



# Brunswick West Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BRUNSWICK WEST SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.35m

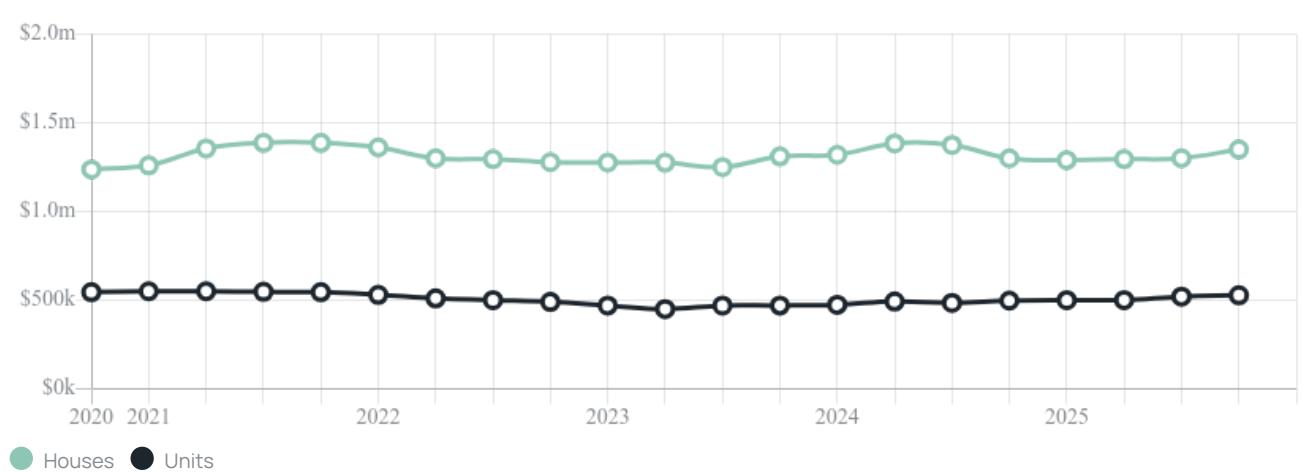
Quarterly price change  
3.84% 

### Median unit price<sup>1</sup>

Median  
\$528k

Quarterly price change  
1.44% 

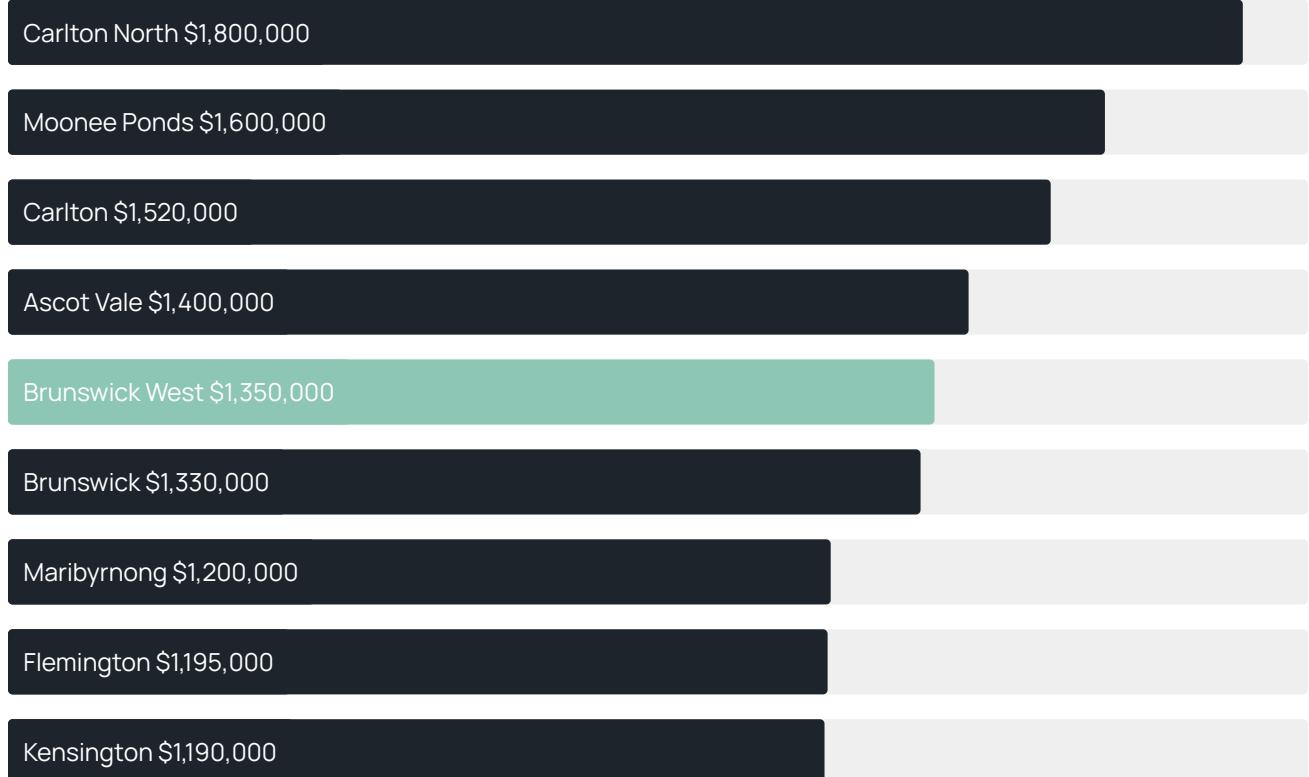
### Quarterly price change<sup>1</sup>



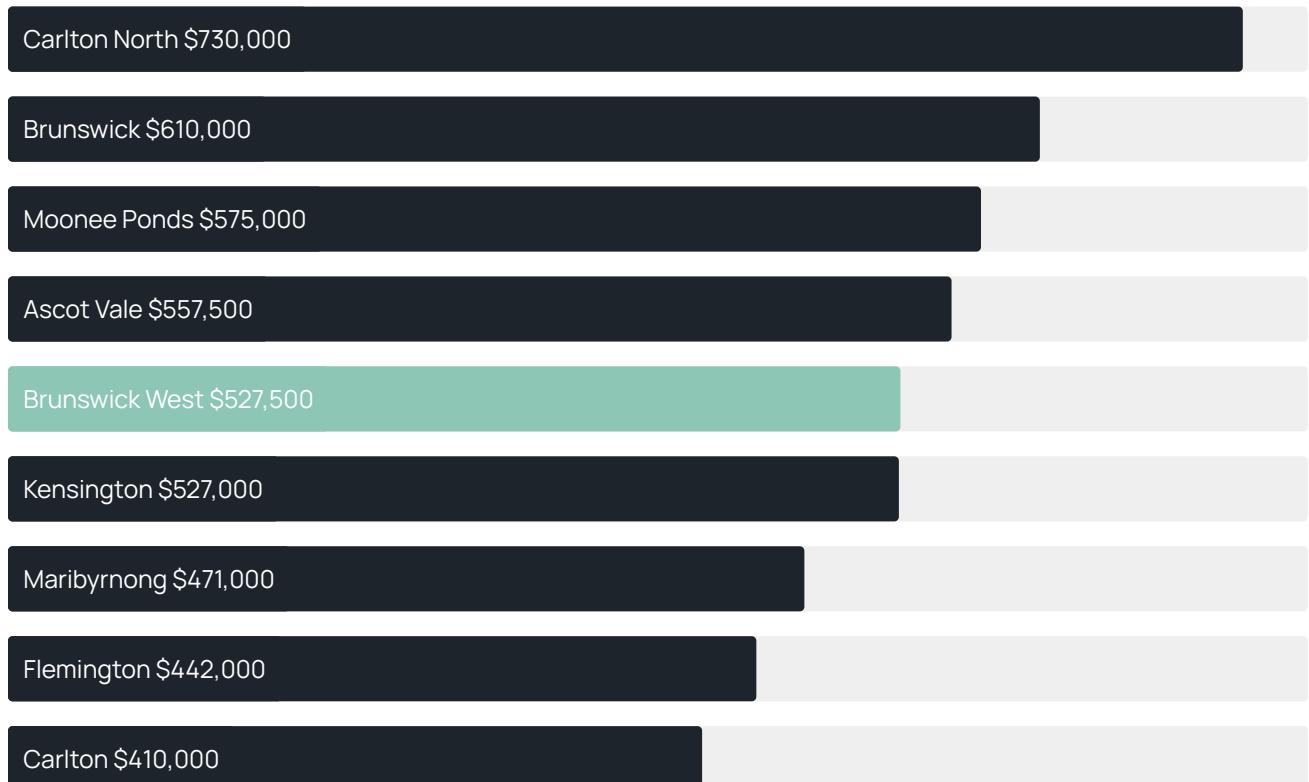
# Surrounding Suburbs

## BRUNSWICK WEST SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BRUNSWICK WEST SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

60.98%

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## Median days on market<sup>3</sup>

26 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

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## Average hold period<sup>1</sup>

7.3 years

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# Insights

## Dwelling type<sup>5</sup>



## Population<sup>5</sup>

14,746

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## Population growth<sup>5</sup>

4.15%

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## Median age<sup>5</sup>

34 years

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## Ownership<sup>5</sup>



## Median asking rent<sup>1</sup>

\$728 per week

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## Rental yield<sup>1</sup>

2.84%

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## Median household size<sup>5</sup>

2.1 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.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

# Sold Properties

## 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

# Sold Properties

## BRUNSWICK WEST SUBURB REPORT

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  
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 01/02/2026

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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