



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

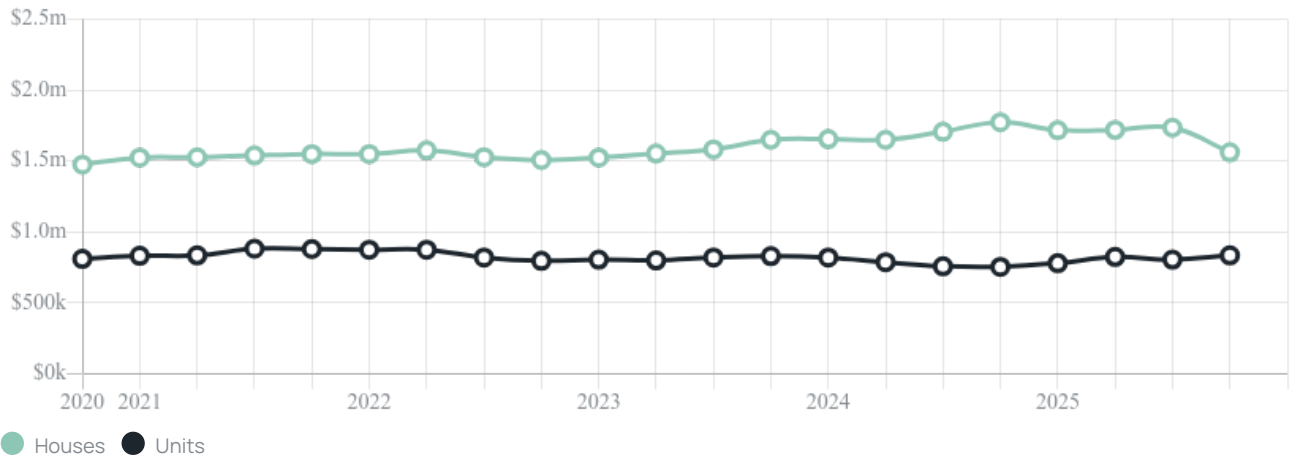
Median

\$835k

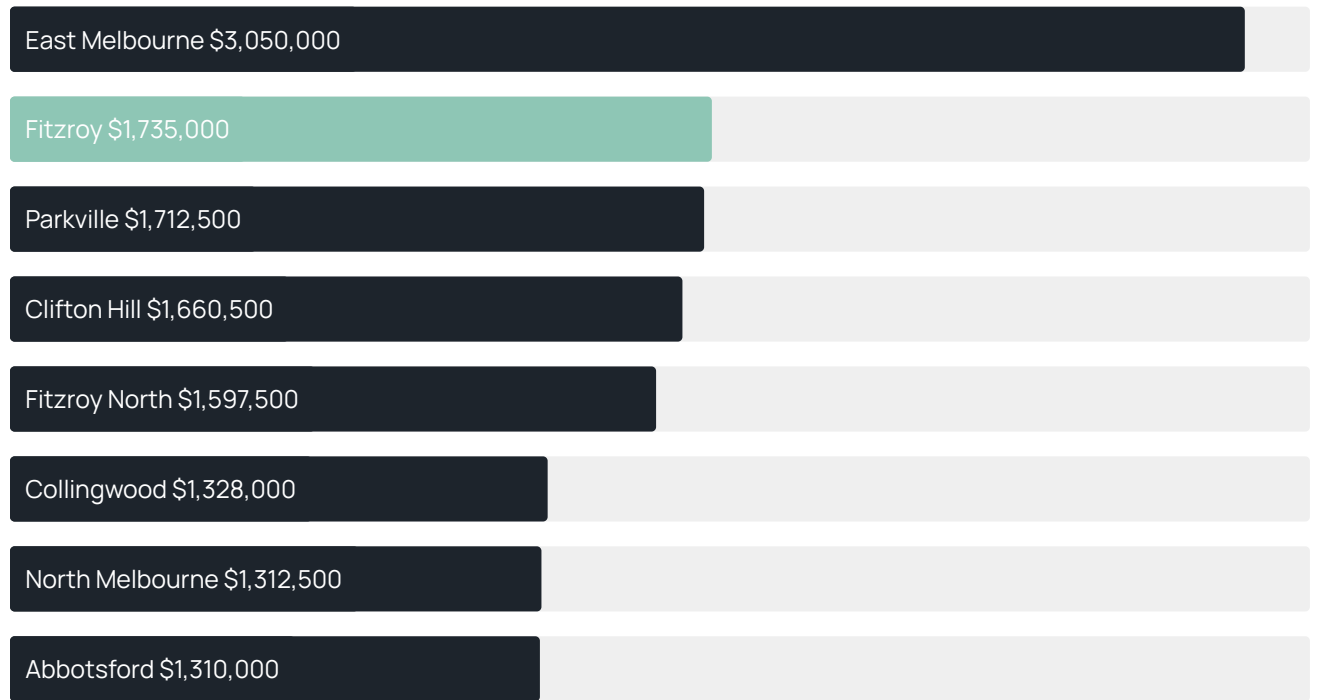
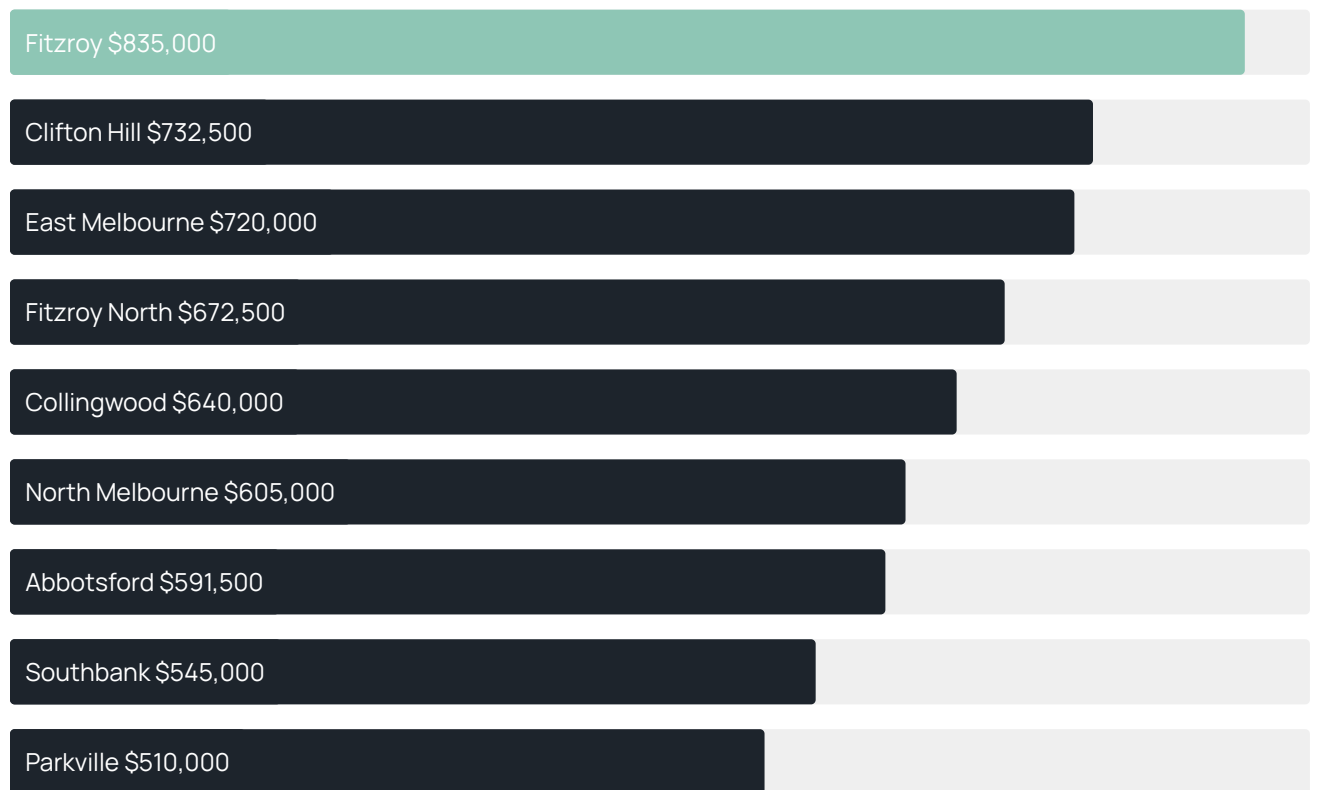
Quarterly price change

3.72% ↑

Quarterly price change¹



FITZROY SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 36%
● Private 64%

Auction clearance rate³

77.78%Median days on market³

31 daysJellis Craig average inspection attendance per listing⁴

31 groupsAverage hold period¹

7.7 yearsDwelling type⁵

● Houses 3% ● Units 97%

Ownership⁵

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

Population⁵

10,431Median asking rent¹

\$993 per weekPopulation growth⁵

-0.13%Rental yield¹

2.58%Median age⁵











35 yearsMedian 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
 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

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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

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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
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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 01/02/2026

- 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

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