Brunswick West

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.35m

Monthly median price change[2]

0.00% ↓

Median unit price

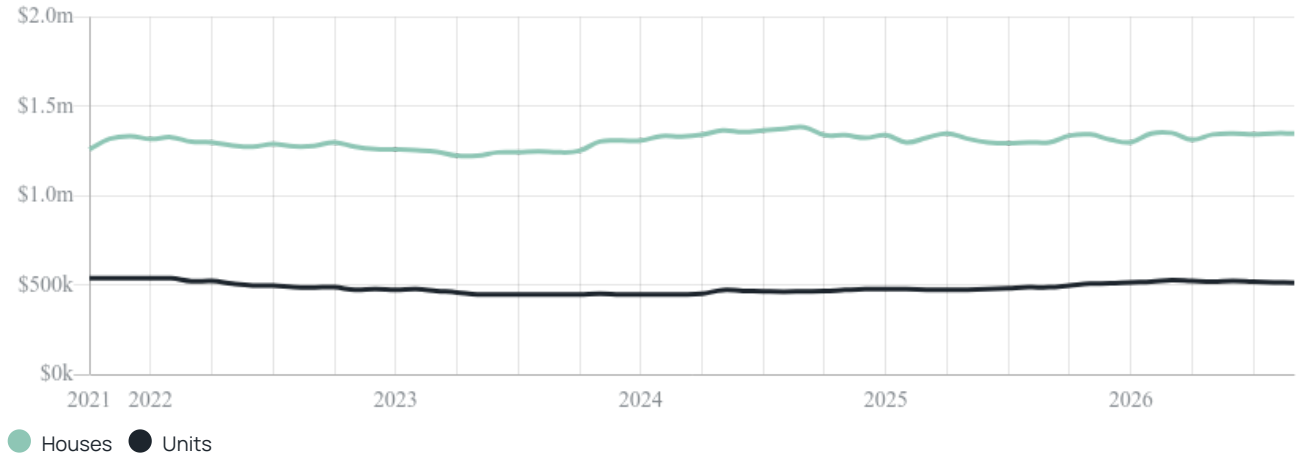
Median[1]

$515k

Monthly median price change[2]

-0.48% ↓

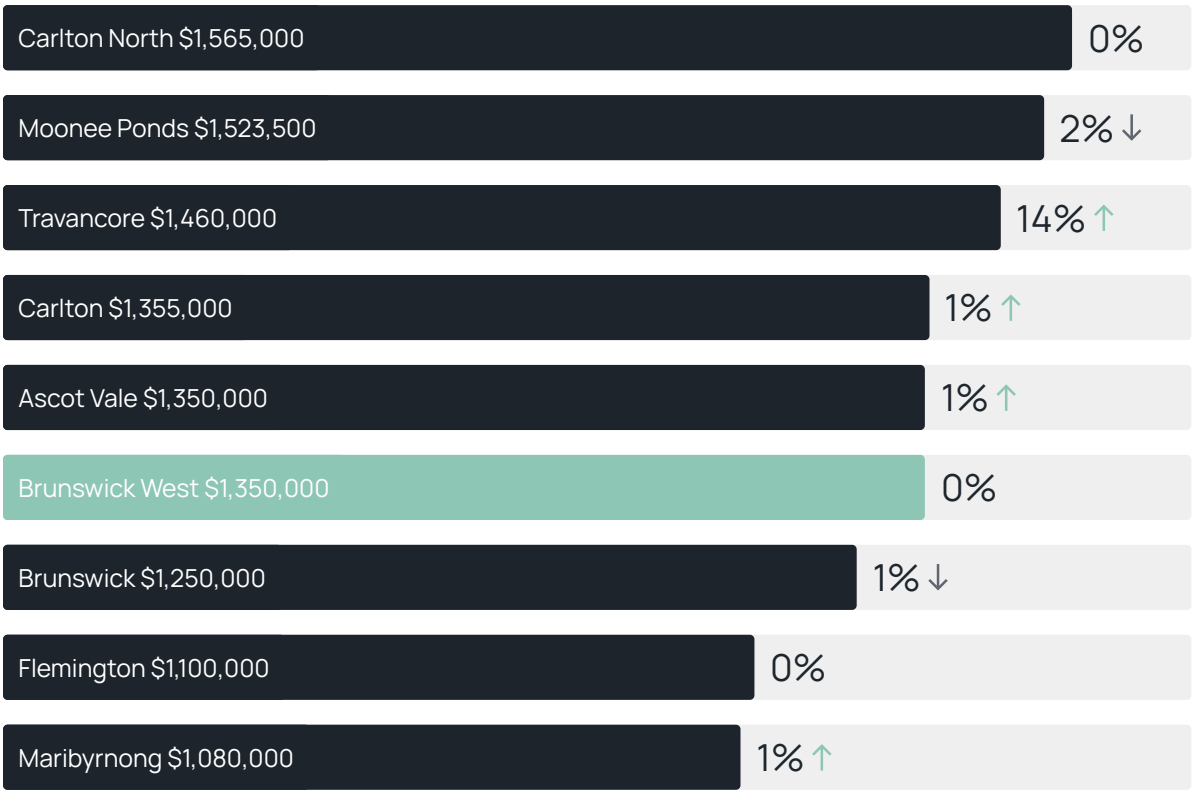
Brunswick West monthly median property prices[3]



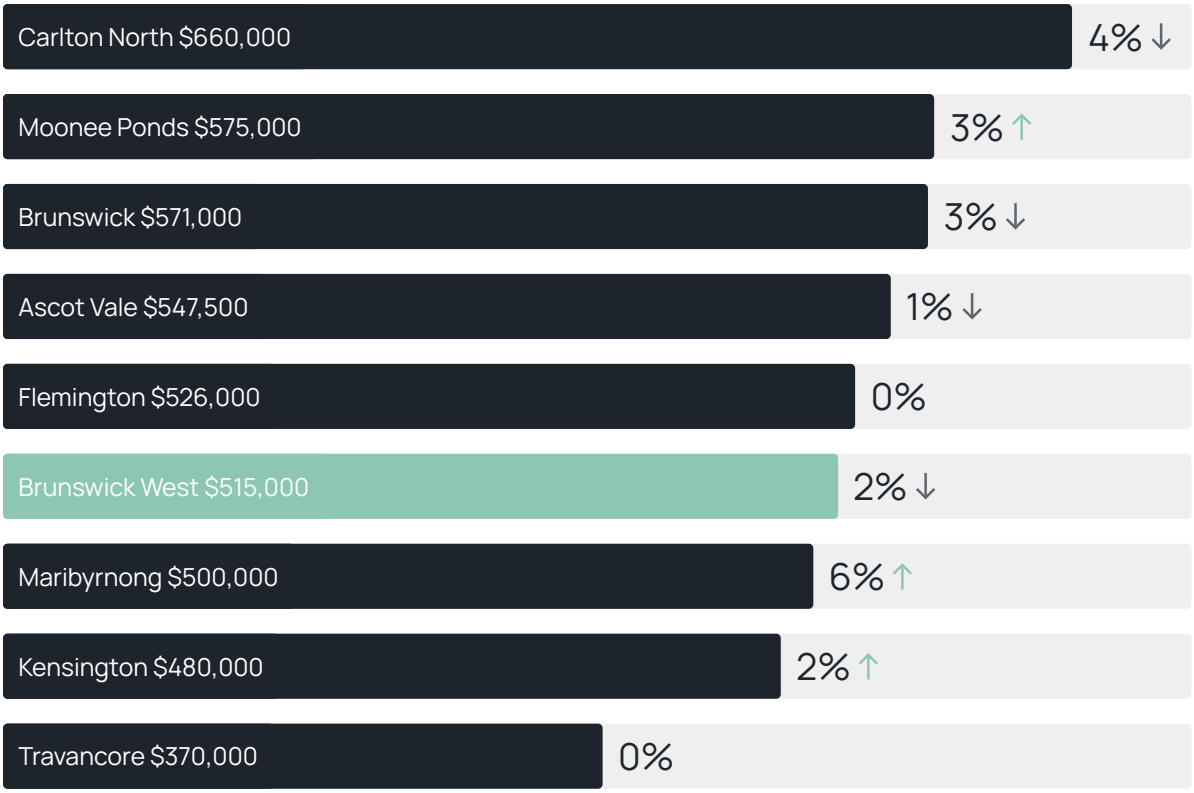


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

47%

Median days on market[5]

House	Unit
27 days	28 days

Average hold period[1]

House	Unit
15.9 years	12.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

14,746

Population growth[7]

4.15%

Median age[7]

34 years

Median household size[7]

2.1 people

Median asking rent per week[1]

House	Unit
$800	$510

Rental yield[8]

House	Unit
3.75%	5.62%

Recent Brunswick West sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	3/5 Cohuna Street Brunswick West	3	House	$1,150,000	29 Oct 2026
	27 Halpin Street Brunswick West	5	House	$2,750,000	24 Oct 2026
	19/558 Moreland Road Brunswick West	1	Apartment	$271,000	20 Oct 2026
	211 Melville Road Brunswick West	3	House	$950,000	20 Oct 2026
	6 Coronation Street Brunswick West	3	House	$1,580,000	17 Oct 2026
	5/520 Moreland Road Brunswick West	2	Unit	$575,000	17 Oct 2026
	45/2 Centennial Avenue Brunswick West	2	Apartment	$648,000	16 Oct 2026
	11 Hooper Crescent Brunswick West	3	House	Undisclosed	13 Oct 2026
	209/8 Olive York Way Brunswick West	2	Apartment	$445,000	13 Oct 2026
	2/3 Allard Street Brunswick West	1	Apartment	$305,000	12 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	3/2 Manica Street Brunswick West	2	Unit	$767,000	10 Oct 2026
	2/40 Cumming Street Brunswick West	1	Unit	$350,000	09 Oct 2026
	18/137 Melville Road Brunswick West	2	Apartment	$602,000	08 Oct 2026
	4/39-41 Murray Street Brunswick West	1	Apartment	$315,000	06 Oct 2026
	384 Albert Street Brunswick West	2	House	$1,437,000	06 Oct 2026
	8/429 Brunswick Road Brunswick West	2	Townhouse	$677,500	03 Oct 2026
	2/572 Moreland Road Brunswick West	2	Townhouse	$777,000	03 Oct 2026
	8/35 Murray Street Brunswick West	2	Unit	$563,000	03 Oct 2026
	109/480 Albion Street Brunswick West	2	Apartment	$410,000	02 Oct 2026
	3/556 Moreland Road Brunswick West	2	Apartment	$429,000	02 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	509/1 Olive York Way Brunswick West	2	Apartment	$398,000	01 Oct 2026
	2/12 Cohuna Street Brunswick West	3	Townhouse	$945,000	30 Sep 2026
	6/17 Cumming Street Brunswick West	2	Townhouse	$711,000	30 Sep 2026
	1/7 Passfield Street Brunswick West	2	Villa	$635,000	30 Sep 2026
	4/446 Albion Street Brunswick West	1	Apartment	$310,000	30 Sep 2026
	5/187 Hope Street Brunswick West	1	Apartment	$310,000	30 Sep 2026
	15/449 Brunswick Road Brunswick West	1	Unit	$350,000	30 Sep 2026
	203/358 Moreland Road Brunswick West	2	Apartment	$570,000	29 Sep 2026
	14/137 Melville Road Brunswick West	2	Apartment	$567,500	28 Sep 2026
	2A/1-5 Grantham Street Brunswick West	1	Apartment	Undisclosed	24 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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