



Brunswick East

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK EAST SUBURB REPORT

Median house price¹

Median

\$1.46m

Quarterly price change

7.78% ↑

Median unit price¹

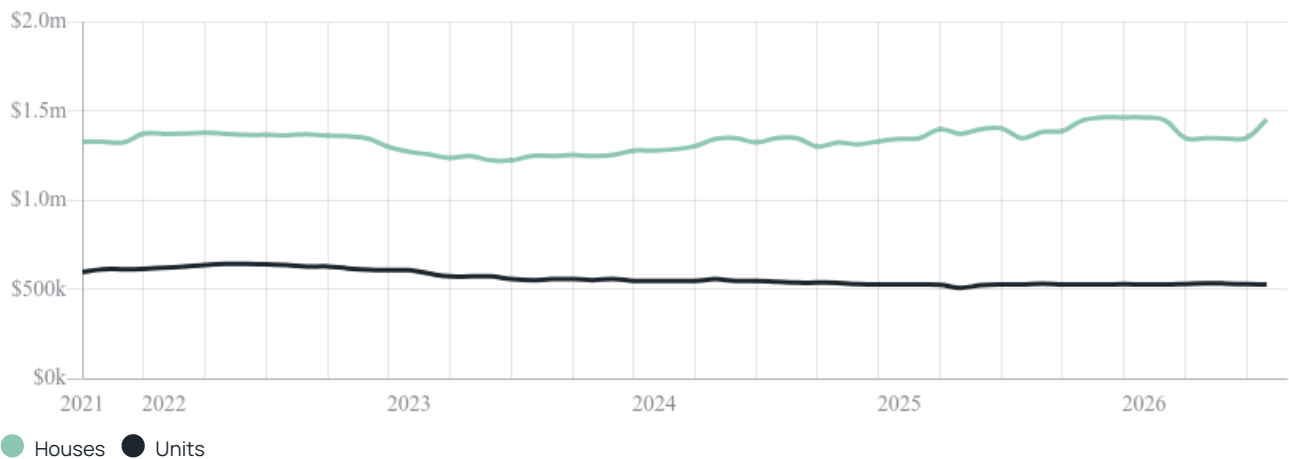
Median

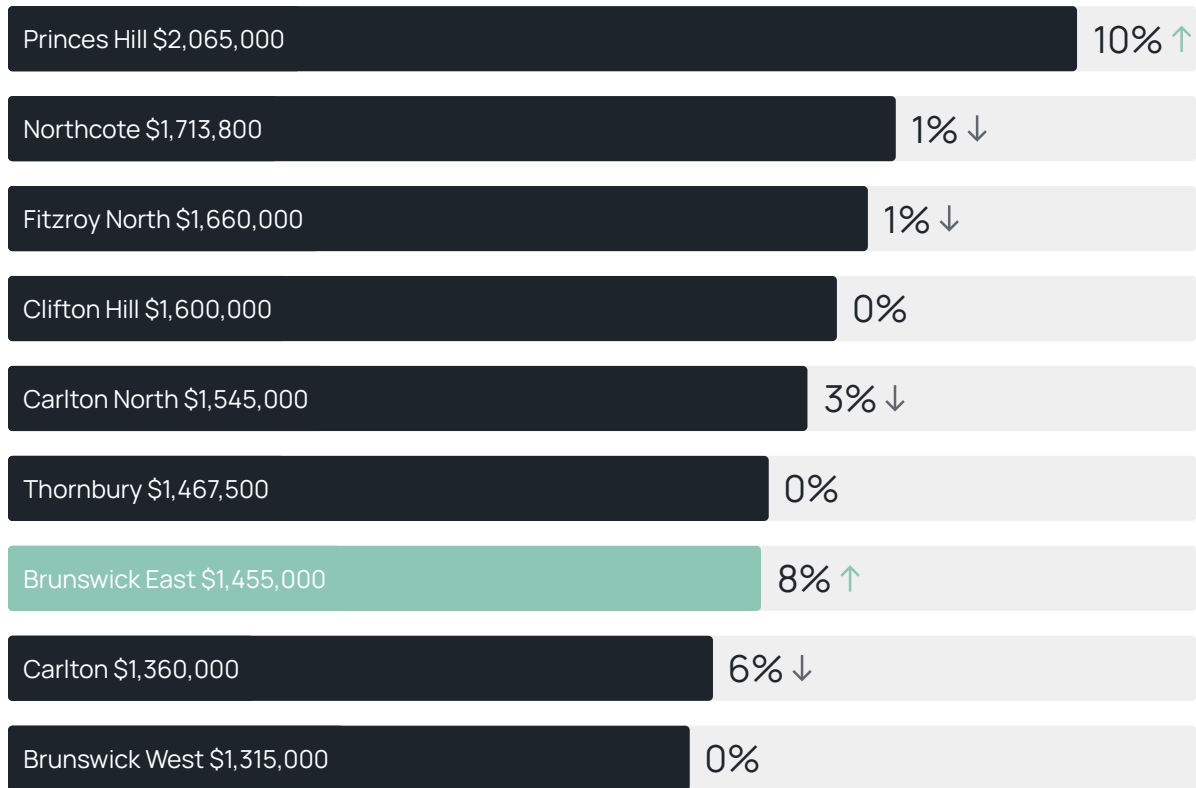
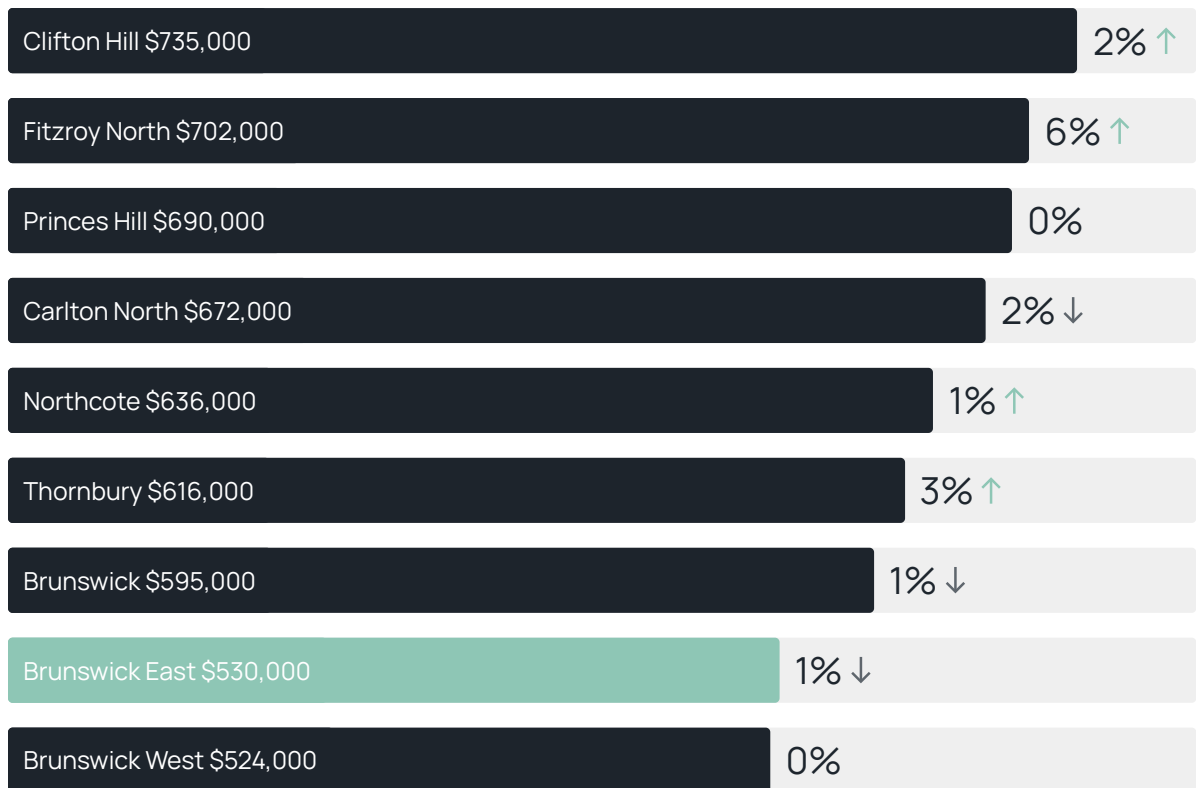
\$530k

Quarterly price change

-0.28% ↓

Brunswick East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 17%
● Private 83%

Auction clearance rate³

62.96%

Median days on market³

House

Unit

25 days

31 days

Jellis Craig average inspection attendance per listing⁴

44 groups

Average hold period¹

House

Unit

17.0 years

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

\$825

\$600

Population growth⁵

15.43%

Rental yield¹

House

Unit

3.31%

5.82%

Median age⁵

33 years

Median household size⁵

2.0 people

Recent Brunswick East sales²

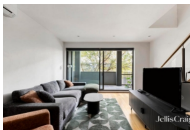
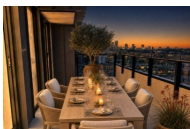
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 107/1 Brunswick Road Brunswick East	1	Apartment	\$390,000	27 Aug 2026
 218/8 Lygon Street Brunswick East	1	Apartment	Undisclosed	26 Aug 2026
 602/360 Lygon Street Brunswick East	2	Apartment	\$560,000	26 Aug 2026
 212/1 Brunswick Road Brunswick East	2	Apartment	\$531,000	24 Aug 2026
 2/107 Victoria Street Brunswick East	2	Townhouse	Undisclosed	21 Aug 2026
 3/50A Brunswick Road Brunswick East	1	Apartment	Undisclosed	21 Aug 2026
 11/22 Barkly Street Brunswick East	2	Apartment	\$690,000	20 Aug 2026

BRUNSWICK EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 202/24 Barkly Street Brunswick East	2	Apartment	\$697,000	19 Aug 2026
 2/82-84 Nicholson Street Brunswick East	3	Townhouse	Undisclosed	18 Aug 2026
 711/8 Lygon Street Brunswick East	2	Apartment	\$530,000	18 Aug 2026
 31 Holmes Street Brunswick East	2	House	\$975,000	17 Aug 2026
 62 St Phillip Street Brunswick East	4	House	Undisclosed	15 Aug 2026
 109/63-73 Lygon Street Brunswick East	2	Apartment	\$590,000	13 Aug 2026
 24 John Street Brunswick East	2	House	\$1,300,000	13 Aug 2026
 209/466 Lygon Street Brunswick East	2	Apartment	\$566,500	12 Aug 2026
 204/304-310 Lygon Street Brunswick East	2	Apartment	\$535,000	12 Aug 2026
 C302/59 John Street Brunswick East	2	Apartment	\$792,600	11 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 401/360 LYGON STREET Brunswick East	1	Apartment	\$407,000	10 Aug 2026
 305/91-93 Nicholson Street Brunswick East	1	Apartment	\$326,000	08 Aug 2026
 307/408 Lygon Street Brunswick East	1	Apartment	Undisclosed	07 Aug 2026
 204/8 Lygon Street Brunswick East	2	Apartment	\$570,000	07 Aug 2026
 526/21 Village Avenue Brunswick East	1	Apartment	\$506,000	06 Aug 2026
 226/92-96 Albert Street Brunswick East	2	Apartment	\$560,000	05 Aug 2026
 26 Gear Street Brunswick East	2	Townhouse	\$810,000	05 Aug 2026
 422/8 Lygon Street Brunswick East	2	Apartment	\$601,000	05 Aug 2026
 902/330 Lygon Street Brunswick East	2	Apartment	Undisclosed	04 Aug 2026
 6216/172 Edward Street Brunswick East	2	Apartment	Undisclosed	04 Aug 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 01/09/2026

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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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