



Fitzroy

Suburb Report



Your connection to property insights



JellisCraig

FITZROY SUBURB REPORT

Median house price¹

Median

\$1.63m

Quarterly price change

-7.26% ↓

Median unit price¹

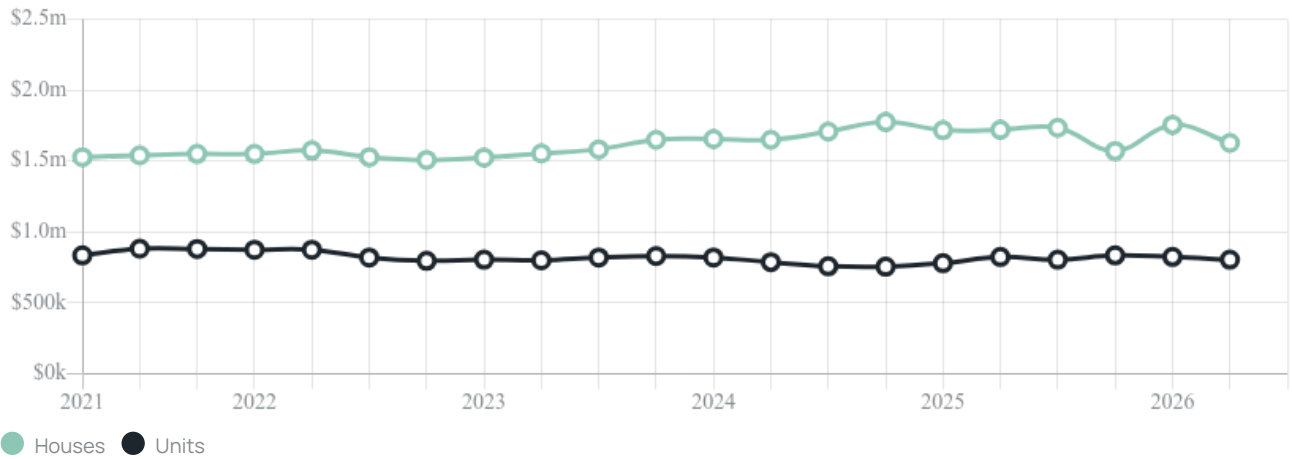
Median

\$805k

Quarterly price change

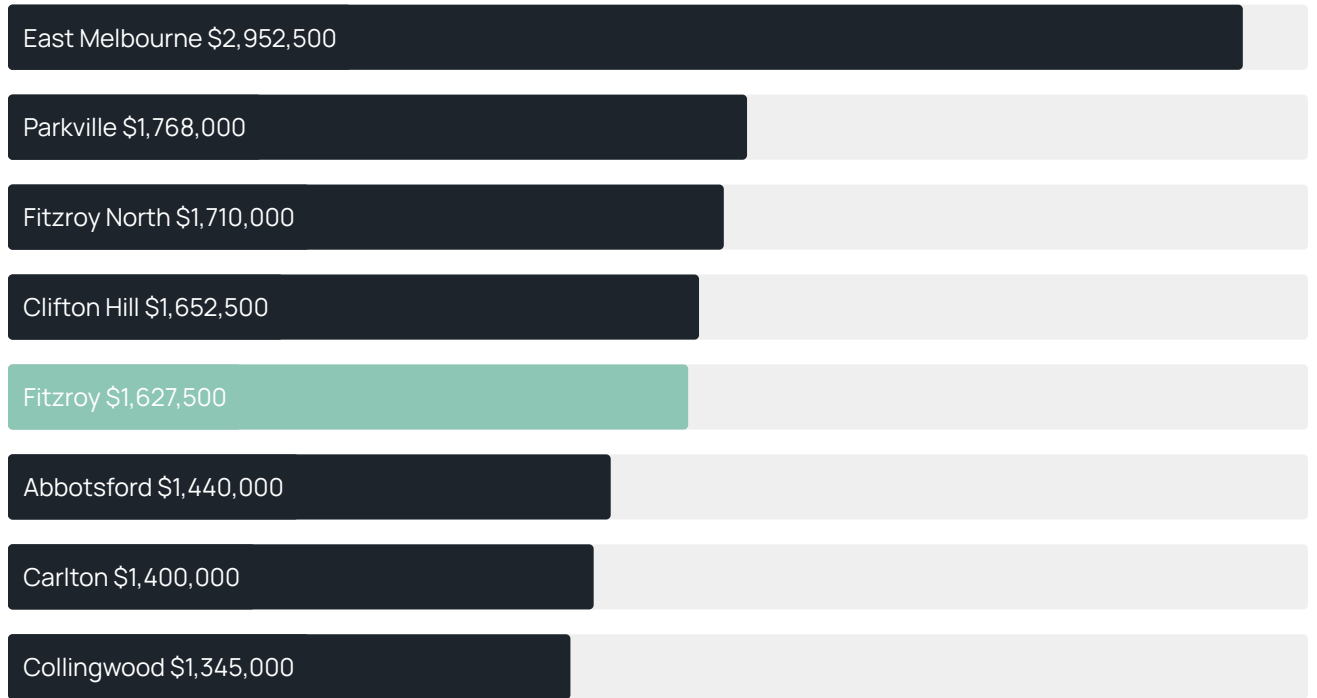
-2.30% ↓

Quarterly price change¹

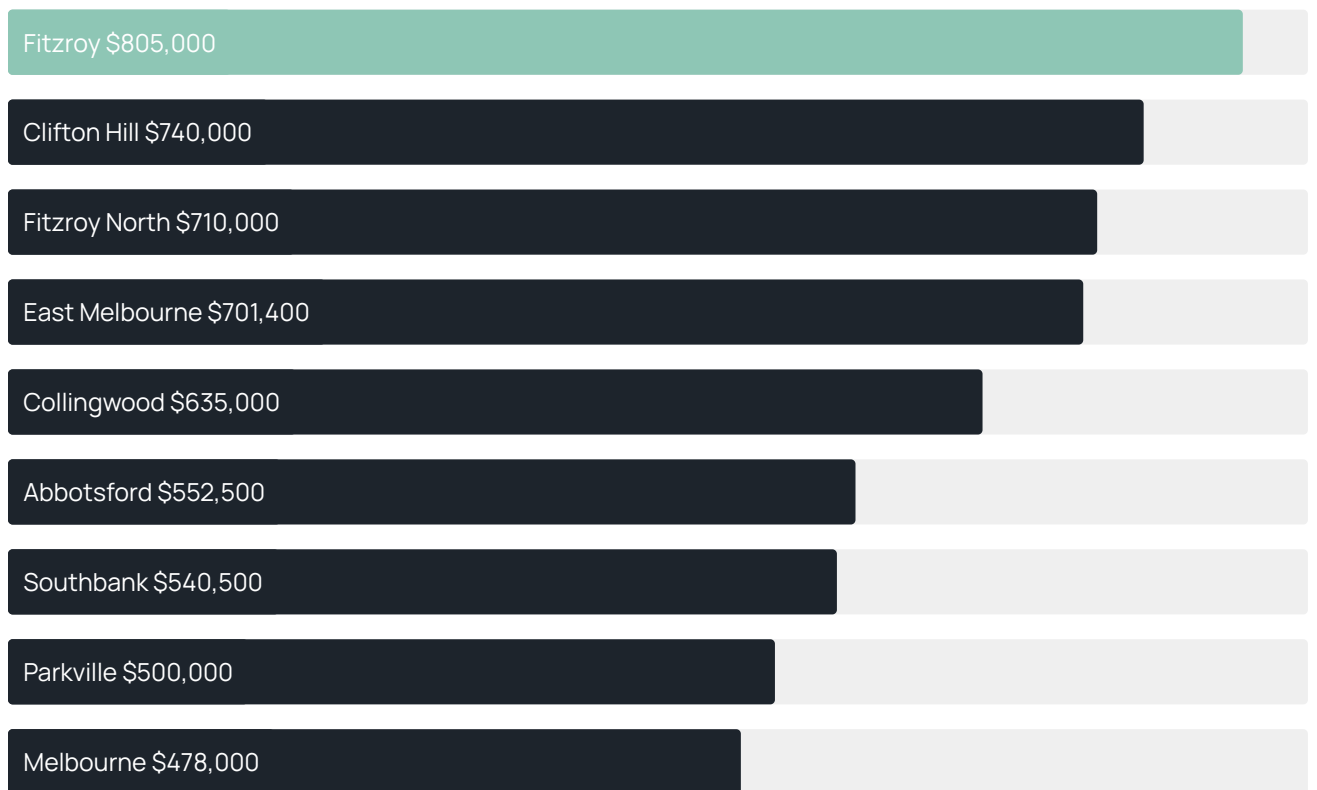


FITZROY SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 44%
● Private 56%

Auction clearance rate³

70%

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

\$995 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
 110/96 Charles St Fitzroy	1	Apartment	\$420,000	20 Jul 2026
 4/165 Rose St Fitzroy	2	Apartment	\$945,000	18 Jul 2026
 185 George St Fitzroy	2	House	\$1,082,000	04 Jul 2026
 406/9 Smith St Fitzroy	2	Apartment	\$905,000	27 Jun 2026
 20 Westgarth St Fitzroy	2	House	\$1,265,000	26 Jun 2026
 14/65 George St Fitzroy	1	Apartment	\$325,000	24 Jun 2026
 515/338 Gore St Fitzroy	1	Apartment	\$560,000	21 Jun 2026
 6/43 Argyle St Fitzroy	2	Apartment	\$690,000	20 Jun 2026
 59 Condell St Fitzroy	2	House	\$1,386,000	20 Jun 2026
 298 George St Fitzroy	4	House	\$2,350,000	20 Jun 2026

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23/98 Nicholson St Fitzroy	1	Apartment	\$465,000	18 Jun 2026
 38/2 King William St Fitzroy	1	Strata Unit/Flat	\$537,000	13 Jun 2026
 183 George St Fitzroy	2	House	\$1,332,000	13 Jun 2026
 148 Westgarth St Fitzroy	3	House	\$1,450,000	05 Jun 2026
 36 Moor St Fitzroy	3	House	\$2,400,000	02 Jun 2026
 77 St David St Fitzroy	3	House	\$1,900,000	02 Jun 2026
 6/353 Napier St Fitzroy	2	Apartment	\$805,000	02 Jun 2026
 5/156 Rose St FITZROY Sold off market	2	Apartment	\$955,000	01 Jun 2026
 7/110 Gertrude St FITZROY	2	Unit	\$1,980,000	30 May 2026
 66/34-50 King William St Fitzroy	2	Apartment	\$837,000	28 May 2026

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 66/34 King William St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$837,000	28 May 2026
 8/31 George St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$400,000	27 May 2026
 12 Napier St Fitzroy	3	House	\$1,640,000	23 May 2026
 33 Rose St Fitzroy	3	House	\$1,625,000	22 May 2026
 405/81 Argyle St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$885,000	22 May 2026
 62 Young St Fitzroy	3	House	\$2,225,000	22 May 2026
 203/160 Argyle St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$500,000	21 May 2026
 5/10 Kerr St Fitzroy	2	Townhouse	\$1,270,000	18 May 2026
 153 Gore St Fitzroy	2	House	\$1,125,000	16 May 2026
 306/185 Rose St Fitzroy	2	Apartment	\$900,000	14 May 2026



Jellis Craig Fitzroy
189 Johnston Street, 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 01/08/2026

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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