Brunswick

Suburb Report

Your connection to property insights

JellisCraig

BRUNSWICK SUBURB REPORT

Median house price

Median[1]

$1.25m

Monthly median price change[2]

-0.64% ↓

Median unit price

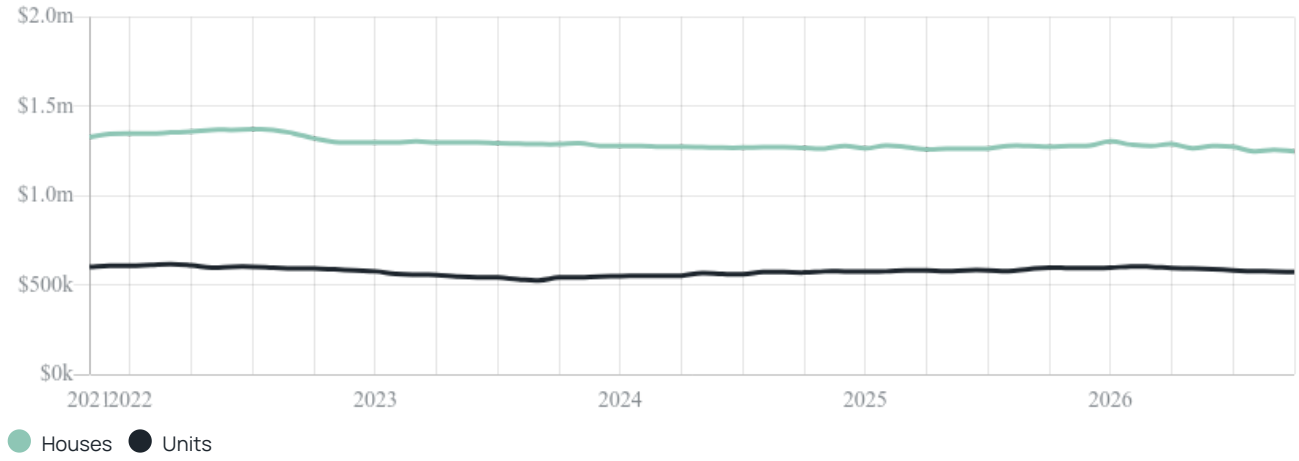
Median[1]

$575k

Monthly median price change[2]

-0.61% ↓

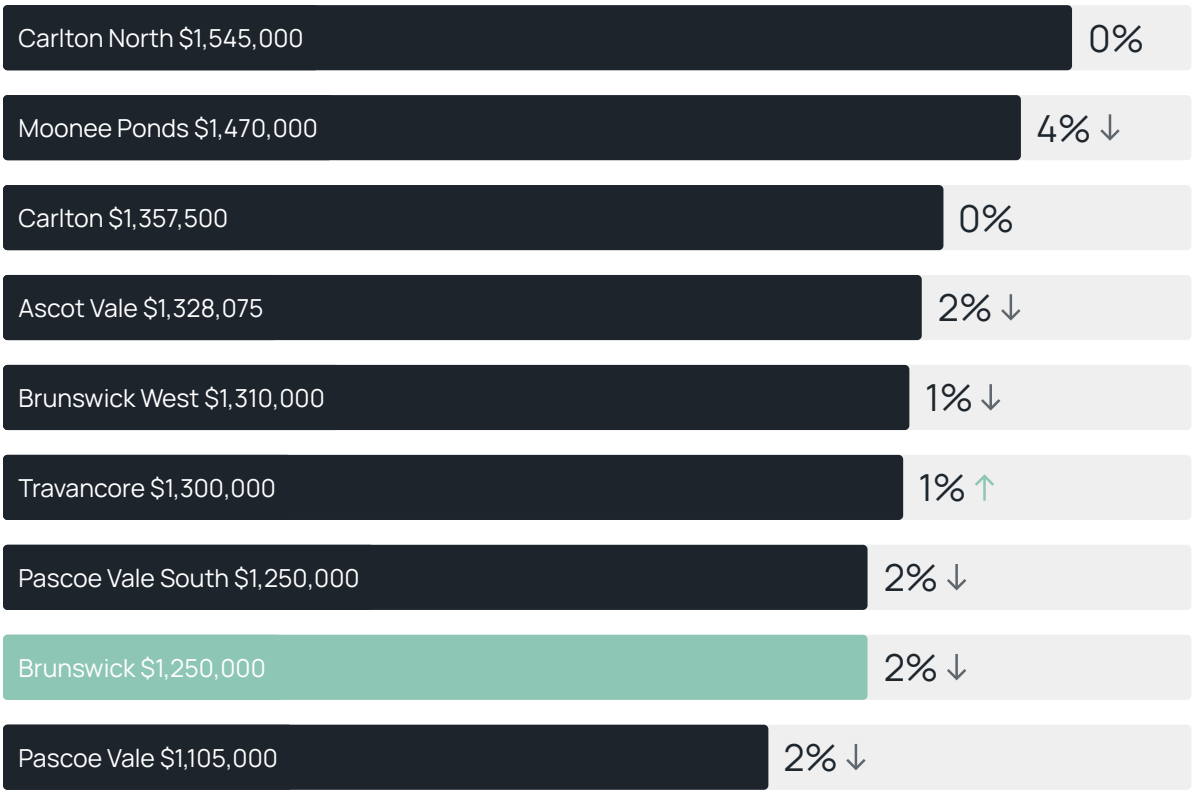
Brunswick monthly median property prices[3]



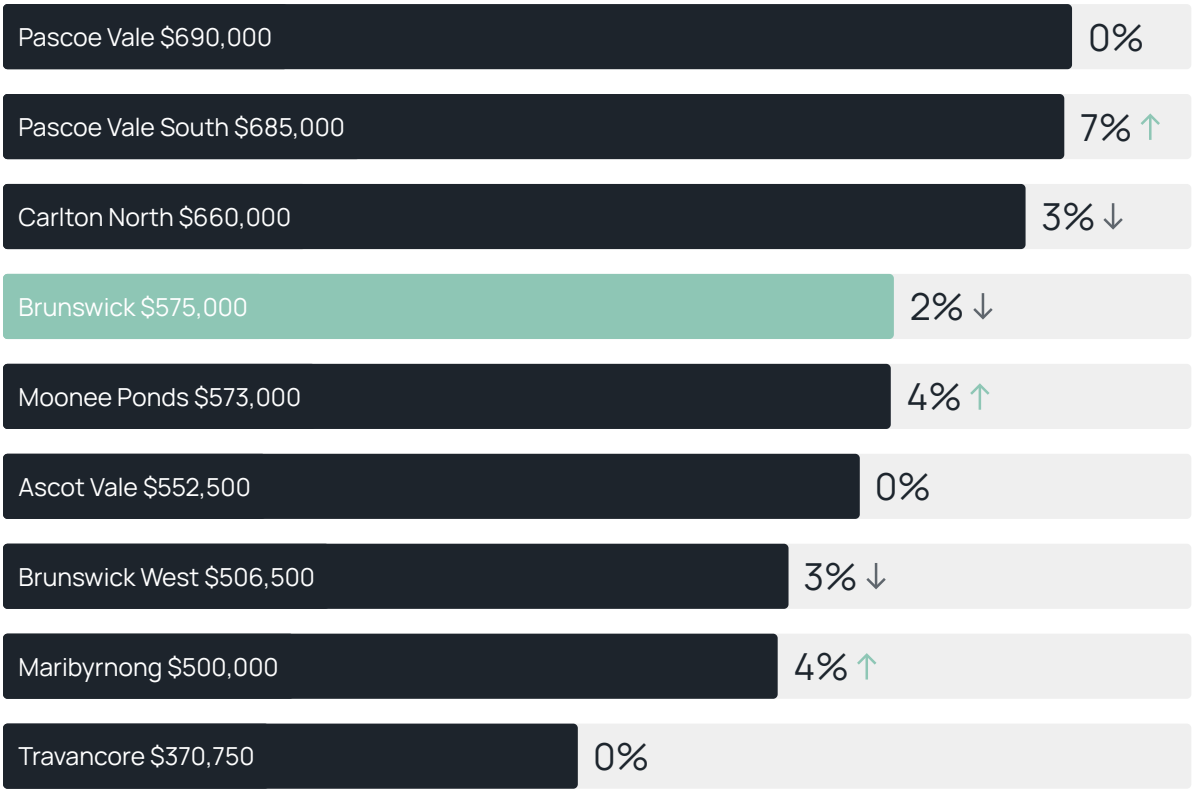


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

54%

Median days on market[5]

House	Unit
25 days	27 days

Jellis Craig average inspection attendance per listing[6]

42 groups

Average hold period[1]

House	Unit
15.1 years	11.3 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

24,896

Population growth[7]

1.73%

Median age[7]

34 years

Median household size[7]

2.1 people

Median asking rent per week[1]

House	Unit
$810	$580

Rental yield[8]

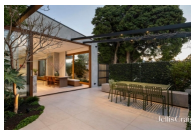
House	Unit
3.69%	5.43%

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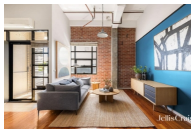
Recent Brunswick sales[5]

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
	34 Munro Street Brunswick	3	House	$1,681,000	07 Nov 2026
	1A Westbourne Street Brunswick	4	House	$1,500,000	06 Nov 2026
	3/350 Brunswick Road Brunswick	3	Townhouse	Undisclosed	05 Nov 2026
	215/190 Brunswick Road Brunswick	2	Apartment	$1,200,000	02 Nov 2026
	401/20 Breese Street Brunswick	2	Apartment	$585,000	02 Nov 2026
	108/1-31 Lux Way Brunswick	2	Apartment	$642,000	02 Nov 2026
	5 Nash Street Brunswick	2	House	$950,000	31 Oct 2026
	201/272 Barkly Street Brunswick	2	Apartment	$810,000	29 Oct 2026
	24 Lobb Street Brunswick	3	Townhouse	$955,000	29 Oct 2026
	28 Hardy Street Brunswick	3	House	$1,487,000	29 Oct 2026

Address		Bedrooms	Type	Price	Sold
	138 Donald Street Brunswick	2	House	$1,090,000	28 Oct 2026
	4/837 Park Street Brunswick	2	Apartment	$635,000	27 Oct 2026
	516/300 Victoria Street Brunswick	2	Apartment	$560,000	26 Oct 2026
	108b Albion Street Brunswick	3	House	$1,400,000	26 Oct 2026
	212/8 Michael Street Brunswick	2	Apartment	$700,000	26 Oct 2026
	10 First Avenue Brunswick	3	House	$1,670,000	24 Oct 2026
	60 Dunstan Avenue Brunswick	3	House	$1,021,000	24 Oct 2026
	308 Barkly Street Brunswick	4	House	$920,000	24 Oct 2026
	4/22 Saxon Street Brunswick	1	Apartment	$510,000	24 Oct 2026
	88-90 Hope Street Brunswick	3	House	$1,760,000	22 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	505/300 Victoria Street Brunswick	2	Apartment	$530,000	22 Oct 2026
	9/2 Pottery Court Brunswick	1	Apartment	$399,000	22 Oct 2026
	23a Blyth Street Brunswick	4	House	Undisclosed	21 Oct 2026
	28 Ewing Street Brunswick	4	House	$2,652,000	20 Oct 2026
	14 Merri Street Brunswick	2	Apartment	$820,000	20 Oct 2026
	24 Murdock Street Brunswick	3	House	$1,120,000	19 Oct 2026
	1/138 Brunswick Road Brunswick	2	Townhouse	$935,000	17 Oct 2026
	87 Hope Street Brunswick	3	Townhouse	$1,065,000	17 Oct 2026
	113/34 Union Street Brunswick	2	Apartment	$627,000	16 Oct 2026
	108/800 Sydney Road Brunswick	2	Apartment	$580,000	16 Oct 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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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