



Fitzroy

# Suburb Report



Your connection to property insights



**JellisCraig**

FITZROY SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.56m

Quarterly price change

-9.97% ↓

Median unit price<sup>1</sup>

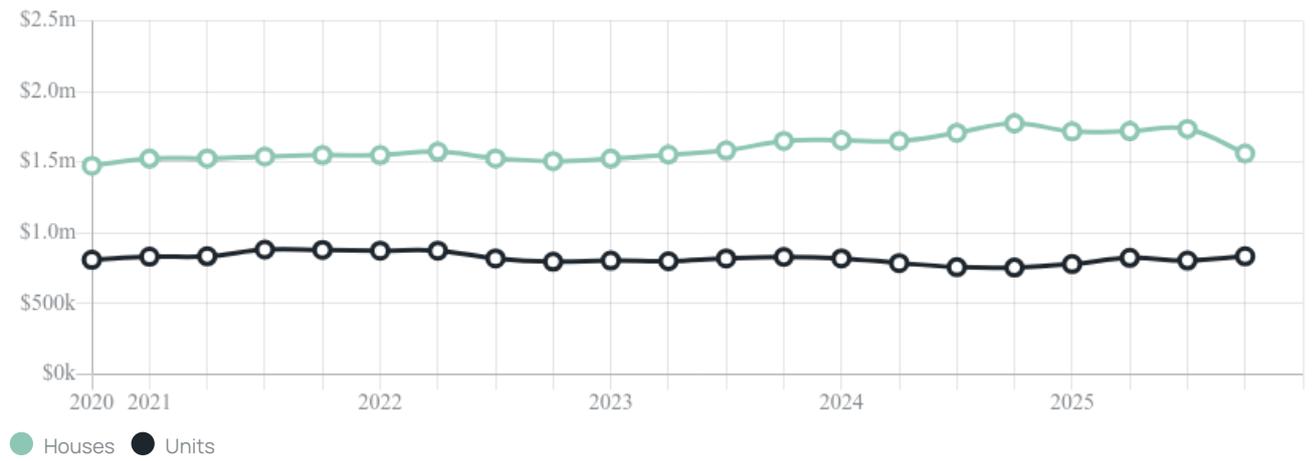
Median

\$835k

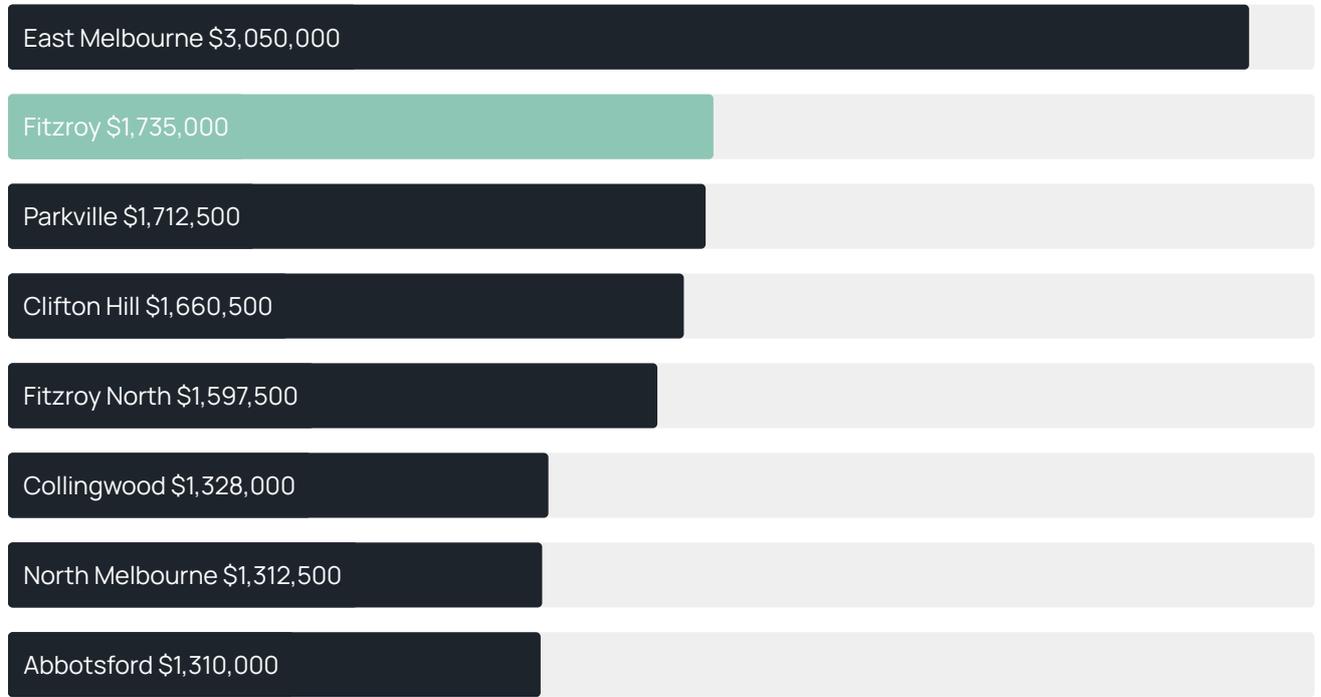
Quarterly price change

3.72% ↑

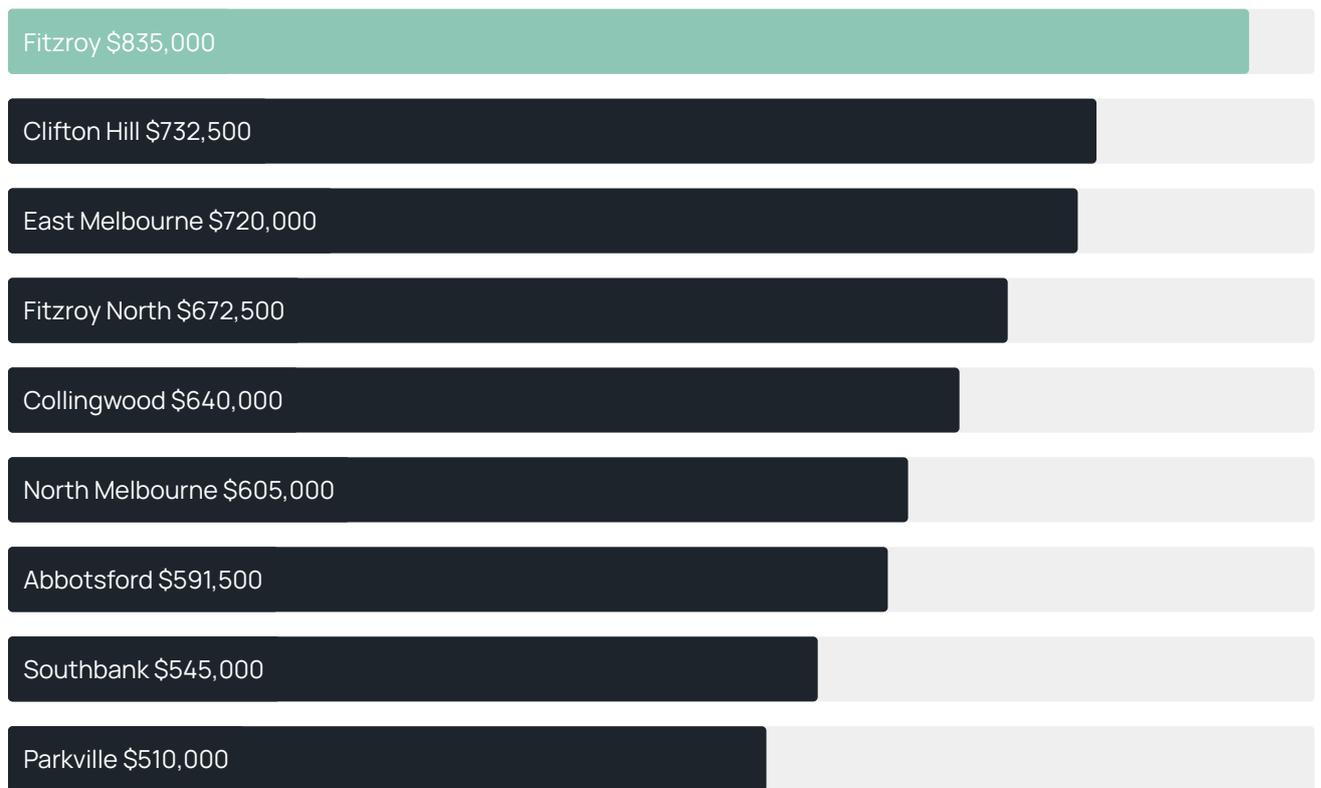
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 32%
- Private 68%

Auction clearance rate<sup>3</sup>

75%

Median days on market<sup>3</sup>

39 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

39 groups

Average hold period<sup>1</sup>

7.7 years

Dwelling type<sup>5</sup>



- Houses 3%
- Units 97%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

10,431

Median asking rent<sup>1</sup>

\$993 per week

Population growth<sup>5</sup>

-0.13%

Rental yield<sup>1</sup>

2.58%

Median age<sup>5</sup>

35 years

Median household size<sup>5</sup>

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 [jellisCraig.com.au/suburb-reports](https://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 208 Napier St Fitzroy	3	House	\$1,171,000	21 Feb 2026
 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
 205/9 Smith St Fitzroy	1	Apartment	\$650,000	13 Feb 2026
 37/8 Royal La Fitzroy	1	Apartment	\$355,000	06 Feb 2026
 320 Fitzroy St Fitzroy	3	Townhouse	\$1,520,000	29 Jan 2026
 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
 205/75 Argyle St Fitzroy	1	Apartment	\$680,000	23 Dec 2025

## FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 106/160 Argyle St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$638,000	17 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
 38 Condell St Fitzroy	2	House	\$1,200,000	12 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

## FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



**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.

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Data is current as of PDF generation date 01/03/2026

- 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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