



Brunswick Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BRUNSWICK SUBURB REPORT

Median house price¹

Median
\$1.33m

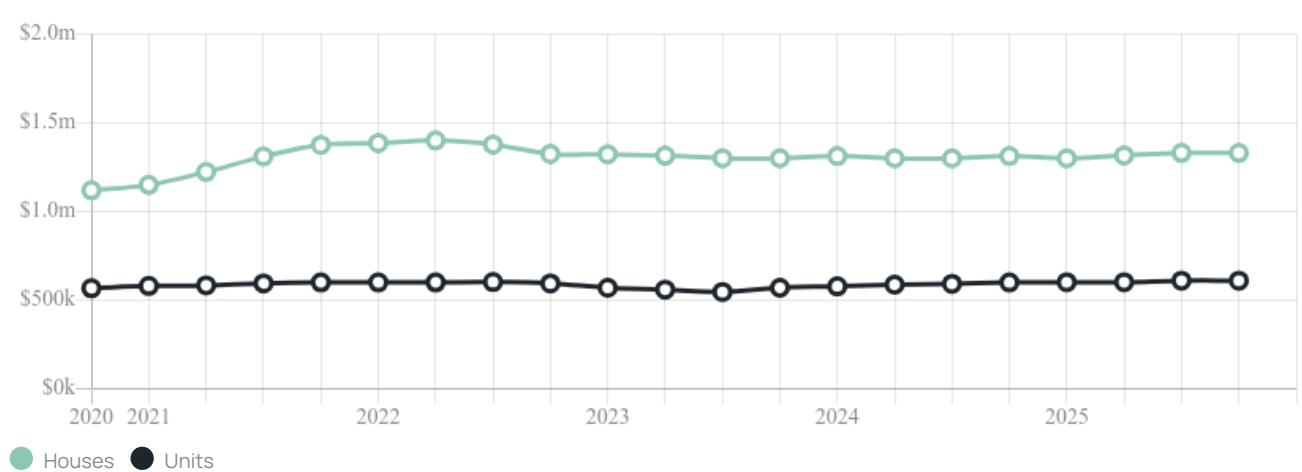
Quarterly price change
0.00% 

Median unit price¹

Median
\$610k

Quarterly price change
0.00% 

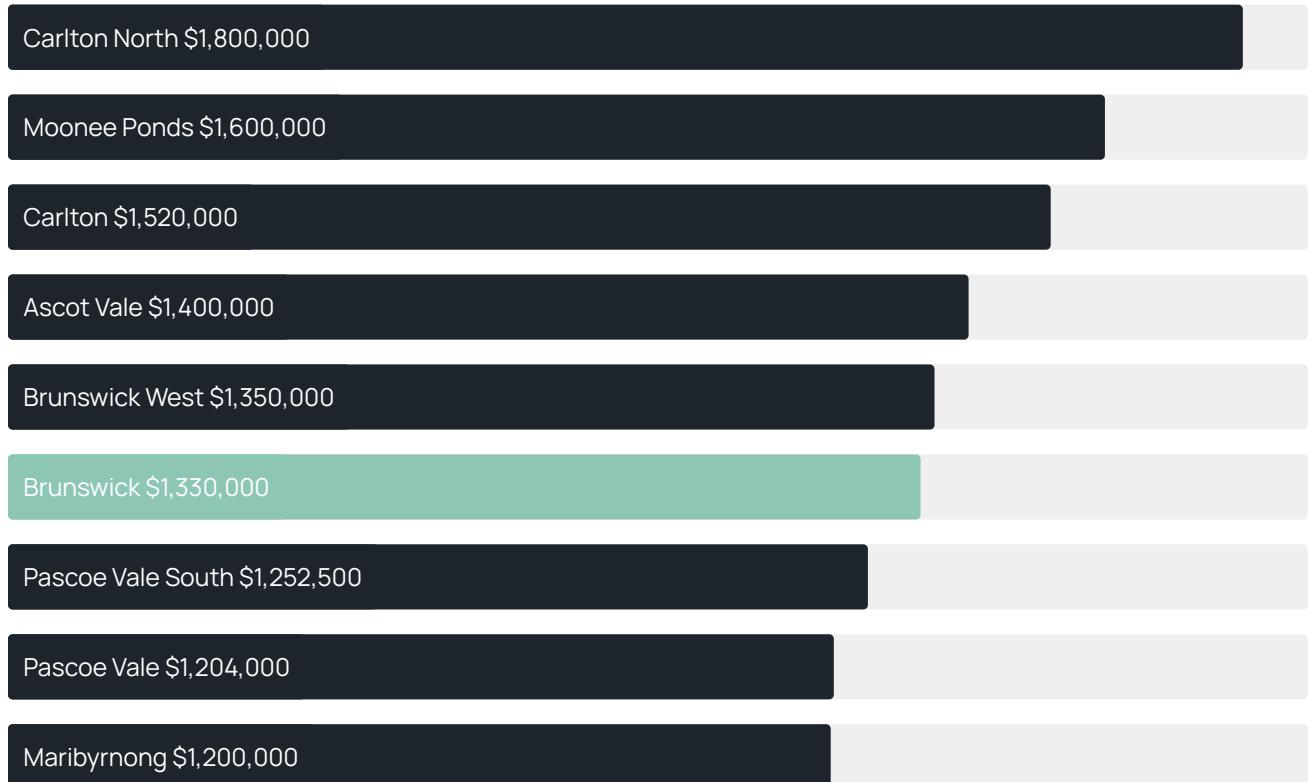
Quarterly price change¹



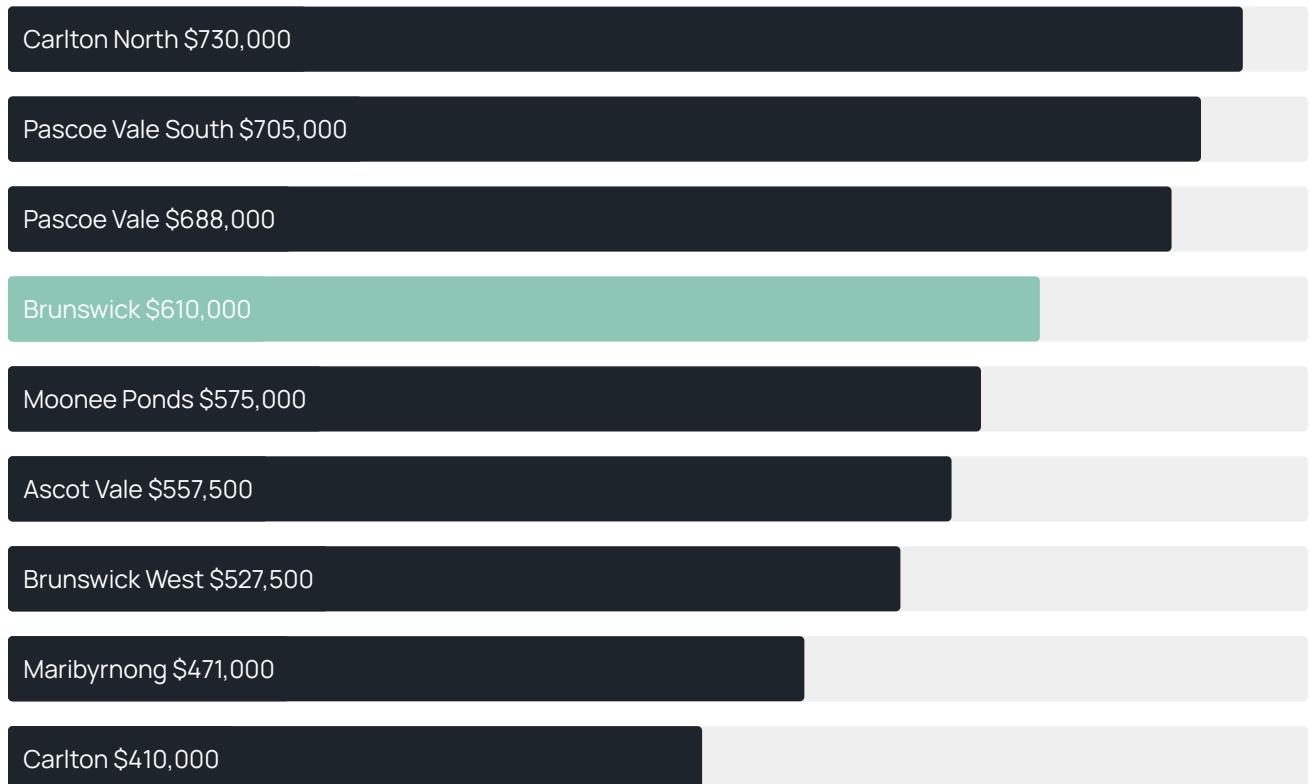
Surrounding Suburbs

BRUNSWICK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BRUNSWICK SUBURB REPORT

Sale method²



● Auction 37%
● Private 63%

Auction clearance rate³

78.12%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

7.5 years

Insights

Dwelling type⁵



● Houses 35% ● Units 65%

Ownership⁵



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

Population⁵

24,896

Median asking rent¹

\$783 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 219 Victoria St Brunswick	3	House	\$1,450,000	22 Jan 2026
 502/800 Sydney Rd Brunswick	2	Apartment	\$753,000	21 Jan 2026
 4/153 Barkly St Brunswick	1	Apartment	\$667,000	20 Jan 2026
 402/20 Breese St Brunswick	1	Apartment	\$425,000	19 Jan 2026
 3/305 Brunswick Rd BRUNSWICK	1	Apartment	\$380,000	17 Jan 2026
 43b Barrow St Brunswick	3	Townhouse	\$1,285,000	16 Jan 2026
 715/601 Sydney Rd Brunswick	2	Apartment	\$655,000	15 Jan 2026
 3/8 Barry St Brunswick	3	Townhouse	\$1,250,000	14 Jan 2026
 13/150 Brunswick Rd Brunswick	1	Apartment	\$253,250	06 Jan 2026
 301/6 Saxon St Brunswick	2	Apartment	\$800,000	31 Dec 2025

Sold Properties

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/6 Sydney Rd Brunswick	1	Apartment	\$329,500	25 Dec 2025
 11/170 Albion St Brunswick	2	Apartment	\$660,000	24 Dec 2025
 402/32 Breese St Brunswick	3	Apartment	\$950,000	24 Dec 2025
 16 Amelia St Brunswick	3	Townhouse	\$1,050,000	23 Dec 2025
 503/623-625 Sydney Rd Brunswick	2	Apartment	\$640,000	22 Dec 2025
 208 Victoria St BRUNSWICK	2	House	\$1,010,000	19 Dec 2025
 17/1 Pottery Ct Brunswick	2	Apartment	\$585,000	18 Dec 2025
 107/213-219 Brunswick Rd Brunswick	2	Apartment	\$675,000	18 Dec 2025
 2/99 Brickworks Dr Brunswick	2	Apartment	\$460,000	18 Dec 2025
 8/95 Dawson St Brunswick	1	House	\$345,000	17 Dec 2025

Sold Properties

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 808/601 Sydney Rd Brunswick	1	Apartment	\$365,000	16 Dec 2025
 5/49 De Carle St Brunswick	2	Unit	\$680,000	15 Dec 2025
 16/695-697 Park St Brunswick	2	House	\$860,000	13 Dec 2025
 16/117 Albion St Brunswick	2	Townhouse	\$950,000	13 Dec 2025
 2/12 Latrobe St Brunswick	2	Unit	\$870,000	13 Dec 2025
 9/8 Barry St Brunswick	3	Townhouse	\$1,167,000	13 Dec 2025
 10/38 Canberra St Brunswick	1	Unit	\$340,000	13 Dec 2025
 7 Gray St Brunswick	3	House	\$1,400,000	11 Dec 2025
 2/221 Brunswick Rd Brunswick	2	Townhouse	\$835,000	10 Dec 2025
 5 Hanover St Brunswick	3	House	\$1,310,000	09 Dec 2025



Jellis Craig Brunswick
179 Sydney Rd, Brunswick
03 9387 5888

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 01/02/2026

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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