



Brunswick

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK SUBURB REPORT

Median house price¹

Median

\$1.25m

Quarterly price change

-0.79% ↓

Median unit price¹

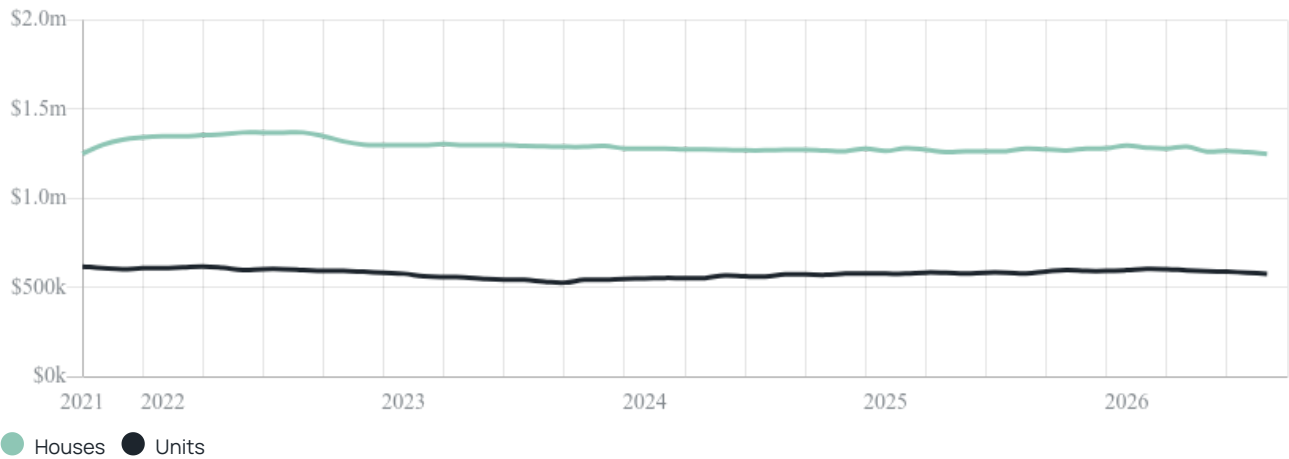
Median

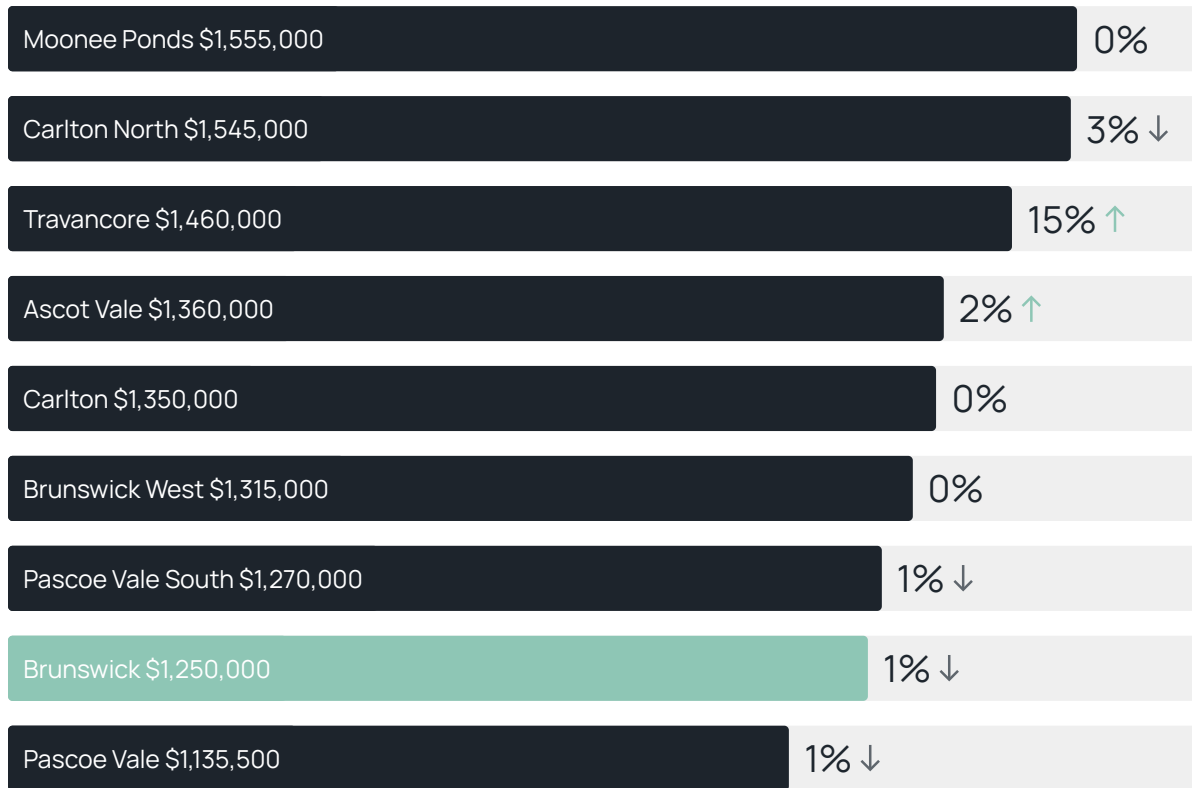
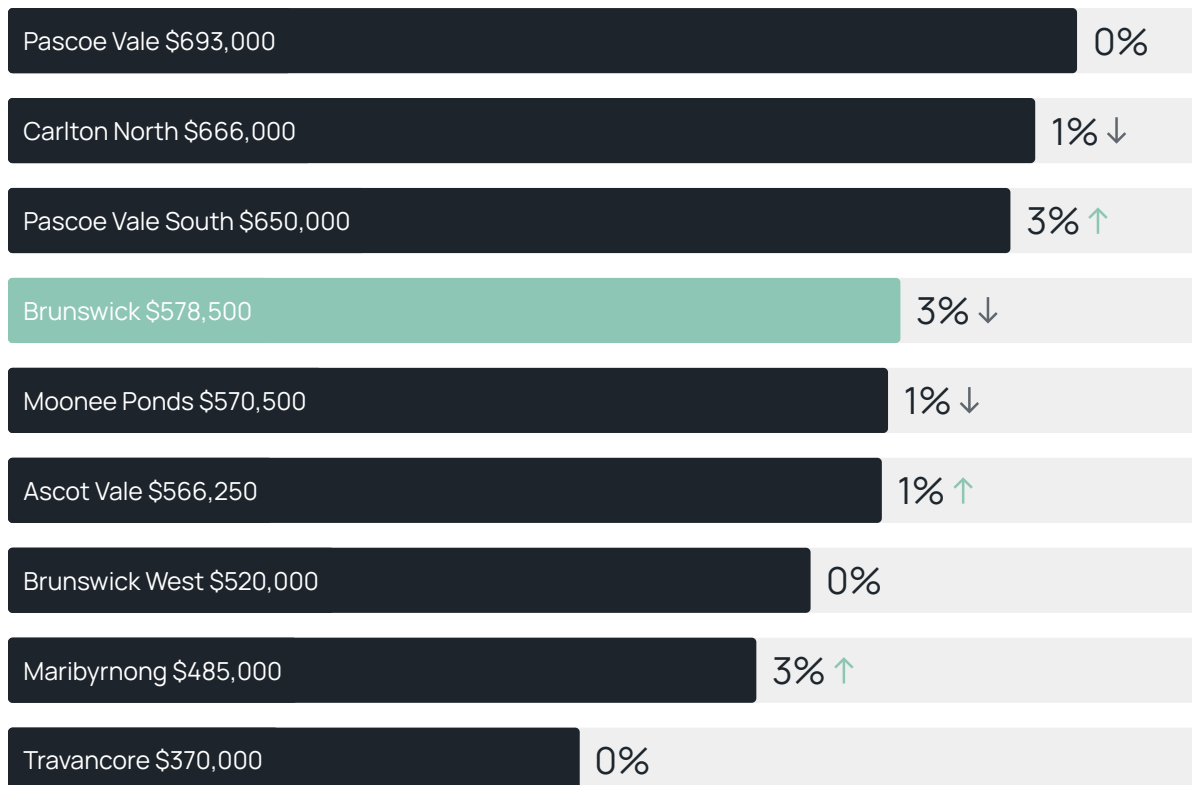
\$579k

Quarterly price change

-1.11% ↓

Brunswick quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 31%
● Private 69%

Auction clearance rate³

55.93%

Median days on market³

House

Unit

25 days

27 days

Jellis Craig average inspection attendance per listing⁴

44 groups

Average hold period¹

House

Unit

15.7 years

11.3 years

Dwelling type⁵

● Houses 51% ● Units 49%

Ownership⁵

● Owned outright 24% ● Mortgaged 27% ● Rented 49%

Population⁵

24,896

Median asking rent per week¹

Unit

\$800

\$580

Population growth⁵

1.73%

Rental yield¹

House

Unit

3.49%

5.33%

Median age⁵

34 years

Median household size⁵

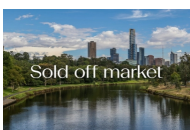
2.1 people

Recent Brunswick sales²

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
 206/2-6 Duckett Street Brunswick	2	Apartment	\$570,000	04 Sep 2026
 375 Brunswick Road Brunswick	4	House	Undisclosed	03 Sep 2026
 301/26 Breese Street Brunswick	1	Apartment	\$425,000	03 Sep 2026
 501/701 Park Street Brunswick	3	Apartment	\$4,100,000	03 Sep 2026
 40 Barry Street Brunswick	3	House	\$868,000	01 Sep 2026
 105/4 Breese Street Brunswick	2	Apartment	\$515,000	01 Sep 2026
 2/14 Millward Street Brunswick	2	Unit	Undisclosed	29 Aug 2026
 1/126-128 Glenlyon Road Brunswick	2	Unit	Undisclosed	29 Aug 2026
 98 Wilson Street Brunswick	2	House	Undisclosed	29 Aug 2026
 3 William Street Brunswick	3	House	\$955,000	28 Aug 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 96 Wilson Street Brunswick	2	House	\$1,060,000	28 Aug 2026
 415/37-43 Breese Street Brunswick	1	Apartment	\$345,000	27 Aug 2026
 102/8-38 Percy Street Brunswick	1	Apartment	\$429,000	27 Aug 2026
 2/6 Hennessy Street Brunswick	2	Townhouse	\$917,000	22 Aug 2026
 3/6 Hennessy Street Brunswick	3	Townhouse	\$1,100,000	22 Aug 2026
 210/1-3 Dods Street Brunswick	2	Apartment	\$1,126,000	22 Aug 2026
 296 Albion Street Brunswick	3	House	\$1,530,000	21 Aug 2026
 G11/7 Ovens Street Brunswick	1	Apartment	\$525,000	21 Aug 2026
 11/15 De Carle Street Brunswick	2	Apartment	\$605,000	21 Aug 2026
 502/1 Duckett Street Brunswick	0	Studio	\$420,000	20 Aug 2026

BRUNSWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 601/623 Sydney Road Brunswick	2	Apartment	\$610,000	19 Aug 2026
 2C Luscombe Street Brunswick	2	Apartment	\$890,000	19 Aug 2026
 7/96 Glenlyon Road Brunswick	2	Apartment	Undisclosed	19 Aug 2026
 507/288 Albert Street Brunswick	1	Apartment	Undisclosed	18 Aug 2026
 4/117 Albion Street Brunswick	2	Townhouse	Undisclosed	17 Aug 2026
 18 Cassels Road Brunswick	3	House	\$1,388,000	15 Aug 2026
 226A Victoria Street Brunswick	2	House	\$1,093,000	15 Aug 2026
 9/114 Blyth Street Brunswick	2	Apartment	Undisclosed	14 Aug 2026
 232 Victoria Street Brunswick	4	House	\$1,150,000	14 Aug 2026
 23/74 Tinning Street Brunswick	3	Townhouse	\$1,400,000	14 Aug 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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