



Brunswick Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BRUNSWICK SUBURB REPORT

Median house price¹

Median
\$1.34m

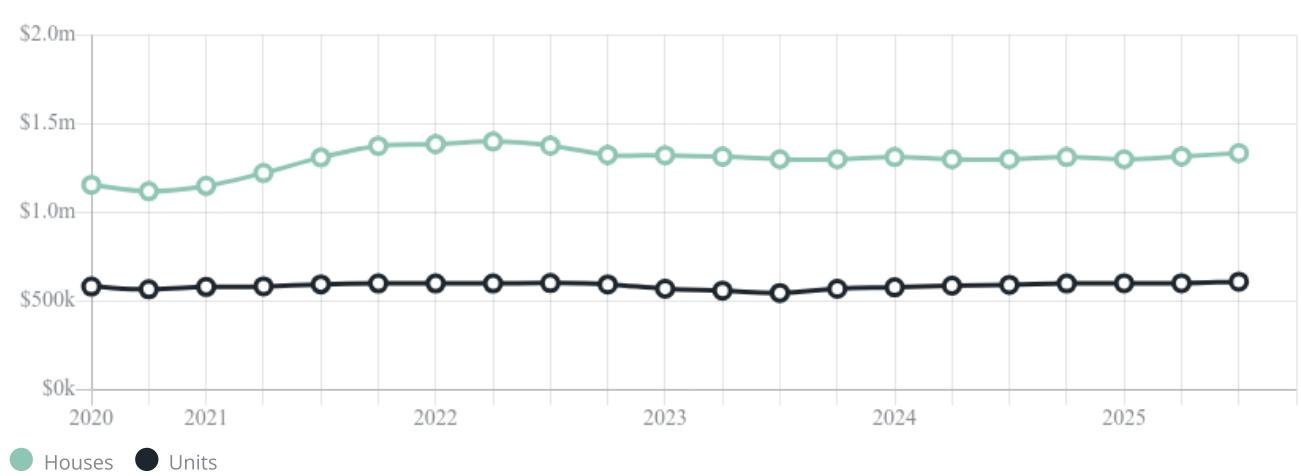
Quarterly price change
1.44% 

Median unit price¹

Median
\$610k

Quarterly price change
1.45% 

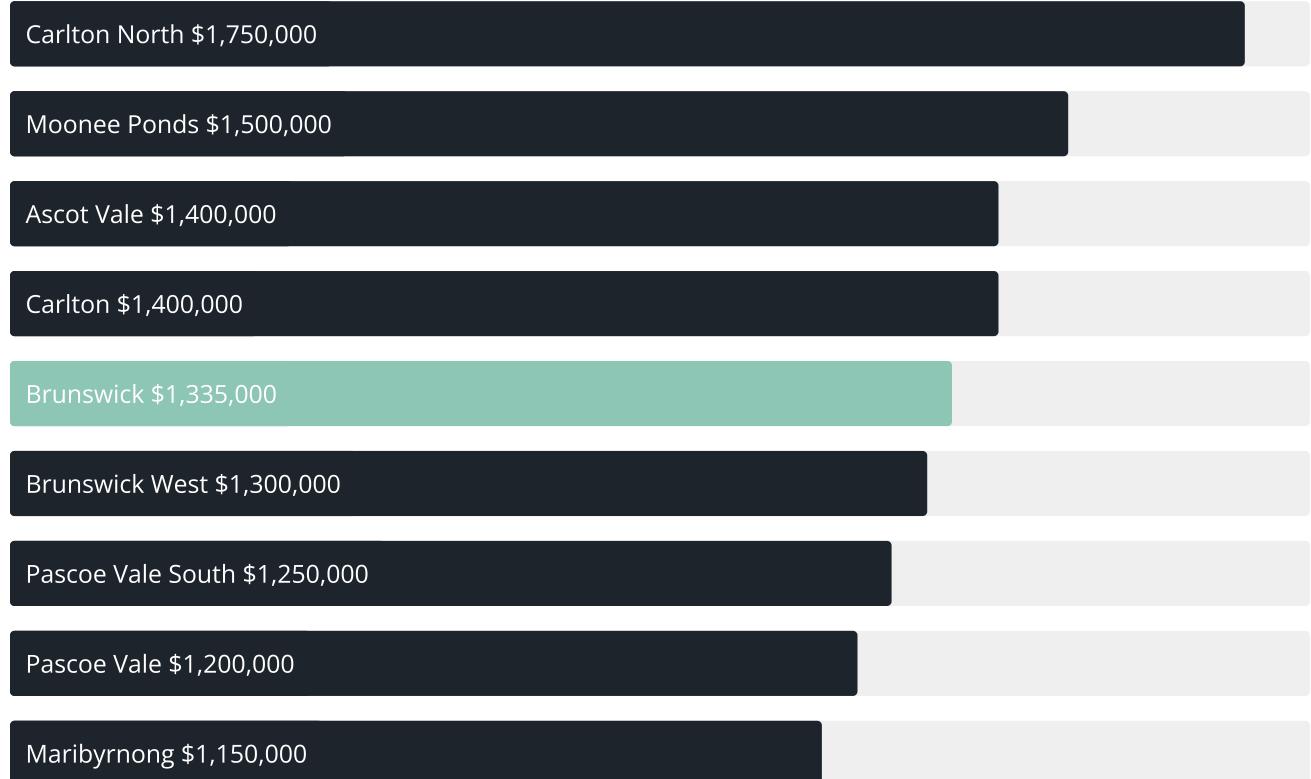
Quarterly price change¹



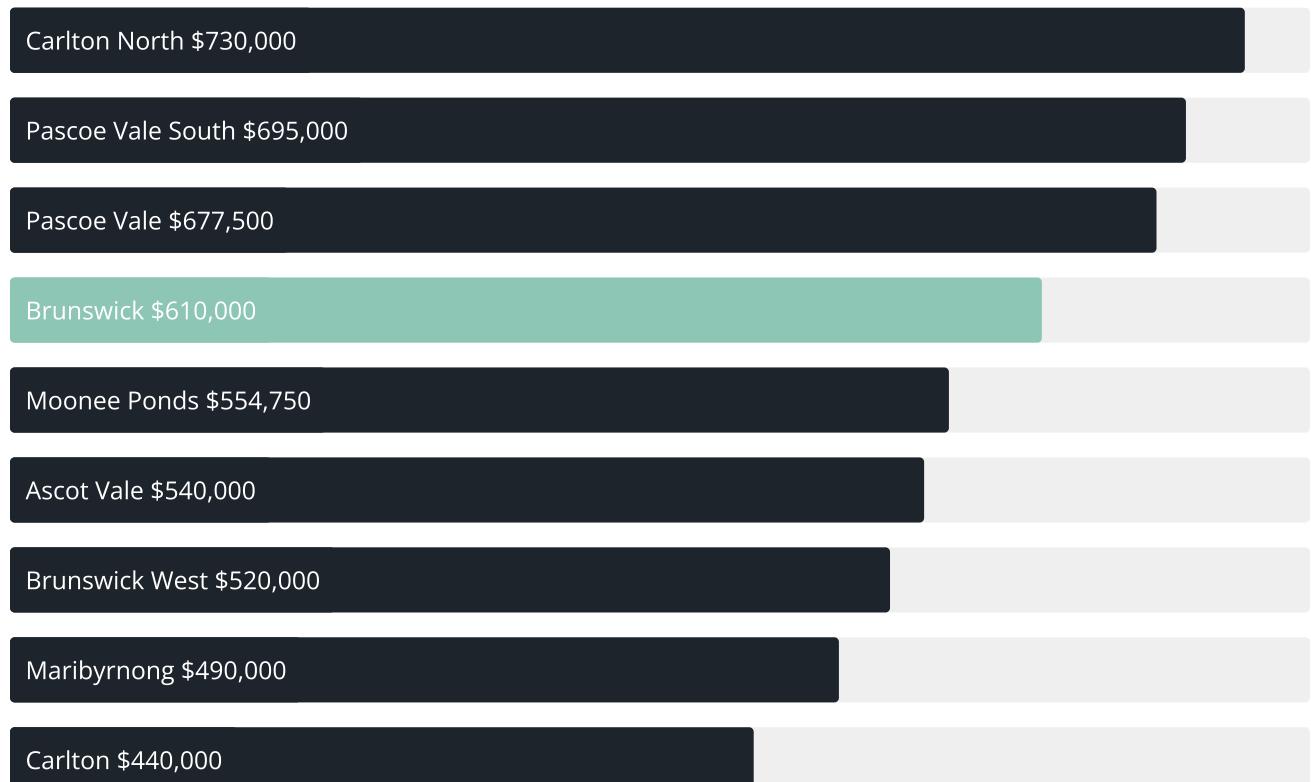
Surrounding Suburbs

BRUNSWICK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BRUNSWICK SUBURB REPORT

Sale method²



● Auction 40%
● Private 60%

Auction clearance rate³

78.31%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.5 years

Insights

Dwelling type⁵



● Houses 35% ● Units 65%

Population⁵

24,896

Population growth⁵

1.73%

Median age⁵

34 years

Ownership⁵



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

Median asking rent¹

\$775 per week

Rental yield¹

2.89%

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
 11/170 Albion St Brunswick	2	Apartment	\$660,000	24 Dec 2025
 402/32 Breese St Brunswick	3	Apartment	\$950,000	24 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
 2/99 Brickworks Dr Brunswick	2	Apartment	\$460,000	18 Dec 2025
 16/695-697 Park St Brunswick	2	House	\$860,000	13 Dec 2025
 2/12 Latrobe St Brunswick	2	Unit	\$870,000	13 Dec 2025
 306/288 Albert St Brunswick	1	Apartment	\$370,000	11 Dec 2025
 7 Gray St Brunswick	3	House	\$1,400,000	11 Dec 2025

Sold Properties

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/221 Brunswick Rd Brunswick	2	Townhouse	\$835,000	10 Dec 2025
 5 Hanover St Brunswick	3	House	\$1,310,000	09 Dec 2025
 5/104 Tinning St Brunswick	1	Villa	\$372,000	09 Dec 2025
 416/1 Lygon St Brunswick	1	Apartment	\$315,000	08 Dec 2025
 17 Ballarat St Brunswick	2	House	\$950,000	07 Dec 2025
 158 Union St Brunswick	3	Townhouse	\$1,360,000	06 Dec 2025
 8 Hall St Brunswick	3	House	\$1,316,000	06 Dec 2025
 34 Lydia St BRUNSWICK	2	House	\$1,282,000	06 Dec 2025
 207/1 Lygon St Brunswick	1	Apartment	\$320,000	05 Dec 2025
 32 Thomas St Brunswick	2	House	\$1,452,000	05 Dec 2025

Sold Properties

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 114 Gold St Brunswick	3	House	\$1,100,000	05 Dec 2025
 307/288 Albert St Brunswick	1	Apartment	\$384,000	05 Dec 2025
 G02/148 Brunswick Rd Brunswick	1	Apartment	\$380,000	04 Dec 2025
 42 Barrow St Brunswick	3	House	\$1,810,000	03 Dec 2025
 2/174-176 Victoria St Brunswick	2	Apartment	\$487,776	03 Dec 2025
 506/1 Lygon St Brunswick	1	Apartment	\$350,000	02 Dec 2025
 9/9 Austin Tce Brunswick	1	Apartment	\$355,000	02 Dec 2025
 56 Cassels Rd Brunswick	3	House	\$935,000	29 Nov 2025
 5 Louisa St Brunswick	4	House	\$2,425,000	29 Nov 2025
 7 Barry St Brunswick	3	House	\$1,510,000	29 Nov 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 08/01/2026

- 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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