



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

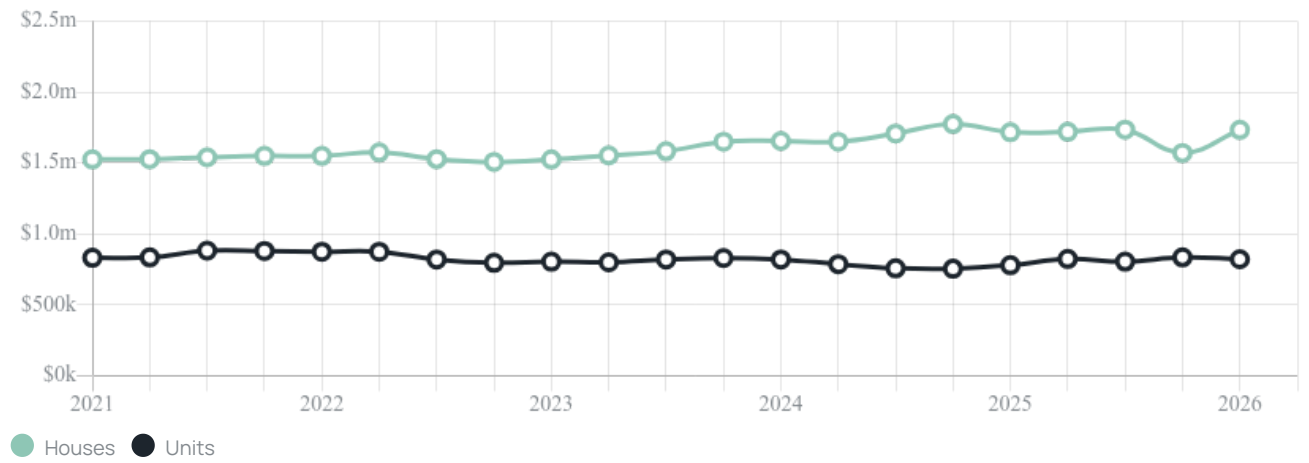
Median

\$822k

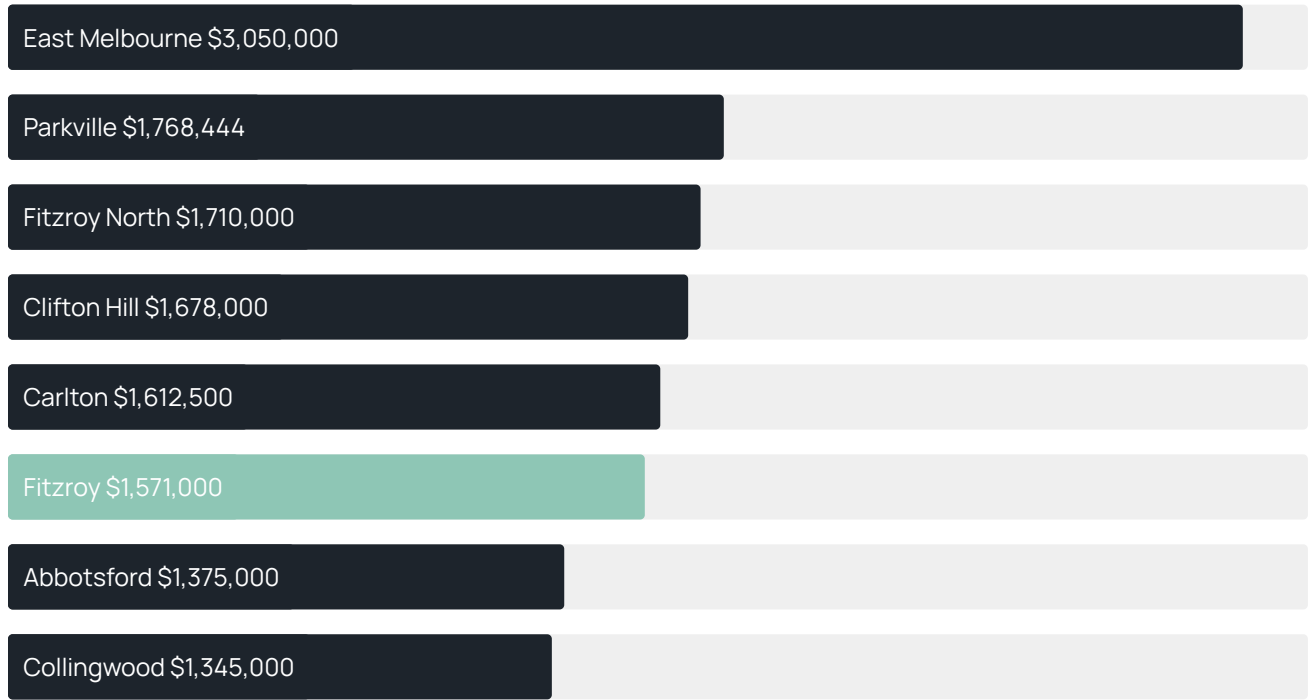
Quarterly price change

-1.55% ↓

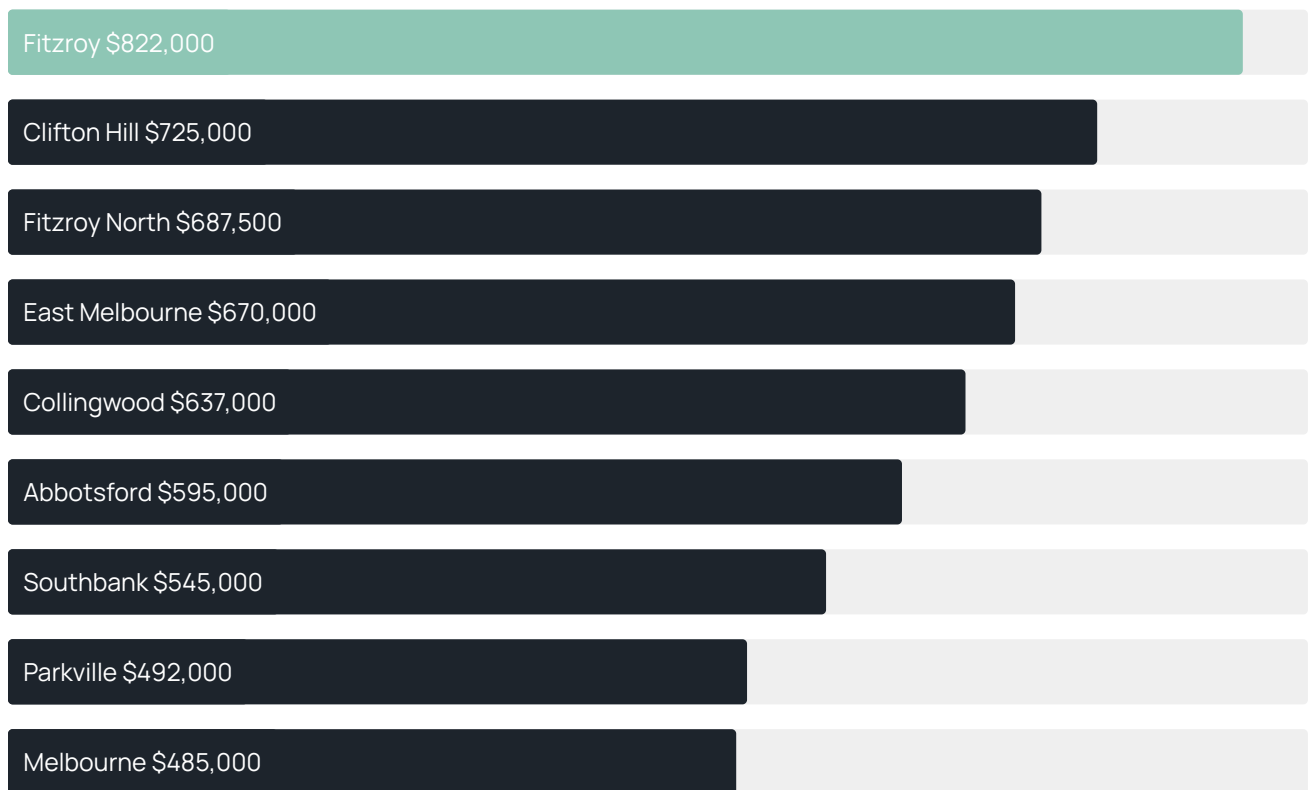
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 36%
- Private 64%

Auction clearance rate³

88%

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
 208/48 Rose St Fitzroy	1	Apartment	\$540,000	24 Apr 2026
 22 Westgarth St Fitzroy	2	House	\$1,242,500	18 Apr 2026
 217 Argyle St Fitzroy	2	Townhouse	\$1,350,000	18 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
 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
 61 Napier St Fitzroy	3	House	\$1,300,000	28 Mar 2026
 313/300 Young St Fitzroy	1	Apartment	\$455,000	27 Mar 2026

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/10 Kerr St Fitzroy	2	Townhouse (Conjoined)	\$1,000,000	23 Mar 2026
 209/250 Gore St Fitzroy	2	Apartment	\$745,000	20 Mar 2026
 11/26 Victoria St Fitzroy	2	Apartment	\$811,000	13 Mar 2026
 14 Alexandra Pde FITZROY	3	House	\$1,390,000	12 Mar 2026
 6 Gore St Fitzroy	3	Townhouse	\$1,638,000	07 Mar 2026
 403/82 Westgarth St Fitzroy	2	Subdivided Unit/Villa/Townhouse	\$1,150,000	06 Mar 2026
 503/338 Gore St Fitzroy	2	Apartment	\$790,000	05 Mar 2026
 17 Henry St Fitzroy	2	House	\$1,275,000	28 Feb 2026
 109/272 Young St Fitzroy	2	Apartment	\$865,600	27 Feb 2026
 12/38 Moor St Fitzroy	1	Subdivided Unit/Villa/Townhouse	\$540,000	26 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 12/40 Moor St Fitzroy	1	Apartment	\$540,000	24 Feb 2026
 501/363 George St Fitzroy	2	Apartment	\$1,800,000	23 Feb 2026
 208 Napier St Fitzroy	3	House	\$1,171,000	21 Feb 2026
 120 Victoria St Fitzroy	3	House	\$1,760,000	21 Feb 2026
 102/231 Napier St Fitzroy	2	Apartment	\$750,000	20 Feb 2026
 159 Leicester St Fitzroy	4	House	\$2,840,000	19 Feb 2026
 25/3-25 Hanover St Fitzroy	1	Apartment	\$520,000	18 Feb 2026
 501/150 Kerr St FITZROY	2	Apartment	\$886,000	18 Feb 2026
 1/223 Napier St Fitzroy	1	Apartment	\$619,500	17 Feb 2026
 205/9 Smith St Fitzroy	1	Apartment	\$650,000	13 Feb 2026



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 01/05/2026

- 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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