Fitzroy

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.42m

Monthly median price change[2]

2.30% ↑

Median unit price

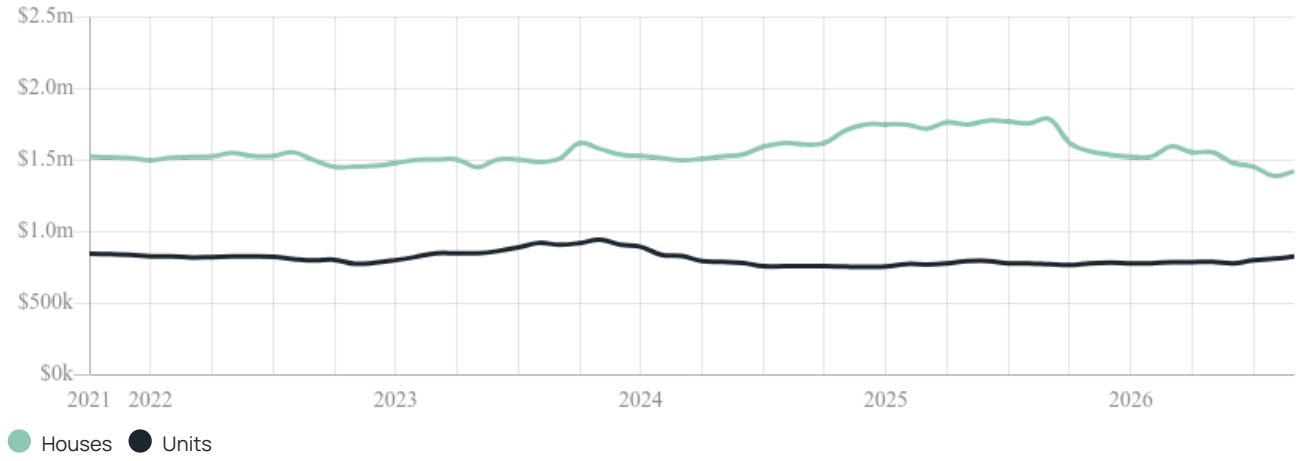
Median[1]

$828k

Monthly median price change[2]

2.03% ↑

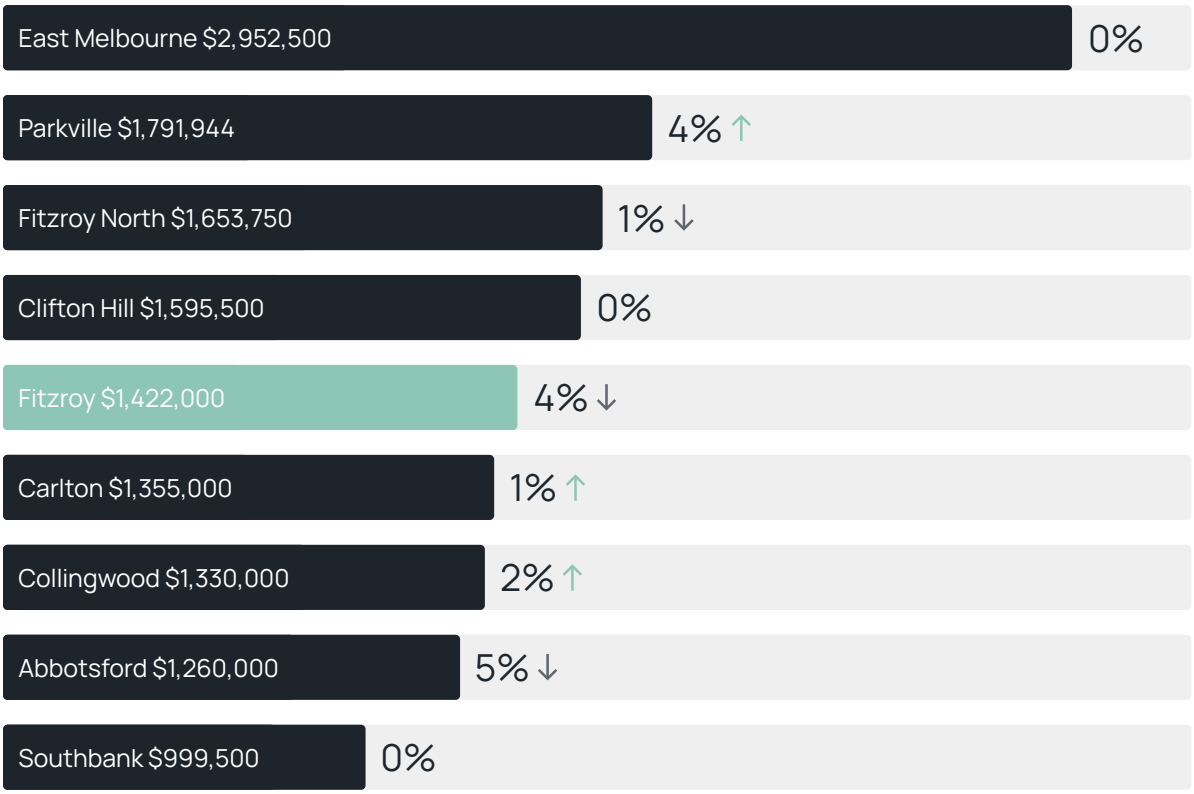
Fitzroy monthly median property prices[3]



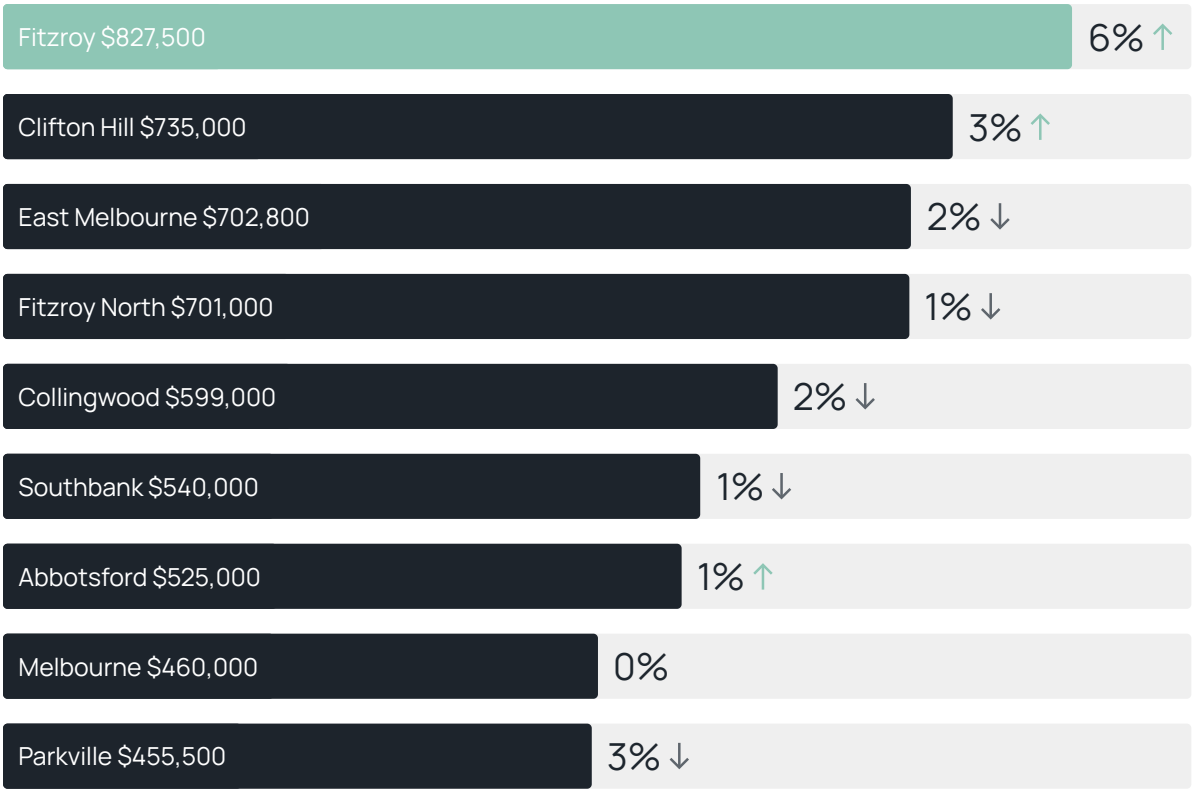


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

44%

Median days on market[5]

House	Unit
26 days	29 days

Jellis Craig average inspection attendance per listing[6]

37 groups

Average hold period[1]

House	Unit
14.7 years	11.6 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

10,431

Population growth[7]

-0.13%

Median age[7]

35 years

Median household size[7]

2.0 people

Median asking rent per week[1]

House	Unit
$983	$700

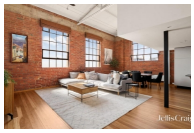
Rental yield[8]

House	Unit
3.74%	4.52%

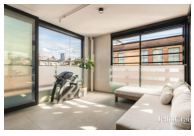
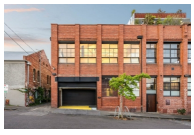
Sold Properties

Recent Fitzroy sales[5]

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
	4 Henry Street Fitzroy	3	House	Undisclosed	31 Oct 2026
	74 Alexandra Parade Fitzroy	4	House	$1,531,000	24 Oct 2026
	202/235 Napier Street Fitzroy	2	Apartment	$1,230,000	22 Oct 2026
	3/98 George Street Fitzroy	1	Apartment	$520,000	21 Oct 2026
	501/369 Gore Street Fitzroy	3	Apartment	$2,075,000	20 Oct 2026
	2/81 King William Street Fitzroy	2	Townhouse	$1,300,000	16 Oct 2026
	40/26 Victoria Street Fitzroy	2	Apartment	$800,000	14 Oct 2026
	20/156 Rose Street Fitzroy	3	Apartment	$1,730,000	13 Oct 2026
	109/250 Gore Street Fitzroy	2	Apartment	$722,000	12 Oct 2026
	326b Young Street Fitzroy	3	Townhouse	$1,450,000	10 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	40 Palmer Street Fitzroy	3	House	$2,400,000	10 Oct 2026
	294 George Street Fitzroy	3	House	$1,180,000	05 Oct 2026
	118 Kerr Street Fitzroy	2	House	$1,630,000	01 Oct 2026
	12/35-41 Napier Street Fitzroy	1	Apartment	$355,000	30 Sep 2026
	404/231 Moor Street Fitzroy	2	Apartment	Undisclosed	29 Sep 2026
	182 Fitzroy Street Fitzroy	3	House	$3,000,000	28 Sep 2026
	103/272 Young Street Fitzroy	2	Apartment	Undisclosed	24 Sep 2026
	101 St David Street Fitzroy	3	House	Undisclosed	23 Sep 2026
	306/96 Charles Street Fitzroy	2	Apartment	$841,000	22 Sep 2026
	501/338 Gore Street Fitzroy	1	Apartment	$610,000	21 Sep 2026

	Address	Bedrooms	Type	Price	Sold
	180 Fitzroy Street Fitzroy	1	House	Undisclosed	21 Sep 2026
	75 Webb Street Fitzroy	3	House	Undisclosed	19 Sep 2026
	12 Little Smith Street Fitzroy	3	Townhouse	Undisclosed	11 Sep 2026
	411/338 Gore Street Fitzroy	2	Apartment	$725,000	10 Sep 2026
	401/69 Victoria Street Fitzroy	2	Apartment	$915,600	10 Sep 2026
	12/156 Rose Street Fitzroy	2	Apartment	$951,000	08 Sep 2026
	4/88 Rose Street Fitzroy	3	Townhouse	$1,200,000	07 Sep 2026
	57 Kerr Street Fitzroy	3	House	$1,700,000	03 Sep 2026
	303/41 Kerr Street Fitzroy	1	Apartment	$537,000	02 Sep 2026
	2/2-32 King William Street Fitzroy	2	Apartment	$795,000	02 Sep 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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