



Brunswick

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK SUBURB REPORT

Median house price¹

Median

\$1.31m

Quarterly price change

-1.50% ↓

Median unit price¹

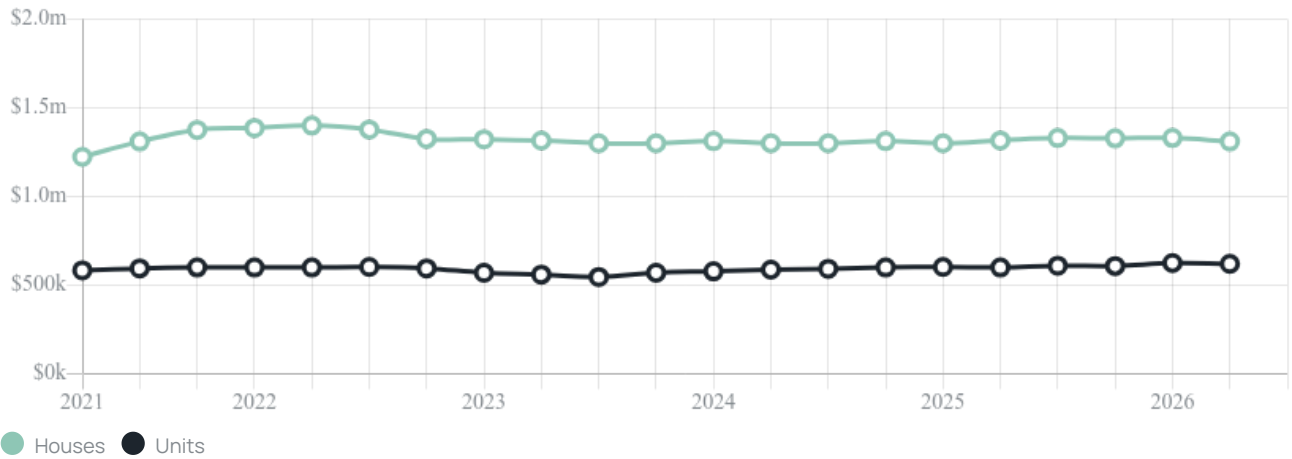
Median

\$620k

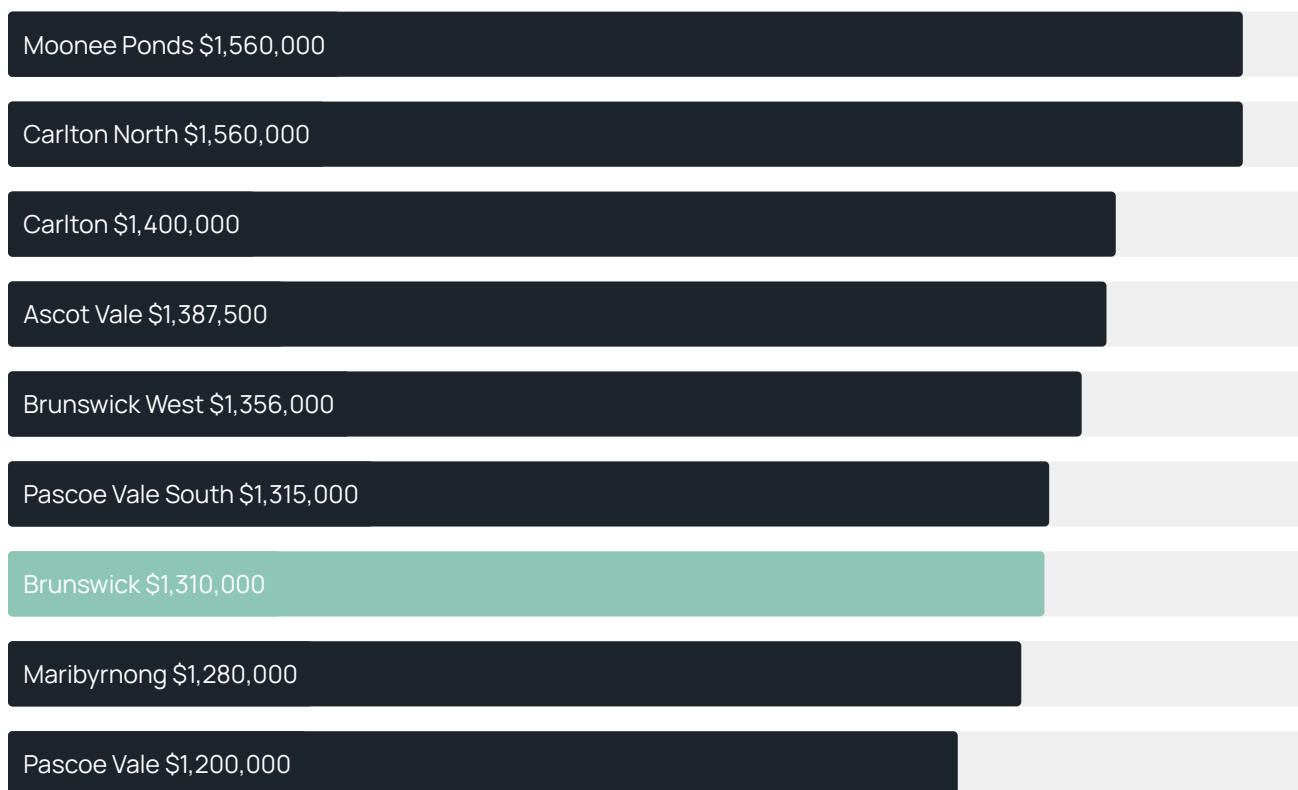
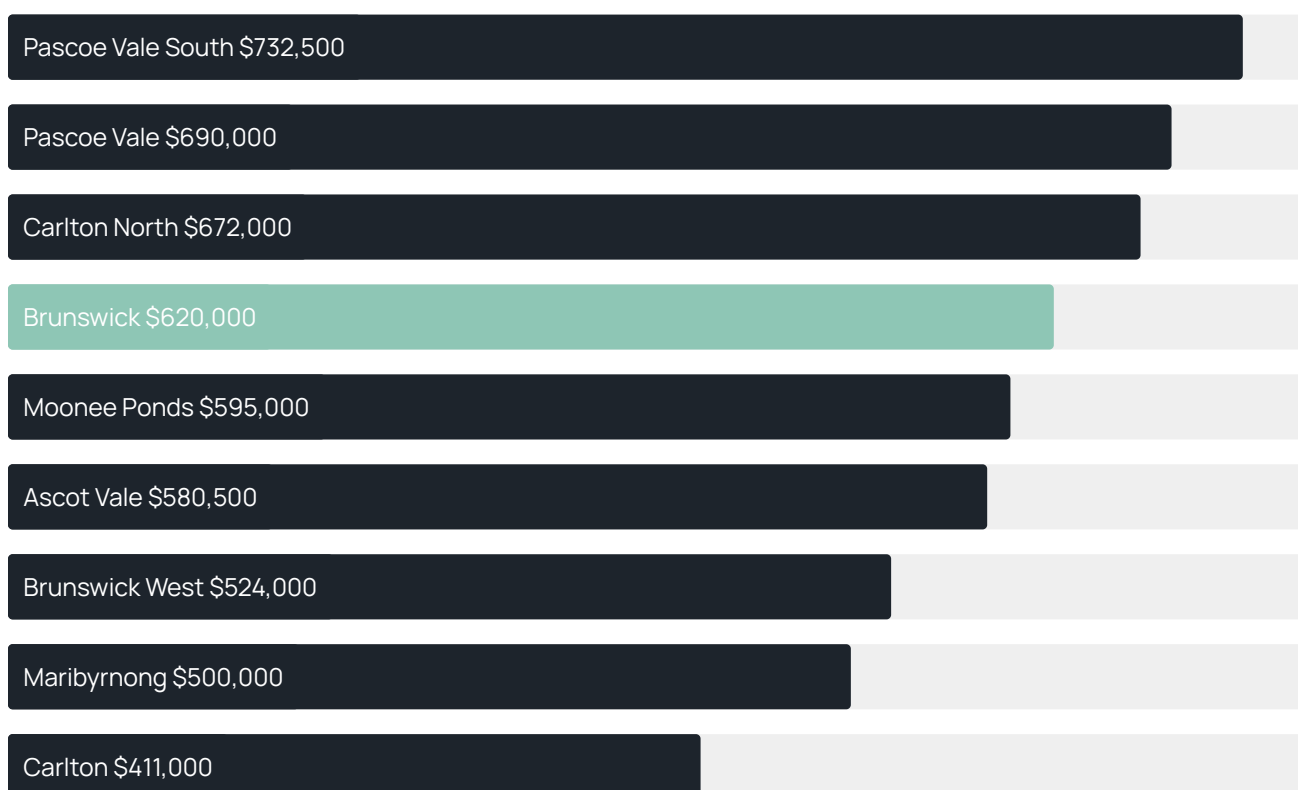
Quarterly price change

-0.72% ↓

Quarterly price change¹



BRUNSWICK SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 35%
● Private 65%

Auction clearance rate³

70.59%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.5 years

Dwelling type⁵

● Houses 35% ● Units 65%

Ownership⁵

● Owned outright 26% ● Mortgaged 29% ● Rented 44%

Population⁵

24,896

Median asking rent¹

\$795 per week

Population growth⁵

1.73%

Rental yield¹

2.89%

Median age⁵

34 years

Median household size⁵

2.1 people

BRUNSWICK SUBURB REPORT

Recent Brunswick 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
 23 Ovens St Brunswick	2	House	\$950,000	25 Jul 2026
 210/5 Union St Brunswick	1	Apartment	\$486,000	22 Jul 2026
 2/78 Rose St Brunswick	2	Unit	\$792,000	22 Jul 2026
 13/829 Park St BRUNSWICK	1	Apartment	\$255,000	22 Jul 2026
 517/300 Victoria St Brunswick	2	Apartment	\$540,000	21 Jul 2026
 4/22 De Carle St Brunswick	2	Villa	\$777,500	18 Jul 2026
 23 Mackenzie St Brunswick	2	House	\$1,275,000	18 Jul 2026
 2 Church St Brunswick	3	House	\$1,385,000	18 Jul 2026
 30/108-124 Union St Brunswick	2	Apartment	\$550,000	16 Jul 2026
 268 Albion St Brunswick	3	House	\$900,000	15 Jul 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 311/33-35 Breese St Brunswick	1	Apartment	\$435,000	14 Jul 2026
 9/76-78 Edward St Brunswick	1	Apartment	\$430,000	13 Jul 2026
 403/12 Duckett St Brunswick	2	Apartment	\$880,000	11 Jul 2026
 14/1 Colebrook St Brunswick	3	Townhouse	\$1,070,000	10 Jul 2026
 14/1-7 Colebrook St Brunswick	3	Townhouse	\$1,070,000	10 Jul 2026
 503/343 Sydney Rd Brunswick	1	Apartment	\$305,000	05 Jul 2026
 3 Beith St Brunswick	3	House	\$1,250,000	03 Jul 2026
 103/10 Dods St Brunswick	2	Apartment	\$550,000	01 Jul 2026
 33 Charles St Brunswick	2	House	\$1,025,000	27 Jun 2026
 1/606 Sydney Rd Brunswick	2	Apartment	\$620,000	26 Jun 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 109/201 Albert St Brunswick	1	Apartment	\$460,000	25 Jun 2026
 342 Brunswick Rd Brunswick	3	House	\$1,059,000	20 Jun 2026
 210/201 Albert St Brunswick	2	Apartment	\$690,000	19 Jun 2026
 3/160 Sydney Rd Brunswick	1	Apartment	\$510,000	18 Jun 2026
 401/8 Florence St Brunswick	1	Apartment	\$749,000	18 Jun 2026
 104/37-43 Breese St Brunswick	2	Apartment	\$490,000	18 Jun 2026
 3/27 Hope St Brunswick	2	Apartment	\$620,000	18 Jun 2026
 5/51 De Carle St Brunswick	2	Apartment	\$610,000	17 Jun 2026
 2/208 Albion St Brunswick	2	Apartment	\$637,000	16 Jun 2026
 608/272 Barkly St Brunswick	2	Flat/Unit/Apartment	\$500,000	16 Jun 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 01/08/2026

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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