



Fitzroy

Suburb Report



Your connection to property insights



JellisCraig

FITZROY SUBURB REPORT

Median house price¹

Median

\$1.73m

Quarterly price change

10.34% ↑

Median unit price¹

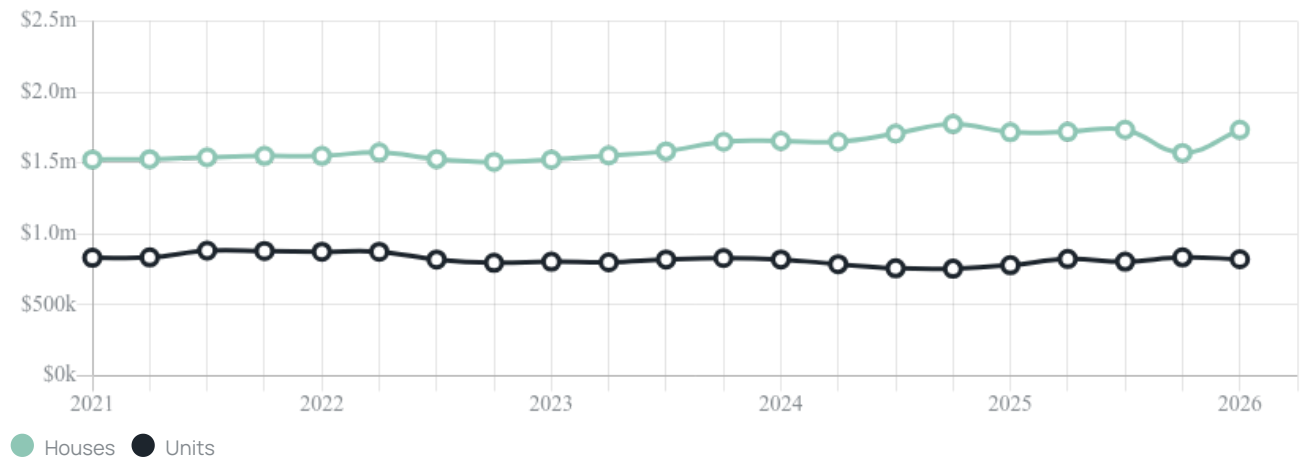
Median

\$822k

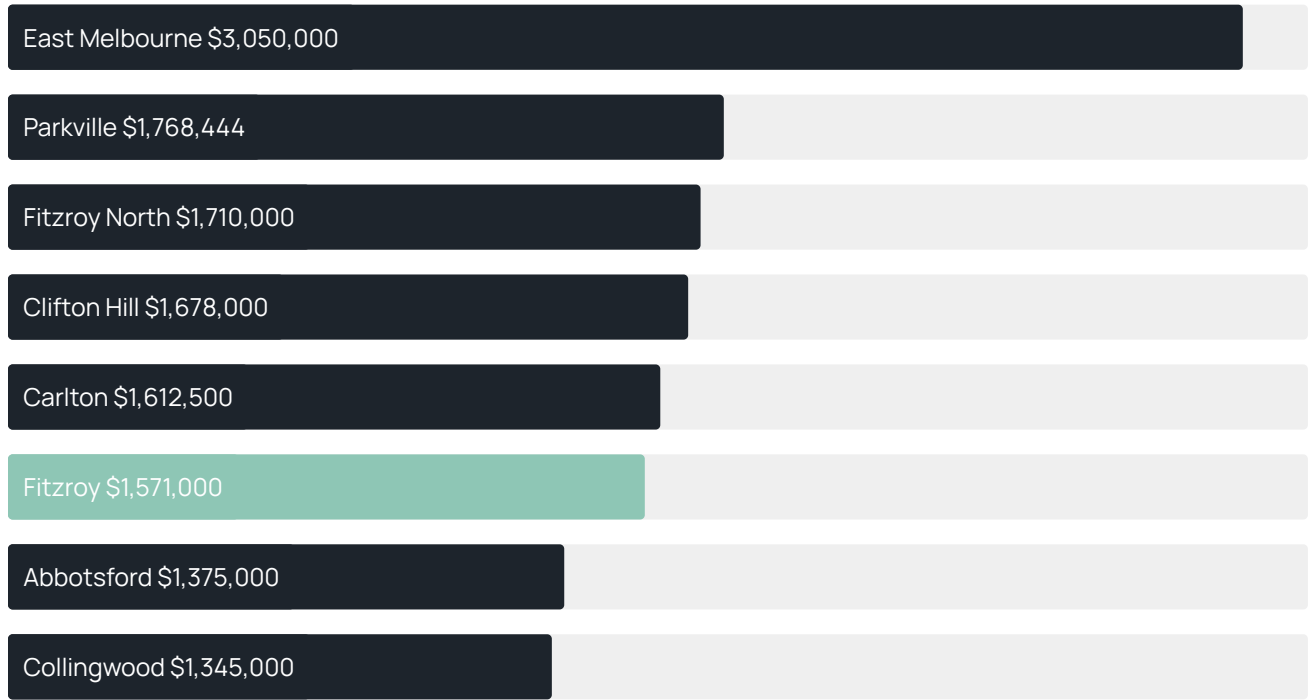
Quarterly price change

-1.55% ↓

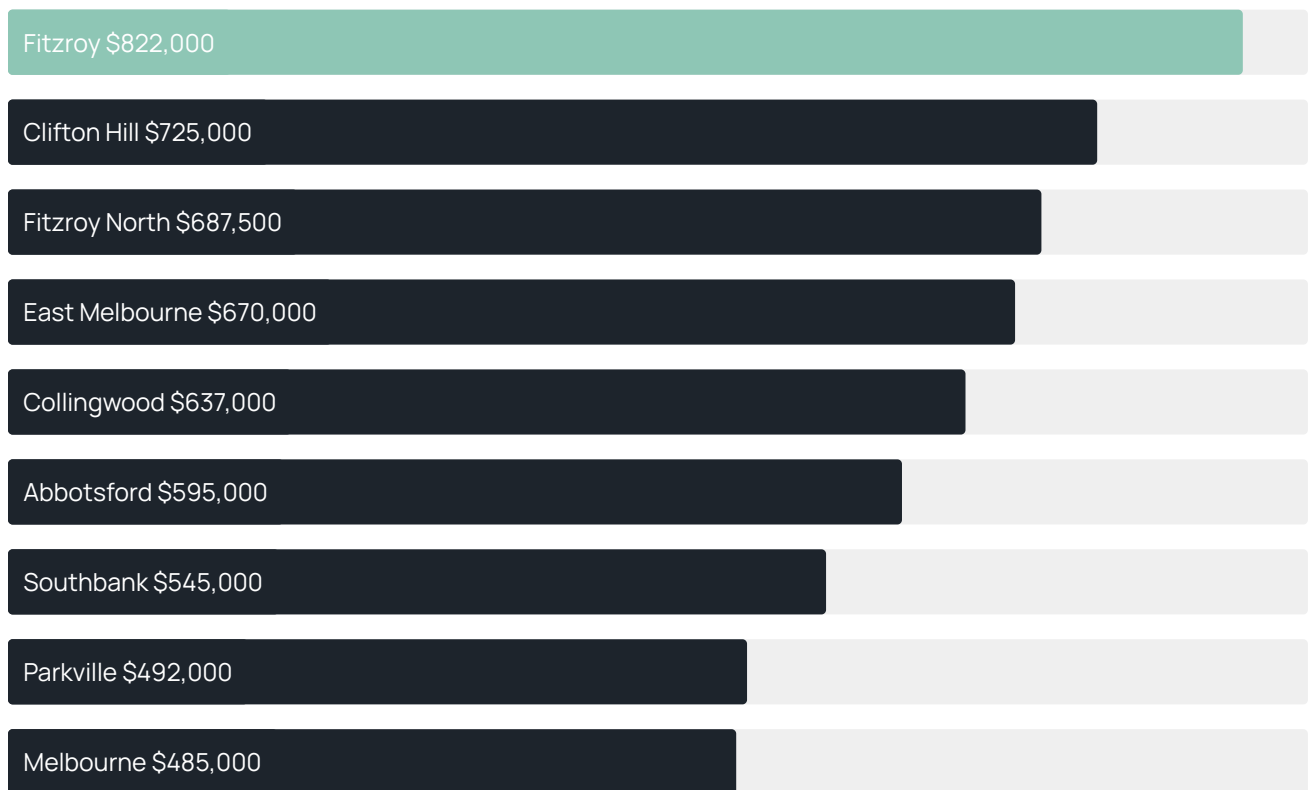
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 43%
● Private 57%

Auction clearance rate³

78.79%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$950 per week

Population growth⁵

-0.13%

Rental yield¹

2.58%

Median age⁵

35 years











Median household size⁵

2 people





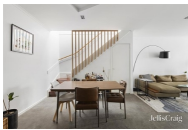





FITZROY SUBURB REPORT

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
 7/110 Gertrude St FITZROY	2	Unit	\$1,980,000	30 May 2026
 12 Napier St Fitzroy	3	House	\$1,640,000	23 May 2026
 5/10 Kerr St Fitzroy	2	Townhouse	\$1,270,000	18 May 2026
 29 Gore St Fitzroy	4	House	\$2,825,000	14 May 2026
 224 Kerr St Fitzroy	3	House	\$1,550,000	02 May 2026
 201/70 Nicholson St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$265,000	25 Apr 2026
 208/48 Rose St Fitzroy	1	Apartment	\$540,000	24 Apr 2026
 502/9 Smith St Fitzroy	1	Apartment	\$632,500	20 Apr 2026
 13/205 Johnston St Fitzroy	2	Strata Unit/Flat	\$1,065,000	19 Apr 2026
 22 Westgarth St Fitzroy	2	House	\$1,242,500	18 Apr 2026

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 217 Argyle St Fitzroy	2	Townhouse	\$1,350,000	18 Apr 2026
 50 Young St Fitzroy	3	House	\$1,960,000	15 Apr 2026
 17/53 Napier St Fitzroy	1	Apartment	\$305,000	11 Apr 2026
 504/9 Smith St Fitzroy	2	Apartment	\$1,018,000	11 Apr 2026
 3/93 Westgarth St FITZROY	3	House	\$1,235,000	10 Apr 2026
 22/3-25 Hanover St Fitzroy	1	Apartment	\$310,800	07 Apr 2026
 52 Victoria St Fitzroy	2	House	\$1,295,000	06 Apr 2026
 38/4 Royal La Fitzroy	1	Apartment	\$360,000	02 Apr 2026
 8/41 Napier St Fitzroy	1	Apartment	\$330,000	01 Apr 2026
 259 George St Fitzroy	4	House	\$2,475,000	01 Apr 2026

FITZROY SUBURB REPORT

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
 7/10 Kerr St Fitzroy	2	Townhouse (Conjoined)	\$1,000,000	23 Mar 2026
 201/69 Victoria St Fitzroy	1	Apartment	\$535,000	21 Mar 2026
 49 Cecil St Fitzroy	2	House	\$1,290,000	21 Mar 2026
 209/250 Gore St Fitzroy	2	Apartment	\$745,000	20 Mar 2026
 7 Brunswick Pl Fitzroy	2	Townhouse	\$1,080,000	20 Mar 2026
 3/156 Rose St Fitzroy	2	Residential Warehouse	\$940,000	17 Mar 2026
 105/48 Rose St Fitzroy	1	Apartment	\$493,000	16 Mar 2026
 11/26 Victoria St Fitzroy	2	Apartment	\$811,000	13 Mar 2026



Jellis Craig Fitzroy
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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 01/06/2026

- 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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