



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

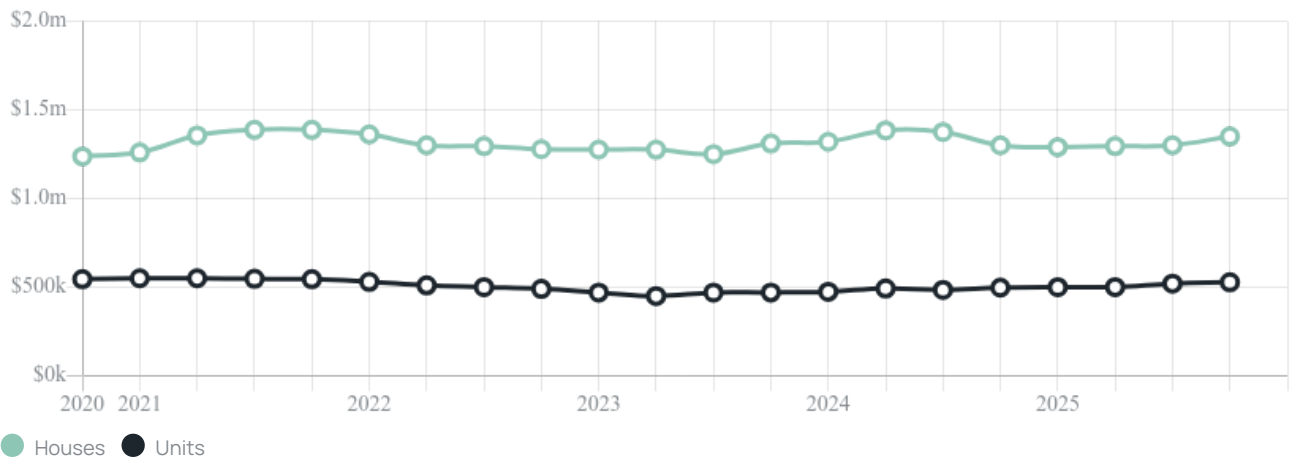
Median

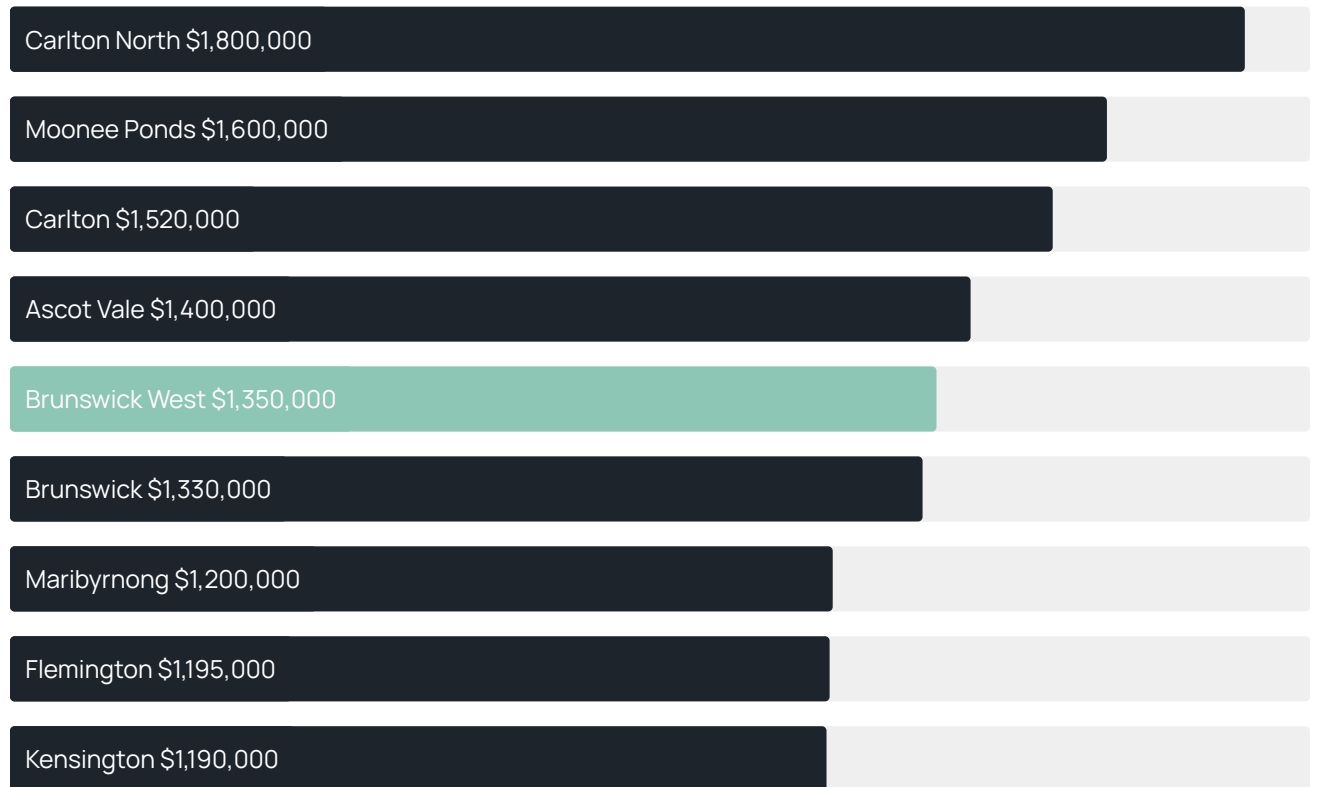
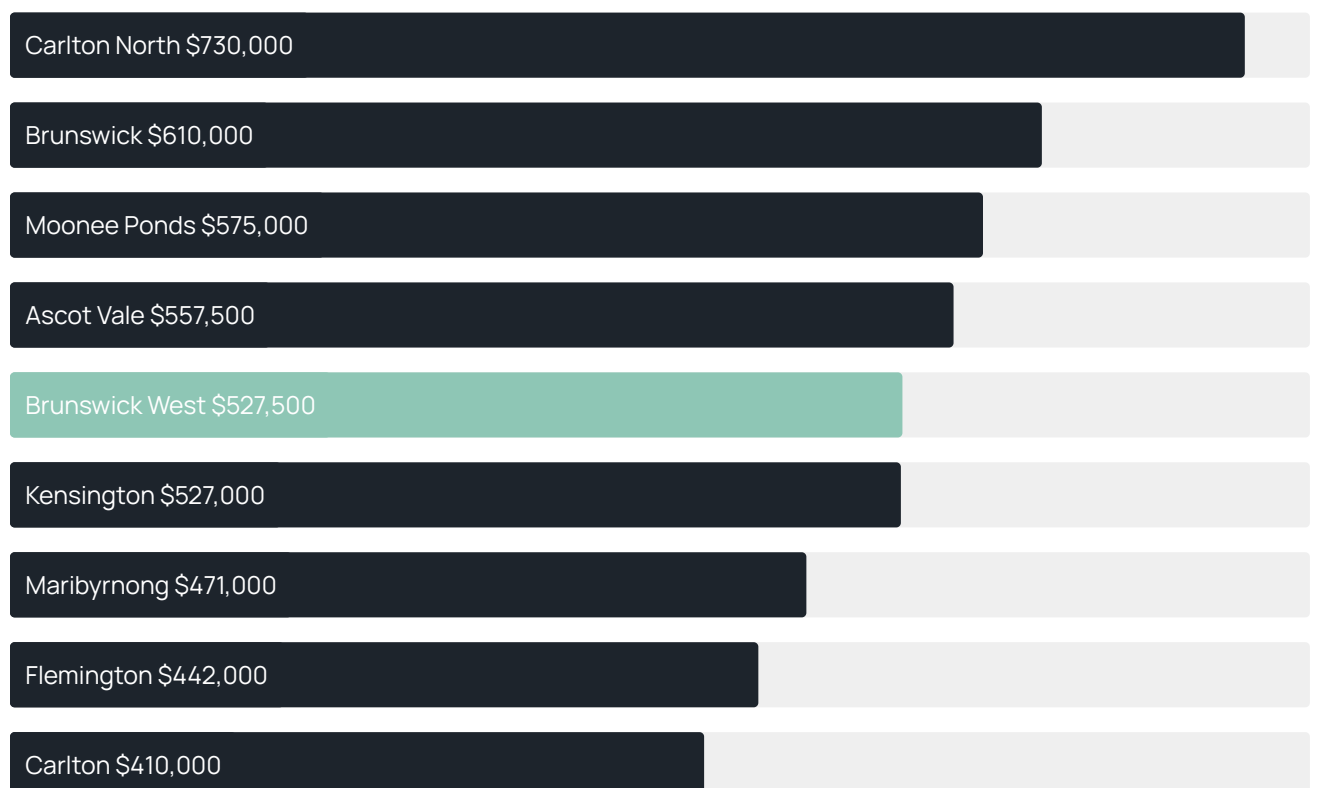
\$528k

Quarterly price change

1.44% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 46%
● Private 54%

Auction clearance rate³

60.98%Median days on market³

26 daysJellis Craig average inspection attendance per listing⁴

26 groupsAverage hold period¹

7.3 yearsDwelling type⁵

● Houses 38% ● Units 62%

Ownership⁵

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

Population⁵

14,746Median asking rent¹

\$728 per weekPopulation growth⁵

4.15%Rental yield¹

2.84%Median age⁵








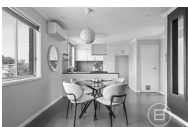


34 yearsMedian household size⁵

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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 106/1 Duggan St Brunswick West	2	Apartment	\$405,000	17 Jan 2026
 477 Albion St Brunswick West	3	House	\$1,250,000	16 Jan 2026
 306/12 Olive York Way Brunswick West	2	Apartment	\$462,000	08 Jan 2026
 11/44-46 Passfield St Brunswick West	2	Apartment	\$460,000	05 Jan 2026
 3/21 Passfield St Brunswick West	2	House	\$910,000	20 Dec 2025
 7/1 Melville Rd Brunswick West	3	Townhouse	\$835,000	18 Dec 2025
 6/499-501 Victoria St Brunswick West	2	Apartment	\$440,000	18 Dec 2025
 23/13 Hopetoun Av Brunswick West	2	Apartment	\$445,000	16 Dec 2025
 B41/415 Brunswick Rd Brunswick West	1	Subdivided Unit/Villa/Townhouse	\$167,000	16 Dec 2025
 4/153 Pearson St Brunswick West	1	Strata Unit/Flat	\$388,000	15 Dec 2025

BRUNSWICK WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 306/446 Moreland Rd Brunswick West	2	Apartment	\$520,000	15 Dec 2025
 3/48 Murray St Brunswick West	3	Townhouse	\$1,040,000	15 Dec 2025
 6/467 Victoria St Brunswick West	2	Flat/Unit/Apartment	\$850,000	15 Dec 2025
 8/444 Albion St Brunswick West	1	Apartment	\$326,000	13 Dec 2025
 107/5 Olive York Way Brunswick West	2	Apartment	\$455,000	13 Dec 2025
 208/1 Olive York Way Brunswick West	2	Apartment	\$470,000	12 Dec 2025
 44 Mclean St Brunswick West	3	House	\$1,170,000	11 Dec 2025
 5/523-525 Victoria St Brunswick West	2	Apartment	\$645,000	09 Dec 2025
 4/67 Grantham St Brunswick West	3	Townhouse	\$1,115,000	08 Dec 2025
 11/44 Passfield St Brunswick West	2	Subdivided Unit/Villa/Townhouse	\$460,000	08 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 28/1-5 Grantham St Brunswick West	1	Apartment	\$188,000	07 Dec 2025
 25 Cook St Brunswick West	3	House	\$1,170,000	07 Dec 2025
 3/42 Everett St Brunswick West	2	Subdivided Unit/Villa/Townhouse	\$512,000	07 Dec 2025
 422 Brunswick Rd BRUNSWICK WEST	2	Townhouse	\$640,000	06 Dec 2025
 Park St Brunswick West	1	Strata Unit/Flat	\$325,000	06 Dec 2025
 4/422 Brunswick Rd Brunswick West	2	Flat/Unit/Apartment	\$640,000	06 Dec 2025
 4/9 Duggan St Brunswick West	2	Apartment	\$600,000	05 Dec 2025
 G04/9 Duggan St Brunswick West	2	Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	\$600,000	05 Dec 2025
 10/12 Passfield St Brunswick West	2	Apartment	\$530,000	05 Dec 2025
 406/1 Olive York Way Brunswick West	2	Apartment	\$460,000	05 Dec 2025



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 01/02/2026

- 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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