



Brunswick East

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median

\$1.43m

Quarterly price change

-0.66% ↓

Median unit price¹

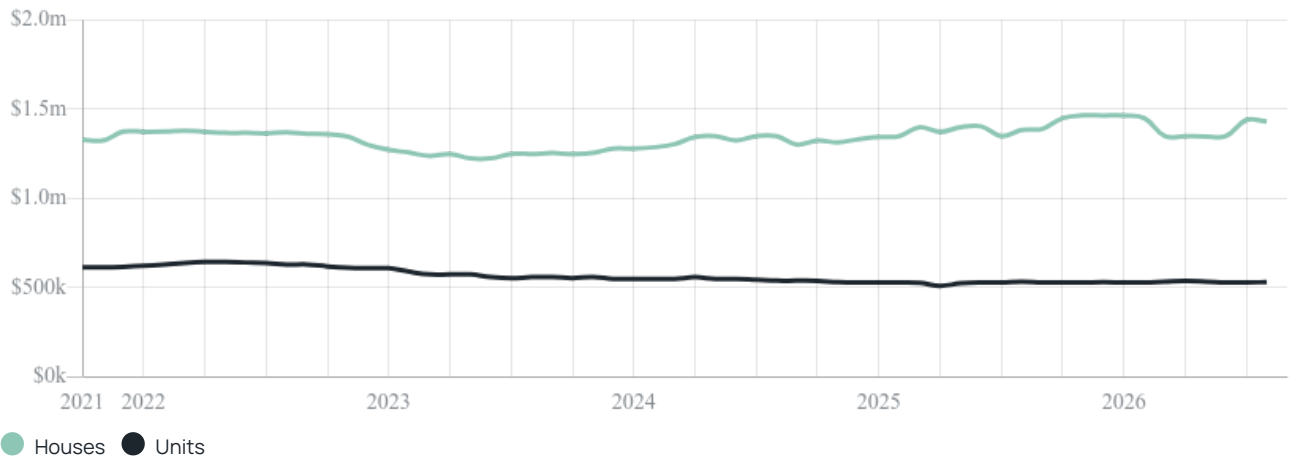
Median

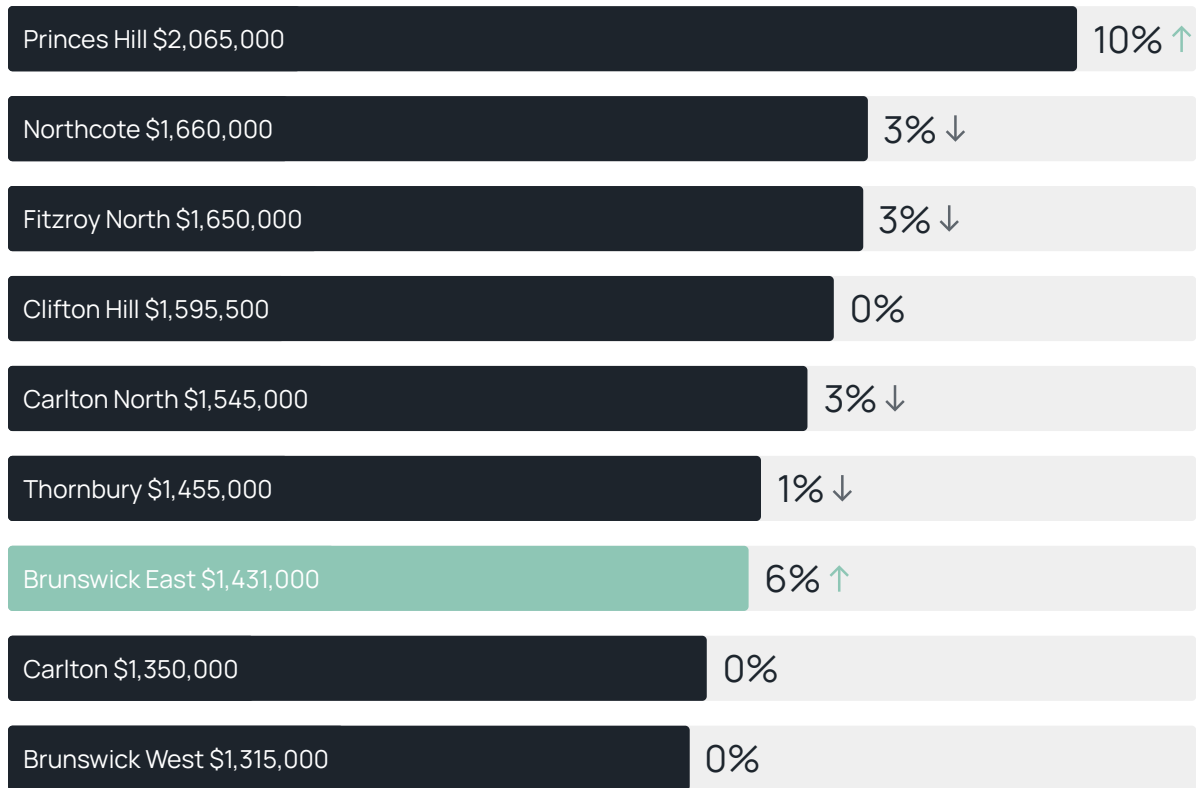
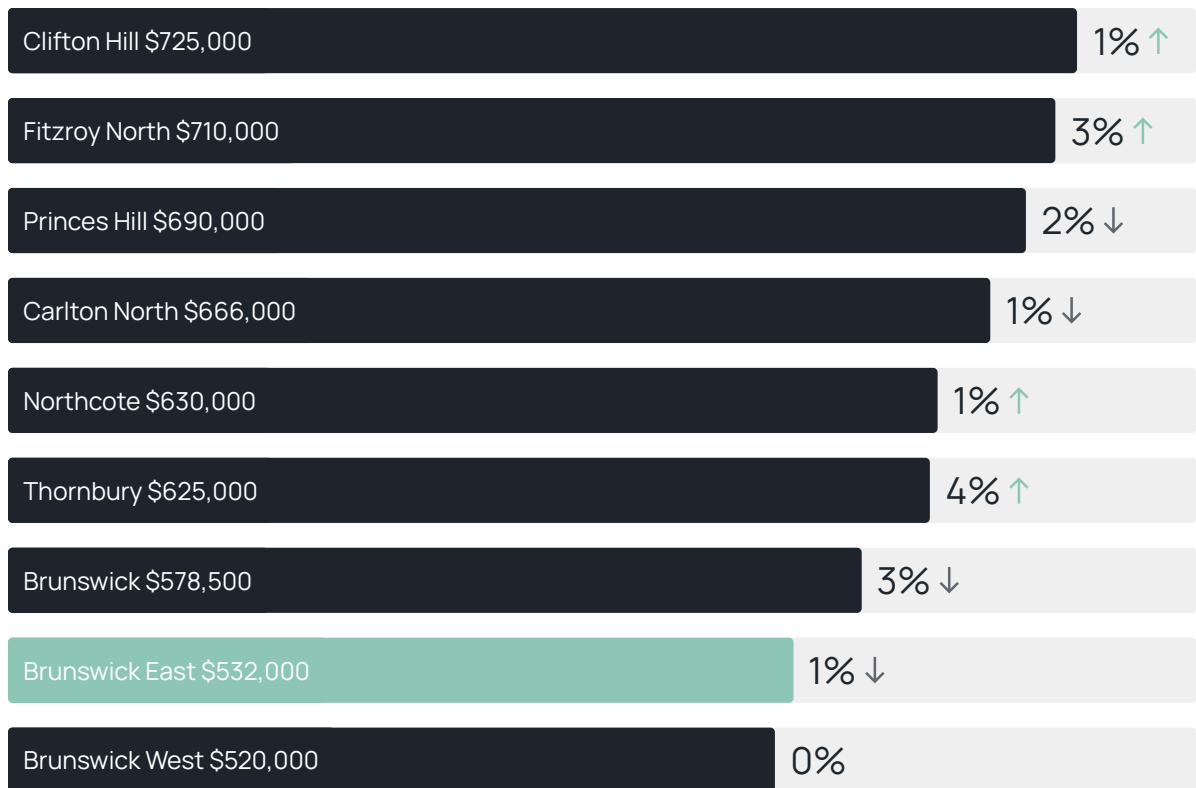
\$532k

Quarterly price change

0.38% ↑

Brunswick East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

45.83%

Median days on market³

House

25 days

Unit

33 days

Jellis Craig average inspection attendance per listing⁴

45 groups

Average hold period¹

House

16.3 years

Unit

9.8 years

Dwelling type⁵

● Houses 31% ● Units 69%

Ownership⁵

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

Population⁵

13,279

Median asking rent per week¹

Unit

\$800

\$600

Population growth⁵

15.43%

Rental yield¹

House

3.3%

Unit

5.7%

Median age⁵

33 years

Median household size⁵

2.0 people

Recent Brunswick East sales²

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

Address	Bedrooms	Type	Price	Sold
 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
 249 Edward Street Brunswick East	3	House	\$1,408,000	19 Sep 2026
 207/260-274 Lygon Street Brunswick East	2	Apartment	\$592,750	19 Sep 2026
 230 Stewart Street Brunswick East	3	House	Undisclosed	18 Sep 2026
 85 Albert Street Brunswick East	3	House	Undisclosed	18 Sep 2026
 21/195 - 197 Lygon Street Brunswick East	1	Apartment	\$430,500	17 Sep 2026
 g02/100 Nicholson Street Brunswick East	1	Apartment	\$385,000	16 Sep 2026
 21 Clarke Street Brunswick East	3	House	\$1,420,000	16 Sep 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1109/182 Edward Street Brunswick East	2	Apartment	\$542,000	14 Sep 2026
 123/98 Nicholson Street Brunswick East	2	Apartment	\$523,888	13 Sep 2026
 11 Rickard Street Brunswick East	1	House	\$330,000	10 Sep 2026
 504/92-96 Albert Street Brunswick East	2	Apartment	Undisclosed	09 Sep 2026
 5 Miller Street Brunswick East	2	House	\$1,405,000	09 Sep 2026
 702/330 Lygon St Brunswick East	1	Apartment	\$380,000	09 Sep 2026
 509/29 Nicholson Street Brunswick East	1	Apartment	Undisclosed	08 Sep 2026
 224/12 Village Avenue Brunswick East	2	Apartment	\$820,000	07 Sep 2026
 22/67 Nicholson Street Brunswick East	2	Apartment	\$688,000	04 Sep 2026
 1/136 Mitchell Street Brunswick East	1	Apartment	\$370,000	04 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 110/24 Barkly Street Brunswick East	1	Apartment	\$430,000	03 Sep 2026
 105/98 Nicholson Street Brunswick East	2	Apartment	\$540,000	02 Sep 2026
 3/250 Glenlyon Road Brunswick East	1	Apartment	\$390,000	02 Sep 2026
 406/65 Nicholson Street Brunswick East	2	Apartment	\$581,000	02 Sep 2026
 804/304-310 Lygon Street Brunswick East	1	Apartment	Undisclosed	02 Sep 2026
 6211/172 Edward Street Brunswick East	2	Apartment	\$585,000	31 Aug 2026
 209 Glenlyon Road Brunswick East	3	House	\$1,150,000	29 Aug 2026
 1/360 Lygon Street Brunswick East	2	Apartment	\$565,000	27 Aug 2026
 33 Lowan Street Brunswick East	4	House	Undisclosed	27 Aug 2026
 107/1 Brunswick Road Brunswick East	1	Apartment	\$390,000	27 Aug 2026



Jellis Craig 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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