



Brunswick West

Suburb Report



Your connection to property insights



JellisCraig

BRUNSWICK WEST SUBURB REPORT

Median house price¹

Median

\$1.38m

Quarterly price change

1.85% ↑

Median unit price¹

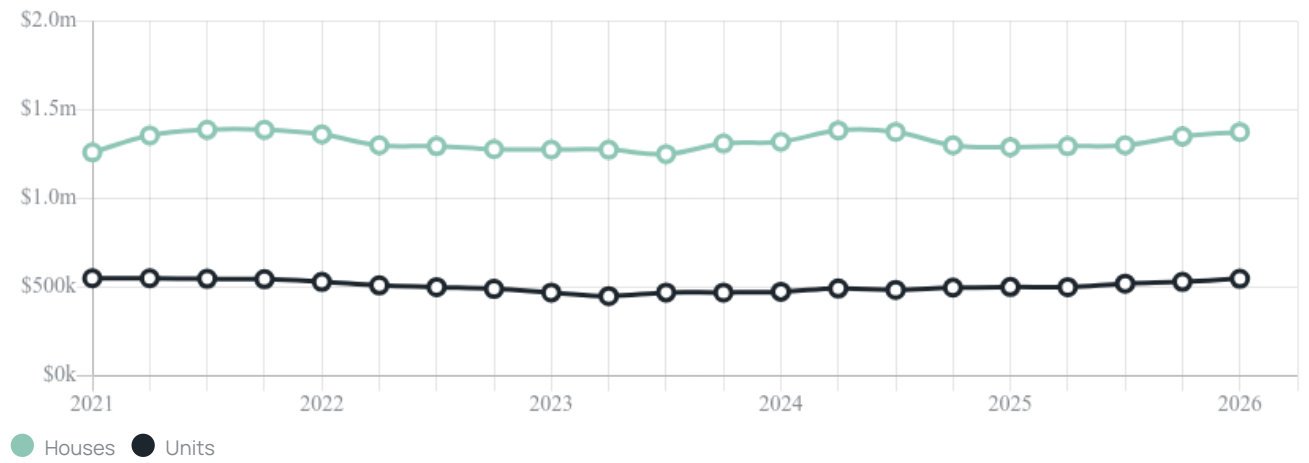
Median

\$547k

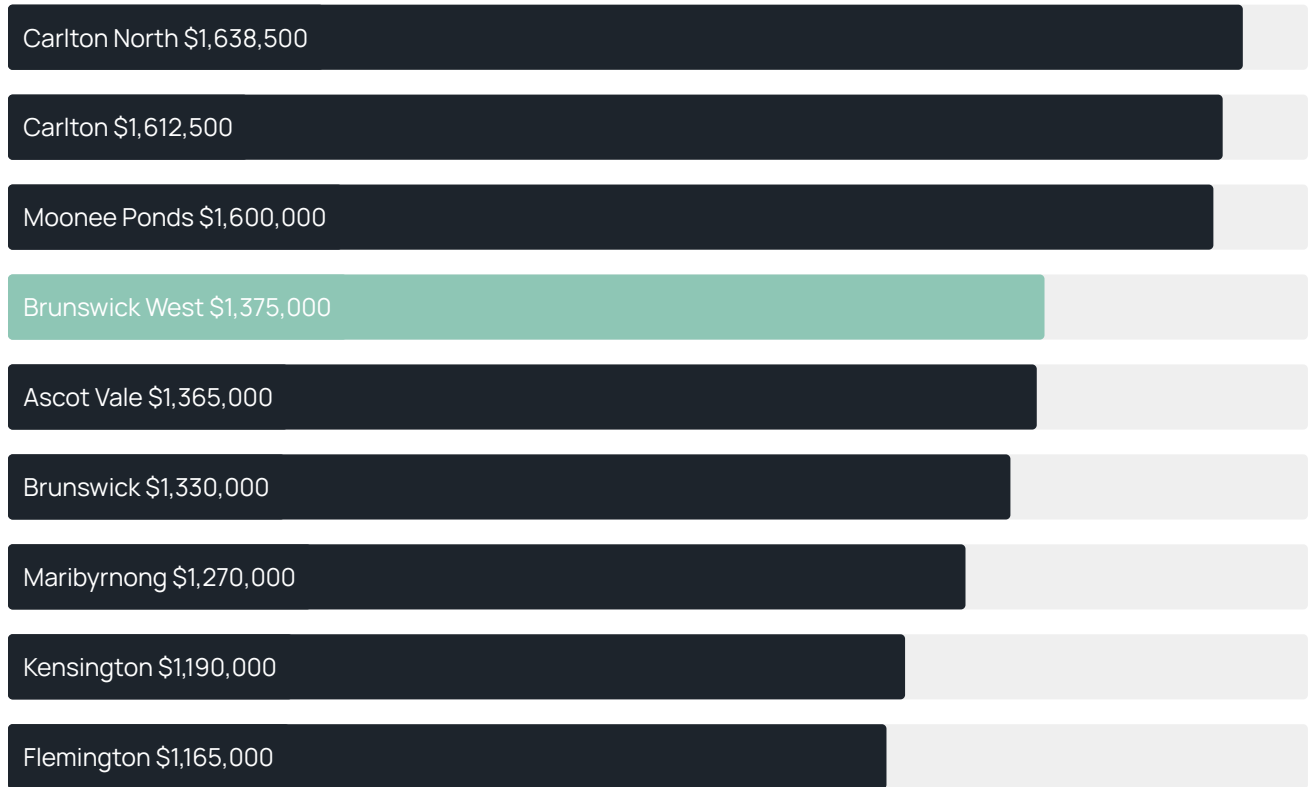
Quarterly price change

3.28% ↑

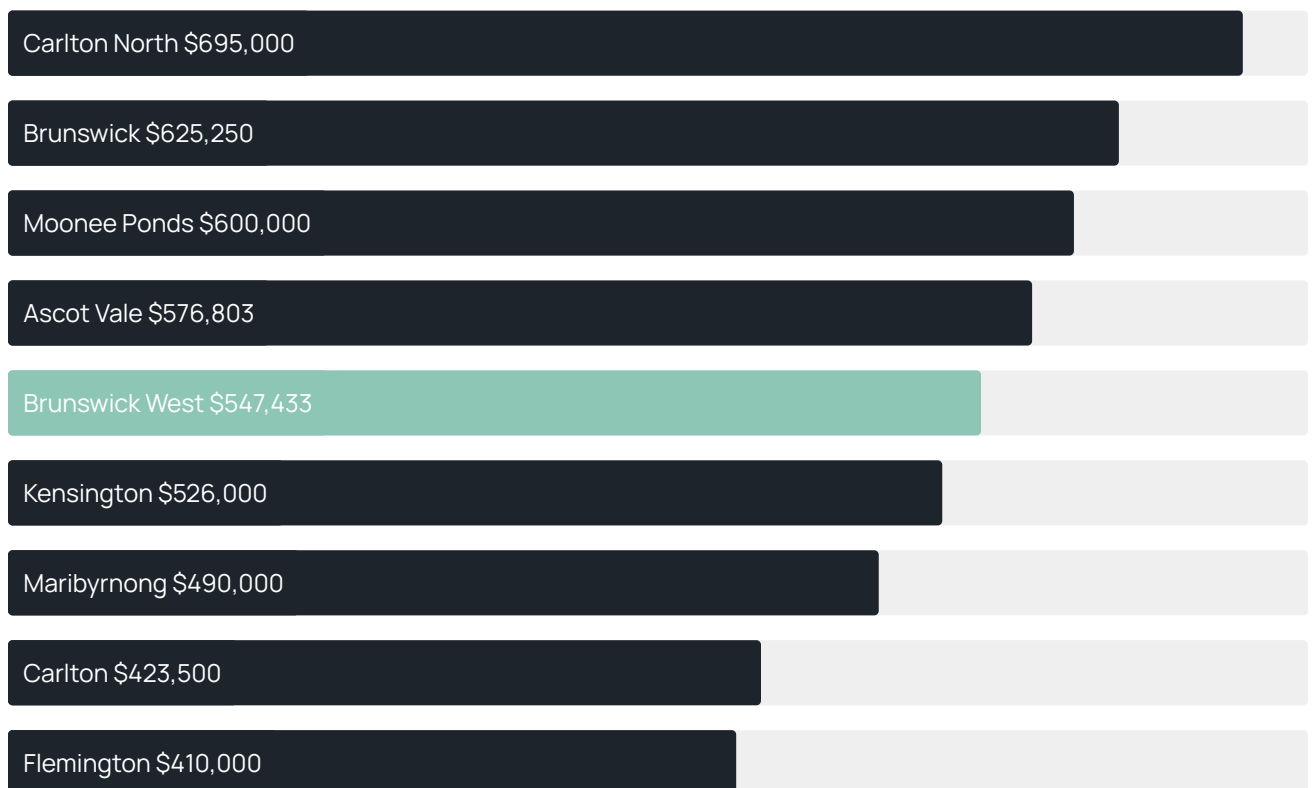
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 34%
● Private 66%

Auction clearance rate³

81.25%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$750 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 |
|--|----------|---|-------------|-------------|
|  1/18 Murray St Brunswick West | 2 | Apartment | \$505,000 | 19 Apr 2026 |
|  10/546 Moreland Rd Brunswick West | 2 | Villa | \$475,000 | 14 Apr 2026 |
|  4 Stranks Av Brunswick West | 2 | House | \$1,026,000 | 13 Apr 2026 |
|  225 Hope St Brunswick West | 3 | House | \$1,040,000 | 11 Apr 2026 |
|  117/8 Olive York Way Brunswick West | 2 | Subdivided Unit/Villa/Townhouse - Single OYO Dwelling | \$555,000 | 09 Apr 2026 |
|  B51/415 Brunswick Rd Brunswick West | 1 | Apartment | \$260,000 | 03 Apr 2026 |
|  10/80 Hopetoun Av Brunswick West | 2 | Apartment | \$440,000 | 02 Apr 2026 |
|  1/4 Coronation St Brunswick West | 3 | House | \$1,275,000 | 28 Mar 2026 |
|  3/1 Melville Rd Brunswick West | 2 | Townhouse | \$850,000 | 28 Mar 2026 |
|  22 Everett St Brunswick West | 4 | House | \$1,880,000 | 28 Mar 2026 |

BRUNSWICK WEST SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|------------------|-------------|-------------|
|  102/12 Olive York Way Brunswick West | 2 | Strata Unit/Flat | \$338,000 | 27 Mar 2026 |
|  22/556 Moreland Rd Brunswick West | 2 | Apartment | \$370,000 | 26 Mar 2026 |
|  2/16 Guthrie St Brunswick West | 1 | Villa | \$465,000 | 25 Mar 2026 |
|  7/13 Hopetoun Av Brunswick West | 1 | Apartment | \$400,000 | 24 Mar 2026 |
|  5/35 Murray St Brunswick West | 2 | Apartment | \$665,000 | 21 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 |
|  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 |

BRUNSWICK WEST SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  9/508-510 Moreland Rd Brunswick West | 2 | Apartment | \$527,500 | 06 Mar 2026 |
|  9/508 Moreland Rd Brunswick West | 2 | Villa | \$527,500 | 06 Mar 2026 |
|  12/48 Passfield St Brunswick West | 2 | Apartment | \$512,000 | 05 Mar 2026 |
|  2 Fitzgibbon Av Brunswick West | 2 | House | \$1,270,000 | 05 Mar 2026 |
|  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 |
|  G4/446 Moreland Rd Brunswick West | 2 | Flat/Unit/Apartment | \$460,000 | 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 |
|  8/13 Hopetoun Av Brunswick West | 1 | Flat | \$290,000 | 02 Mar 2026 |



Jellis Craig 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 01/05/2026

- 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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