20 Oct 2026
 122/22 Barkly Street Brunswick East	2	Apartment	\$558,000	12 Oct 2026
 417/22 Barkly Street Brunswick East	2	Apartment	\$666,000	12 Oct 2026
 66 Victoria Street Brunswick East	3	House	\$1,824,000	10 Oct 2026
 8/69-73 Brunswick Road Brunswick East	3	Townhouse	Undisclosed	09 Oct 2026
 2/46-48 Harrison Street Brunswick East	3	Unit	\$895,000	07 Oct 2026
 10/374 Lygon Street Brunswick East	2	Apartment	\$536,000	07 Oct 2026
 124/21 Village Avenue Brunswick East	1	Apartment	\$520,000	07 Oct 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Orari Avenue Brunswick East	3	House	Undisclosed	03 Oct 2026
 12 Ryan Street Brunswick East	3	House	\$1,220,000	03 Oct 2026
 149A Stewart Street Brunswick East	2	House	\$898,000	03 Oct 2026
 102/24 Barkly Street Brunswick East	2	Apartment	\$785,000	30 Sep 2026
 607/360 Lygon Street Brunswick East	1	Apartment	\$365,000	29 Sep 2026
 21 Nunan Street Brunswick East	4	House	\$1,260,000	28 Sep 2026
 5109/185 Weston Street Brunswick East	2	Apartment	Undisclosed	26 Sep 2026
 7/29 Nunan Street Brunswick East	3	Apartment	\$790,000	25 Sep 2026
 313/29 Nicholson Street Brunswick East	2	Apartment	\$635,000	24 Sep 2026
 201/50 Victoria Street Brunswick East	2	Apartment	\$570,000	23 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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