



Fitzroy

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

FITZROY SUBURB REPORT

Median house price¹

Median
\$1.56m

Quarterly price change

-9.97% 

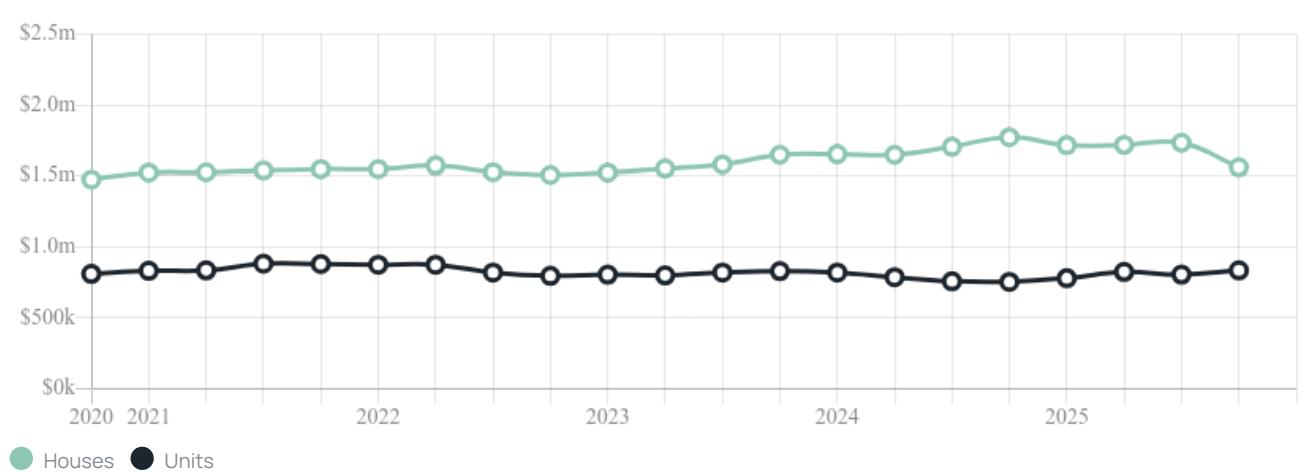
Median unit price¹

Median
\$835k

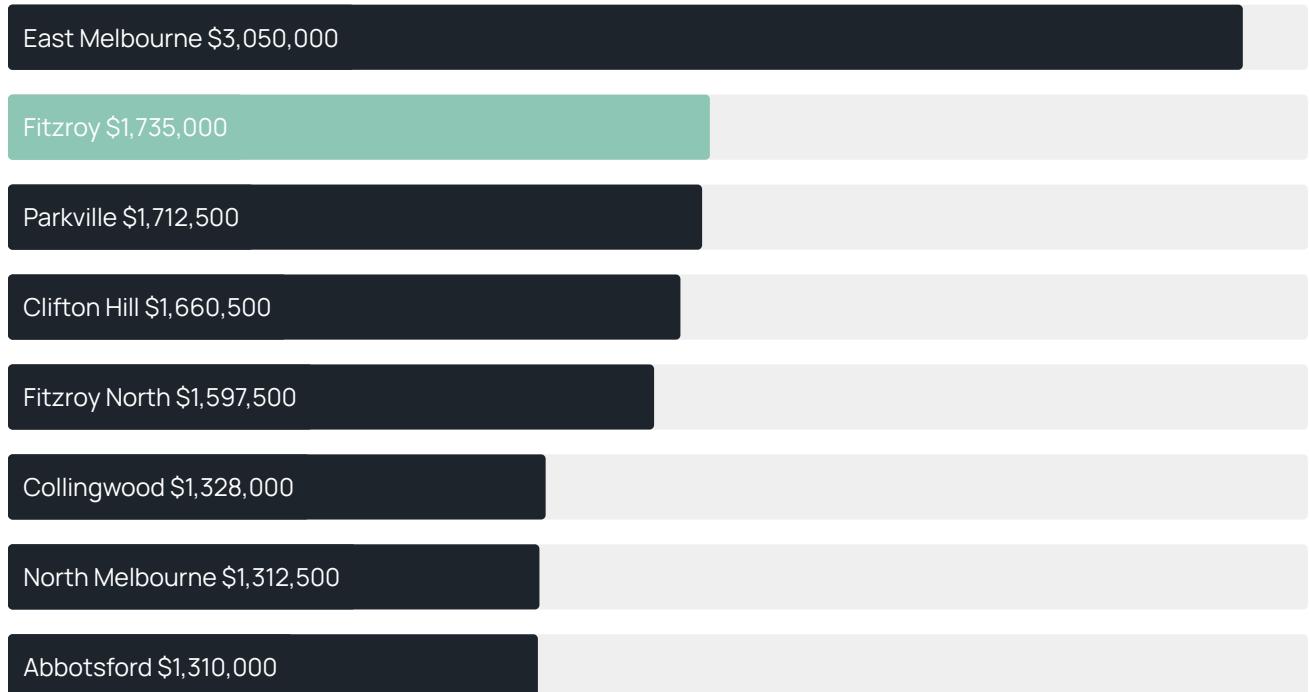
Quarterly price change

3.72% 

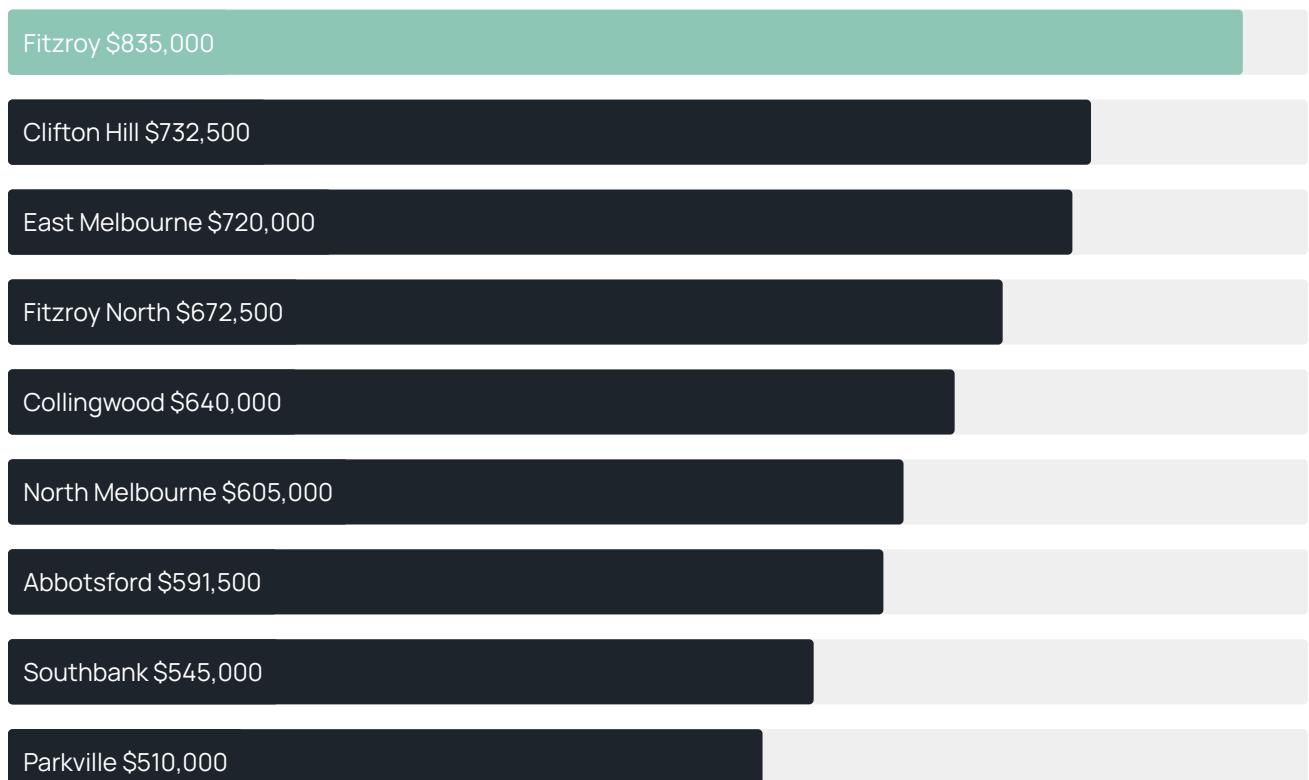
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

FITZROY SUBURB REPORT

Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

77.78%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

7.7 years

Insights

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

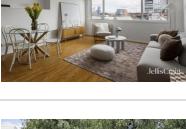
35 years

Median household size⁵

2 people

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 205/75 Argyle St Fitzroy	1	Apartment	\$680,000	23 Dec 2025
 259 Fitzroy St Fitzroy	3	House	\$2,800,000	19 Dec 2025
 281 Fitzroy St Fitzroy	2	House	\$1,275,000	16 Dec 2025
 25/26 Victoria St Fitzroy	2	Apartment	\$807,500	13 Dec 2025
 25 Gore St Fitzroy	3	House	\$1,525,000	13 Dec 2025
 305/176 Argyle St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$870,000	10 Dec 2025
 17 MacRobertsons Cl Fitzroy	3	Townhouse	\$1,215,000	09 Dec 2025
 16 Cremorne St Fitzroy	4	Townhouse	\$1,875,000	06 Dec 2025
 5 Brunswick Pl Fitzroy	2	House	\$1,000,000	29 Nov 2025
 116/44 Brunswick St FITZROY	1	Apartment	\$340,000	28 Nov 2025

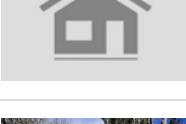
Sold Properties

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	32/26 Victoria St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$805,000 28 Nov 2025
	203/82 Westgarth St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$950,000 28 Nov 2025
	106/250 Gore St Fitzroy	2	Unit	\$687,500 26 Nov 2025
	4/144 Rose St Fitzroy	2	Unit	\$1,010,000 25 Nov 2025
	201/176 Argyle St Fitzroy	2	Apartment	\$785,000 22 Nov 2025
	314/48 Rose St Fitzroy	2	Apartment	\$867,000 20 Nov 2025
	3 Brunswick Pl Fitzroy	2	House	\$1,010,000 19 Nov 2025
	414/338 Gore St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$510,500 18 Nov 2025
	6/96 Charles St Fitzroy	1	Apartment	\$410,000 18 Nov 2025
	34 Condell St Fitzroy	2	House	\$850,000 18 Nov 2025

Sold Properties

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 325a Young St Fitzroy	2	Townhouse	\$2,075,000	17 Nov 2025
 13/103 Rose St Fitzroy	2	Apartment	\$915,000	15 Nov 2025
 6/214 Argyle St Fitzroy	3	House	\$2,260,000	15 Nov 2025
 145 Westgarth St Fitzroy	3	House	\$2,672,000	15 Nov 2025
 29 Moor St Fitzroy	4	House	\$2,820,000	15 Nov 2025
 430 Napier St Fitzroy	2	House	\$1,335,000	10 Nov 2025
 306/176 Argyle St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$900,000	10 Nov 2025
 405/9 Smith St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$920,000	10 Nov 2025
 1/333 Napier St Fitzroy	2	House	\$1,385,000	08 Nov 2025
 502/353 Napier St Fitzroy	2	Apartment	\$850,000	08 Nov 2025



Jellis Craig Fitzroy
189 Johnston Street, Fitzroy
03 8415 6100

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.