



Brunswick West

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK WEST SUBURB REPORT

Median house price¹

Median

\$1.35m

Quarterly price change

3.84% ↑

Median unit price¹

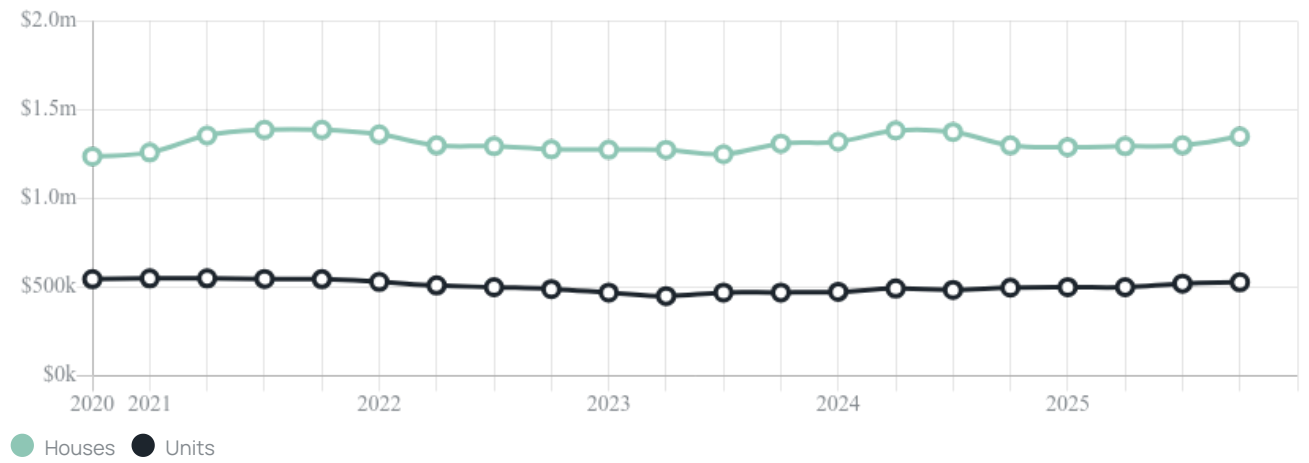
Median

\$528k

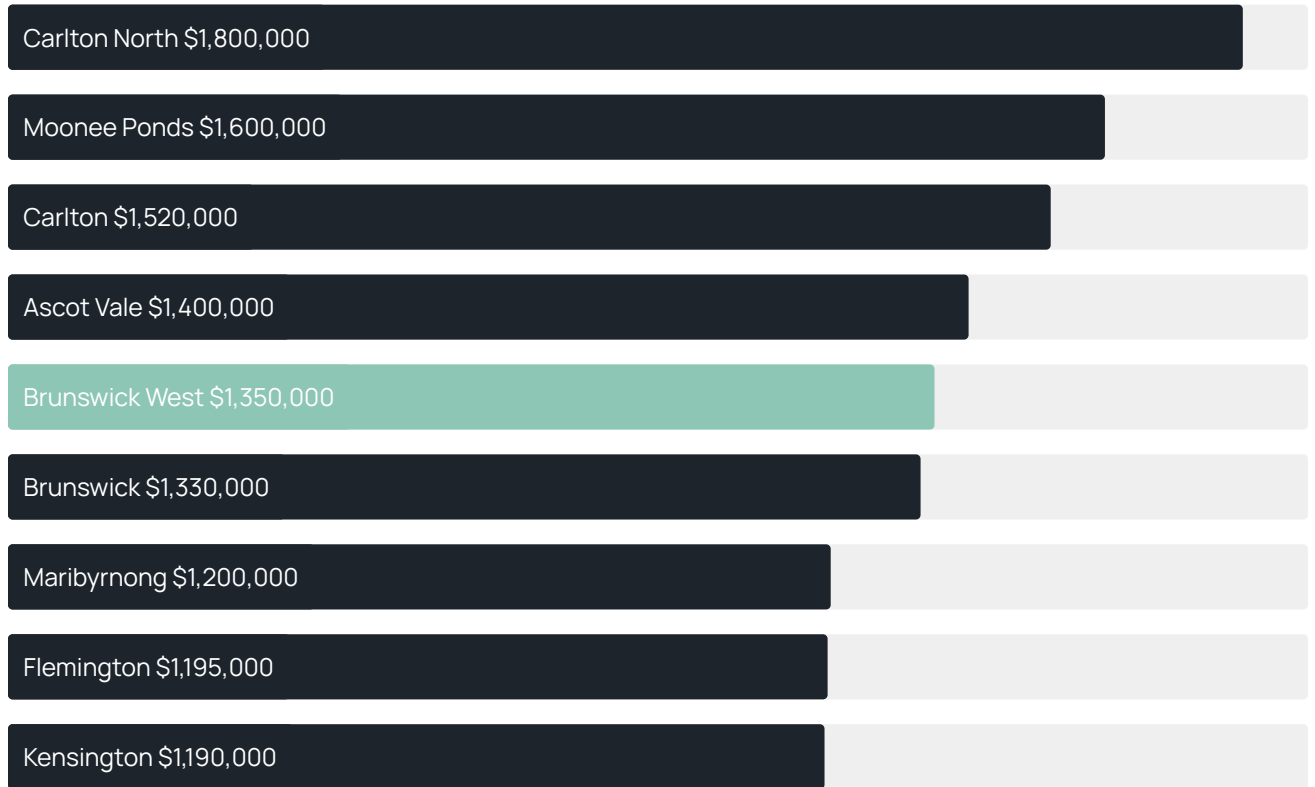
Quarterly price change

1.44% ↑

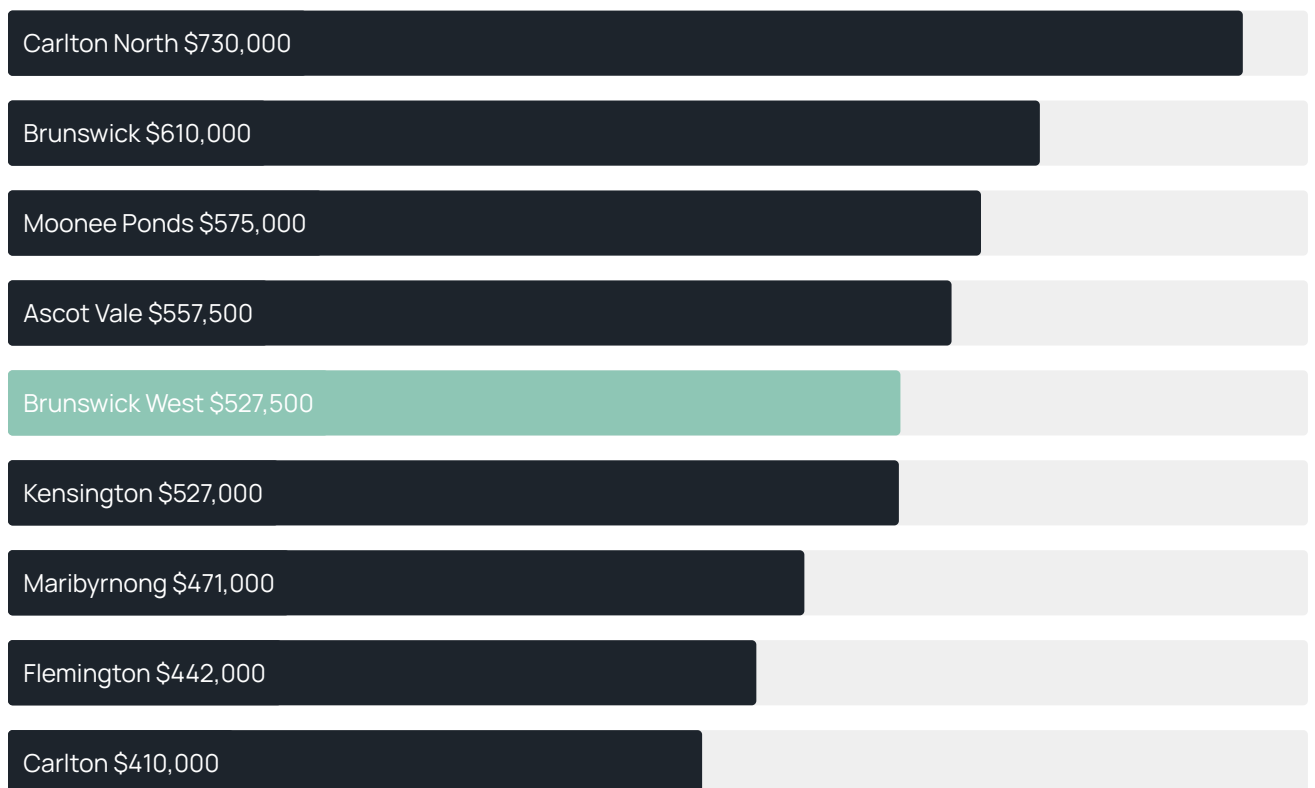
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

82.76%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.3 years

Dwelling type⁵



● Houses 38% ● Units 62%

Ownership⁵



● Owned outright 26% ● Mortgaged 29% ● Rented 45%

Population⁵

14,746

Median asking rent¹

\$728 per week

Population growth⁵

4.15%

Rental yield¹

2.84%

Median age⁵

34 years











Median household size⁵

2.1 people











BRUNSWICK WEST SUBURB REPORT

Recent Brunswick West 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
 1/4 Coronation St Brunswick West	3	House	\$1,275,000	28 Mar 2026
 22 Everett St Brunswick West	4	House	\$1,880,000	28 Mar 2026
 1/8 Passfield St Brunswick West	2	Unit	\$475,000	20 Mar 2026
 115 Pearson St Brunswick West	4	House	\$1,950,000	20 Mar 2026
 7/129 Melville Rd Brunswick West	2	Apartment	\$568,000	16 Mar 2026
 2/5 Jordan St Brunswick West	2	Unit	\$591,000	10 Mar 2026
 3/446 Albion St Brunswick West	2	Apartment	\$395,000	06 Mar 2026
 5/82 Hopetoun Av Brunswick West	3	Apartment	\$650,000	06 Mar 2026
 9/508-510 Moreland Rd Brunswick West	2	Apartment	\$527,500	06 Mar 2026
 2 Fitzgibbon Av Brunswick West	2	House	\$1,270,000	05 Mar 2026

BRUNSWICK WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Whitby St Brunswick West	2	House	\$1,243,000	05 Mar 2026
 203/12 Olive York Way Brunswick West	2	Apartment	\$450,000	04 Mar 2026
 G04/446 Moreland Rd Brunswick West	2	Apartment	\$460,000	04 Mar 2026
 4/508-510 Moreland Rd Brunswick West	2	Unit	\$545,000	03 Mar 2026
 100 Melville Rd Brunswick West	3	House	\$1,110,000	28 Feb 2026
 504/8 Olive York Way Brunswick West	1	Apartment	\$342,000	25 Feb 2026
 301/1 Olive York Way Brunswick West	2	Apartment	\$505,000	23 Feb 2026
 8 Collings St Brunswick West	3	House	\$1,650,000	21 Feb 2026
 412 Brunswick Rd Brunswick West	3	House	\$1,230,000	21 Feb 2026
 G2/9 Duggan St Brunswick West	1	Apartment	\$395,000	20 Feb 2026

BRUNSWICK WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 105/1 Olive York Way Brunswick West	2	Apartment	\$472,000	19 Feb 2026
 60 Pearson St Brunswick West	2	House	\$1,256,000	18 Feb 2026
 24 Fitzgibbon Av Brunswick West	4	House	\$1,510,000	17 Feb 2026
 5/32 Pearson St Brunswick West	1	Strata Unit/Flat	\$332,050	17 Feb 2026
 34 Burnell St Brunswick West	3	House	\$1,200,000	16 Feb 2026
 25 Manica St Brunswick West	2	House	\$1,350,000	16 Feb 2026
 424 Albert St Brunswick West	2	House	\$1,080,000	14 Feb 2026
 487 Albion St Brunswick West	3	House	\$1,550,000	14 Feb 2026
 3/42 Cumming St Brunswick West	3	Townhouse	\$785,000	13 Feb 2026
 10 Gordon St Brunswick West	3	House	\$1,535,000	13 Feb 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 01/04/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.