



Fitzroy

Suburb Report



Your connection to property insights



JellisCraig

FITZROY SUBURB REPORT

Median house price¹

Median

\$1.56m

Quarterly price change

-9.97% ↓

Median unit price¹

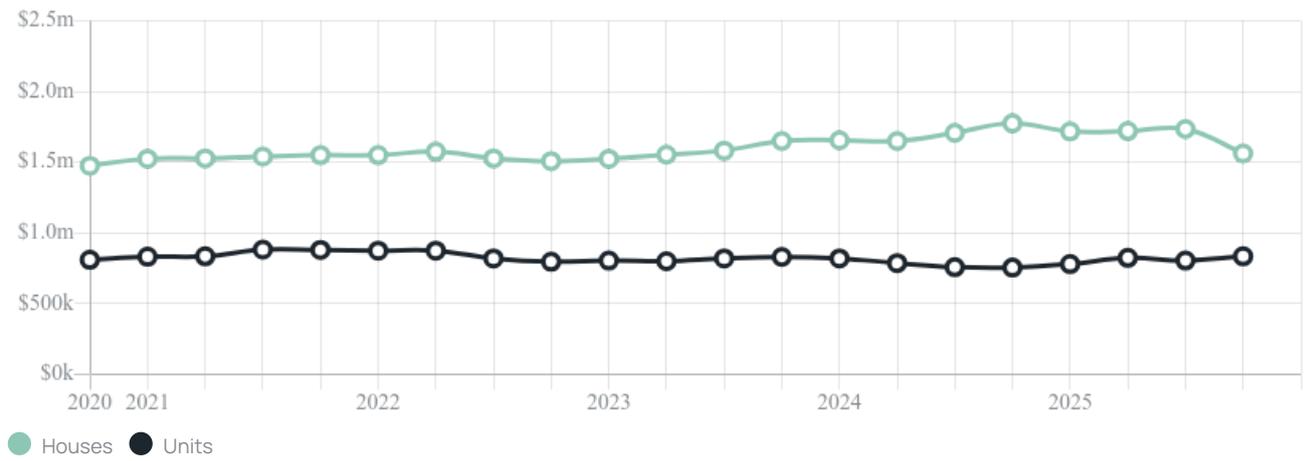
Median

\$835k

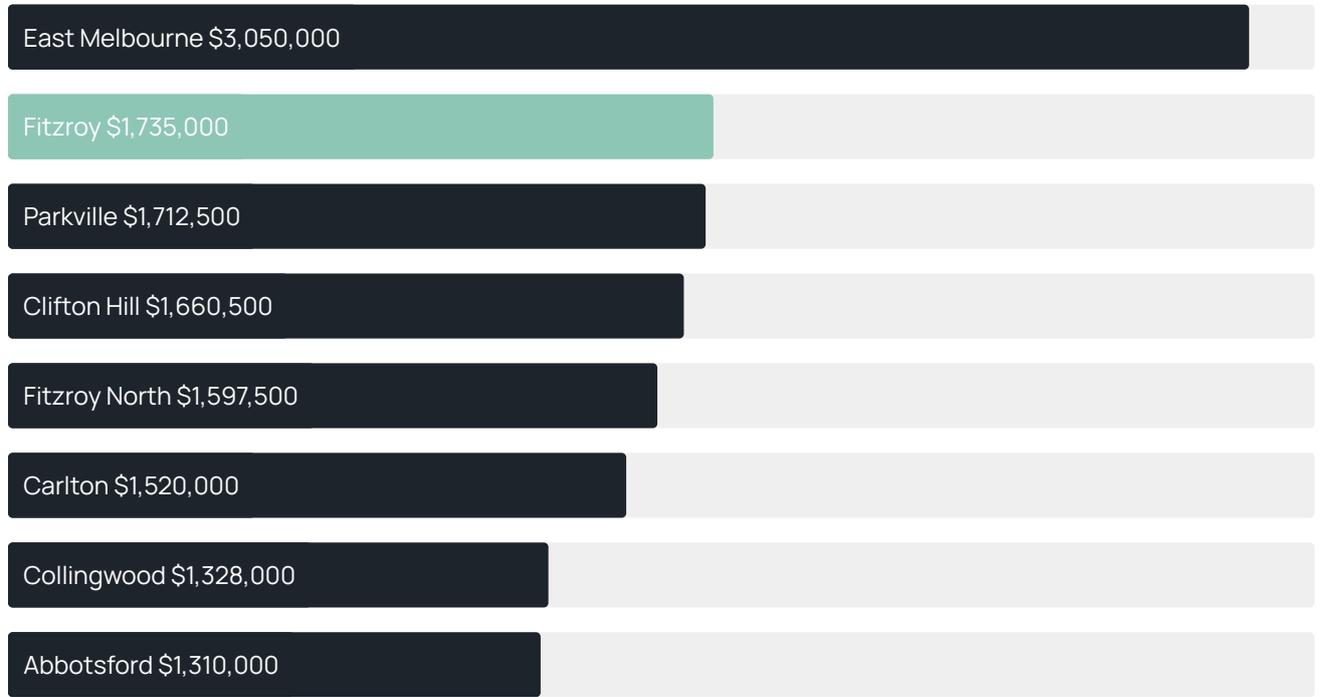
Quarterly price change

3.72% ↑

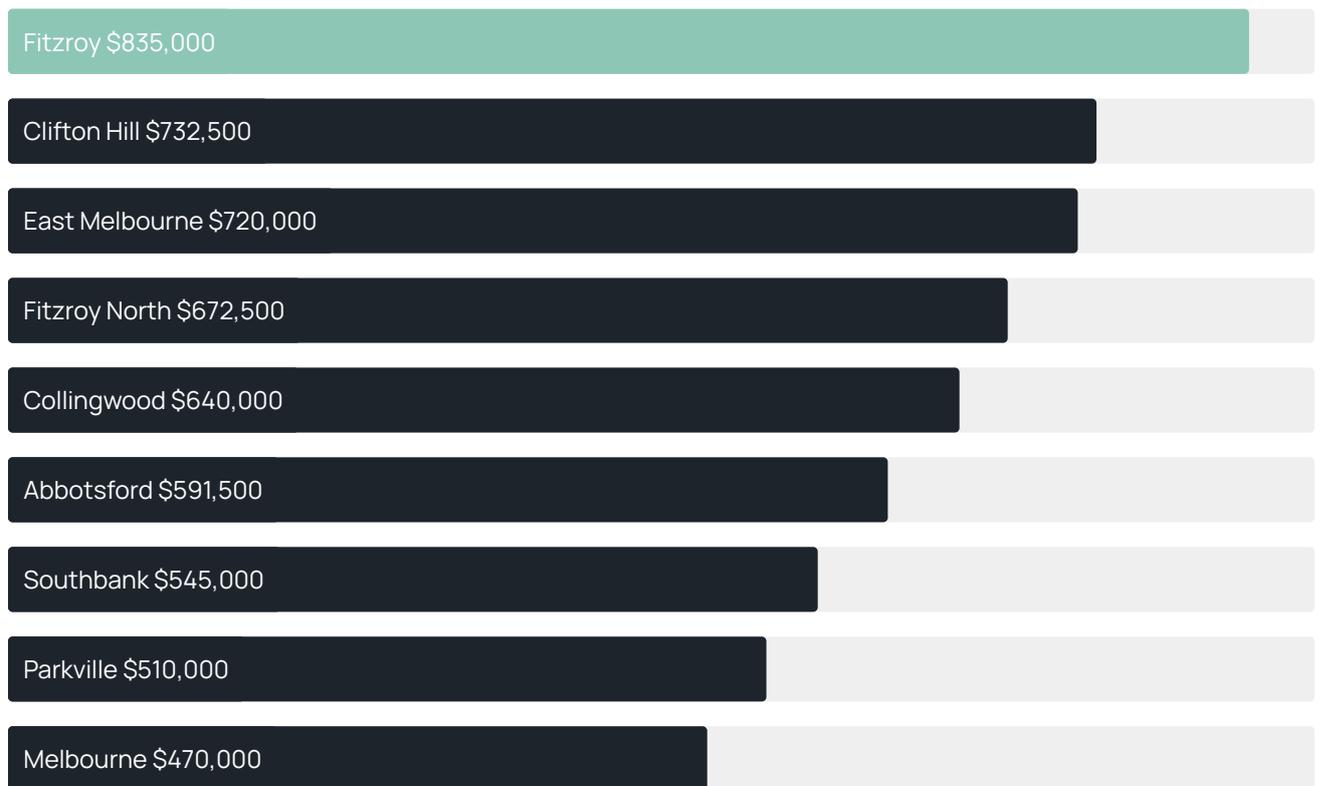
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 35%
● Private 65%

Auction clearance rate³

84.21%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.7 years

Dwelling type⁵



● Houses 3% ● Units 97%

Ownership⁵



● Owned outright 21% ● Mortgaged 24% ● Rented 55%

Population⁵

10,431

Median asking rent¹

\$993 per week

Population growth⁵

-0.13%

Rental yield¹

2.58%

Median age⁵

35 years

Median household size⁵

2 people

FITZROY SUBURB REPORT

Recent Fitzroy 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
 61 Napier St Fitzroy	3	House	\$1,300,000	28 Mar 2026
 313/300 Young St Fitzroy	1	Apartment	\$455,000	27 Mar 2026
 6 Gore St Fitzroy	3	Townhouse	\$1,638,000	07 Mar 2026
 503/338 Gore St Fitzroy	2	Apartment	\$790,000	05 Mar 2026
 17 Henry St Fitzroy	2	House	\$1,275,000	28 Feb 2026
 109/272 Young St Fitzroy	2	Apartment	\$865,600	27 Feb 2026
 12/38 Moor St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$540,000	26 Feb 2026
 12/40 Moor St Fitzroy	1	Apartment	\$540,000	24 Feb 2026
 501/363 George St Fitzroy	2	Apartment	\$1,800,000	23 Feb 2026
 208 Napier St Fitzroy	3	House	\$1,171,000	21 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 159 Leicester St Fitzroy	4	House	\$2,840,000	19 Feb 2026
 501/150 Kerr St FITZROY	2	Apartment	\$886,000	18 Feb 2026
 25/3-25 Hanover St Fitzroy	1	Apartment	\$520,000	18 Feb 2026
 1/223 Napier St Fitzroy	1	Apartment	\$619,500	17 Feb 2026
 205/9 Smith St Fitzroy	1	Apartment	\$650,000	13 Feb 2026
 210/48 Rose St Fitzroy	1	Apartment	\$510,000	10 Feb 2026
 2/3-25 Hanover St Fitzroy	1	Studio Apartment	\$305,000	09 Feb 2026
 37/8 Royal La Fitzroy	1	Apartment	\$355,000	06 Feb 2026
 15 Kent St Fitzroy	4	House	\$2,308,000	02 Feb 2026
 320 Fitzroy St Fitzroy	3	Townhouse	\$1,520,000	29 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 107/250 Gore St Fitzroy	2	Apartment	\$740,000	21 Jan 2026
 6/463-465 Gore St Fitzroy	1	Apartment	\$415,000	21 Jan 2026
 6/463 Gore St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$415,000	21 Jan 2026
 62/34 King William St Fitzroy	2	House	\$900,000	17 Jan 2026
 208/70 Nicholson St Fitzroy	1	Apartment	\$265,000	08 Jan 2026
 205/75 Argyle St Fitzroy	1	Apartment	\$680,000	23 Dec 2025
 101/6 Rochester St Fitzroy	1	Apartment	\$600,000	23 Dec 2025
 259 Fitzroy St Fitzroy	3	House	\$2,800,000	19 Dec 2025
 303/385 Gore St Fitzroy	2	Apartment	\$2,300,000	19 Dec 2025
 34 George St Fitzroy	3	House	\$1,550,000	17 Dec 2025



Jellis Craig Fitzroy
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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 01/04/2026

- 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

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