



Brunswick

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK SUBURB REPORT

Median house price¹

Median

\$1.33m

Quarterly price change

0.15% ↑

Median unit price¹

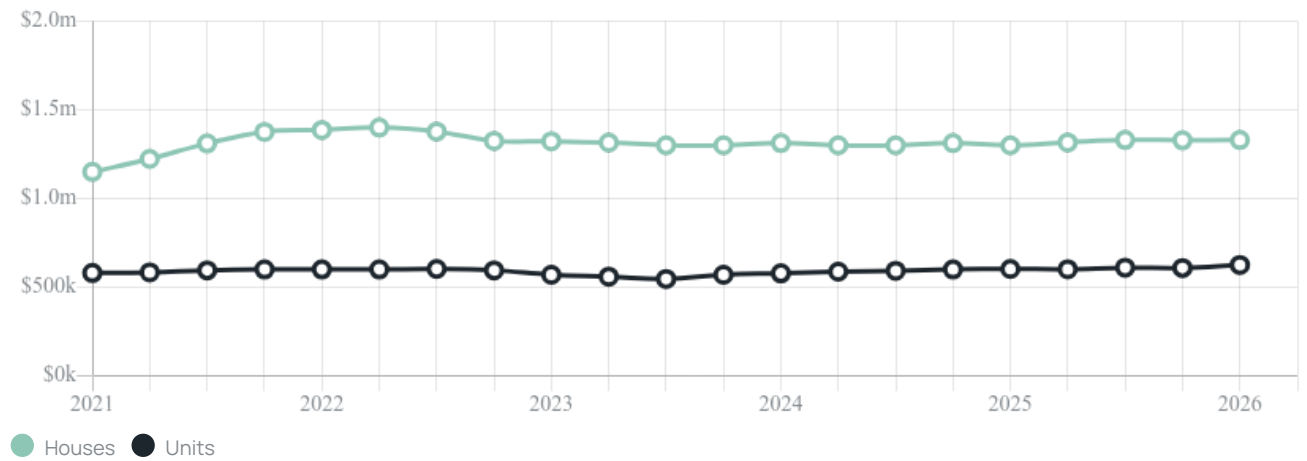
Median

\$625k

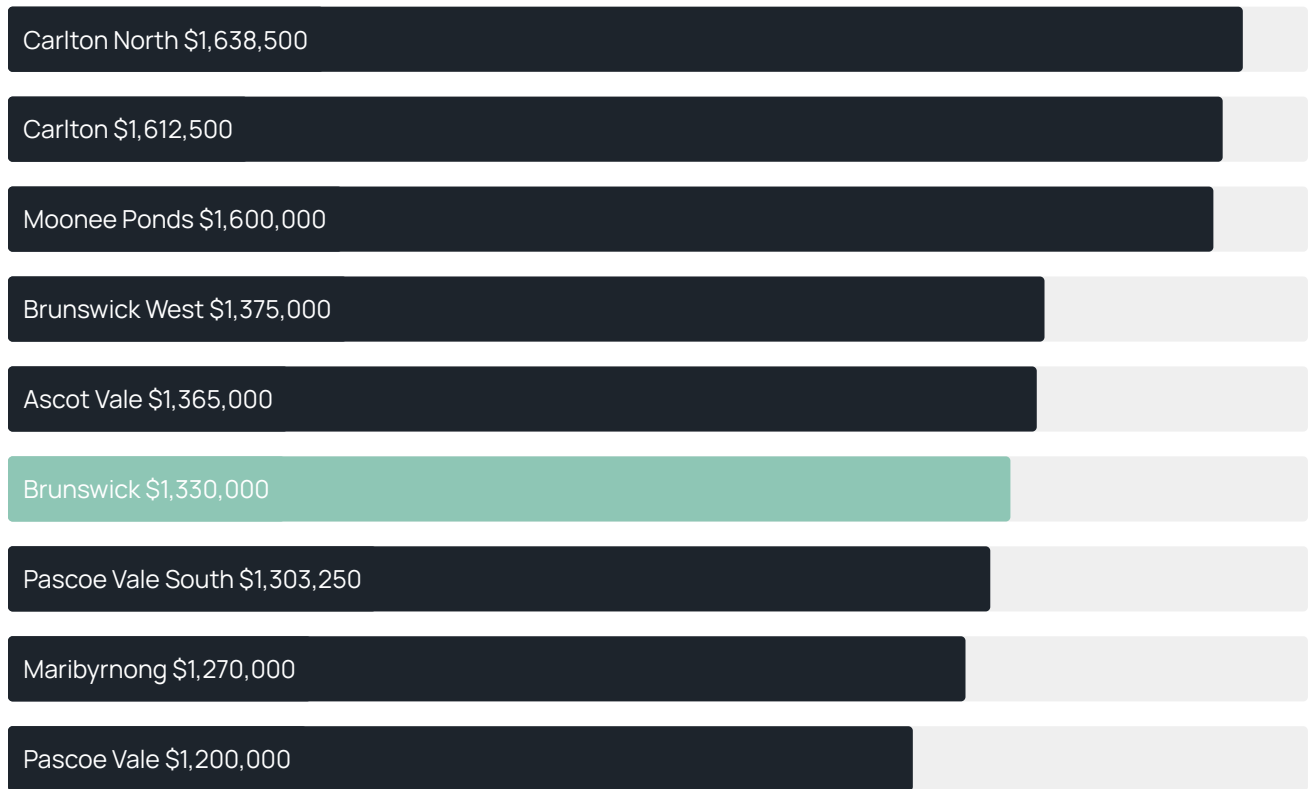
Quarterly price change

2.83% ↑

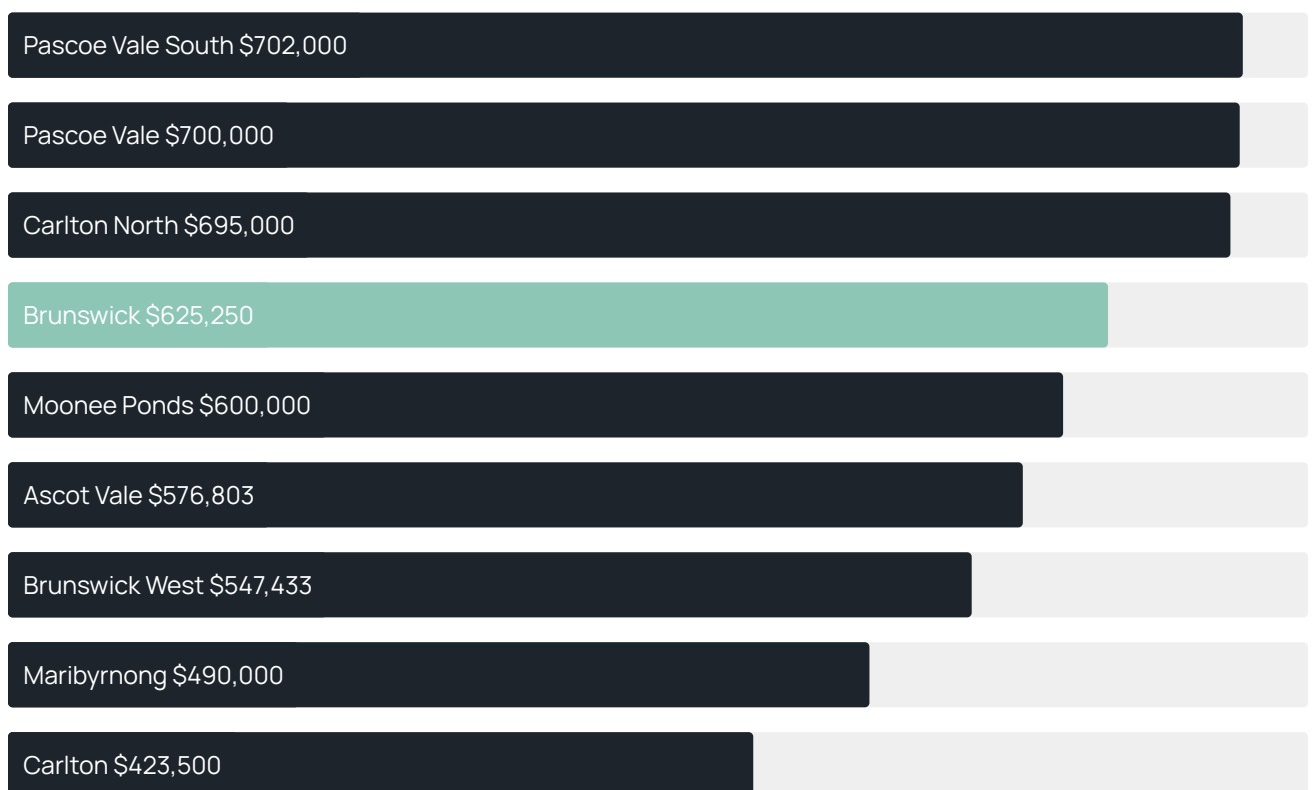
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 38%
● Private 62%

Auction clearance rate³

71.19%

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

\$800 per week

Population growth⁵

1.73%

Rental yield¹

2.89%

Median age⁵

34 years






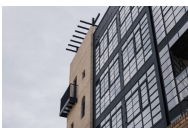




Median household size⁵

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
 33 Charles St Brunswick	2	House	\$1,025,000	27 Jun 2026
 608/1 Lygon St Brunswick	1	Apartment	\$355,000	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
 504/8 Florence St Brunswick	3	Apartment	\$1,295,000	16 Jun 2026
 B7/460 Victoria St Brunswick	1	Apartment	\$345,000	15 Jun 2026
 146 Donald St BRUNSWICK	3	House	\$1,520,000	13 Jun 2026
 180 Albert St Brunswick	3	House	\$1,120,000	13 Jun 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 64 Wilson St Brunswick	3	House	\$1,150,000	13 Jun 2026
 1002/288 Albert St Brunswick	1	Apartment	\$450,000	12 Jun 2026
 409/300 Victoria St Brunswick	2	Apartment	\$580,000	12 Jun 2026
 106/300 Victoria St Brunswick	2	Apartment	\$450,000	11 Jun 2026
 105/9 Duckett St Brunswick	2	Apartment	\$870,000	10 Jun 2026
 504/9 Wilson Av Brunswick	2	Apartment	\$800,000	09 Jun 2026
 204/4 Breese St Brunswick	1	Apartment	\$465,000	06 Jun 2026
 32 Laura St Brunswick	2	House	\$1,360,000	05 Jun 2026
 33 Henkel St Brunswick	2	House	\$1,000,000	02 Jun 2026
 2/376 Albert St Brunswick	2	Apartment	\$632,000	02 Jun 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 113/812 Sydney Rd Brunswick	1	Apartment	\$410,000	02 Jun 2026
 4/201 Barkly St Brunswick	3	Townhouse	\$1,157,500	30 May 2026
 104 Albion St Brunswick	4	House	\$1,490,000	30 May 2026
 408/812 Sydney Rd Brunswick	2	Apartment	\$507,000	29 May 2026
 12/4 Ballarat St Brunswick	3	Flat/Unit/Apartment	\$880,000	29 May 2026
 66 Glenlyon Rd Brunswick	4	House	\$1,000,000	25 May 2026
 5/131 Glenlyon Rd Brunswick	2	Apartment	\$642,500	25 May 2026
 83 Brickworks Dr Brunswick	3	House	\$1,050,000	23 May 2026
 4/39 Davies St Brunswick	1	Apartment	\$373,000	22 May 2026
 3/35-37 Eveline St Brunswick	2	Apartment	\$710,500	22 May 2026



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 01/07/2026

- 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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