



Fitzroy

Suburb Report



Your connection to property insights



JellisCraig

FITZROY SUBURB REPORT

Median house price¹

Median

\$1.42m

Quarterly price change

-2.60% ↓

Median unit price¹

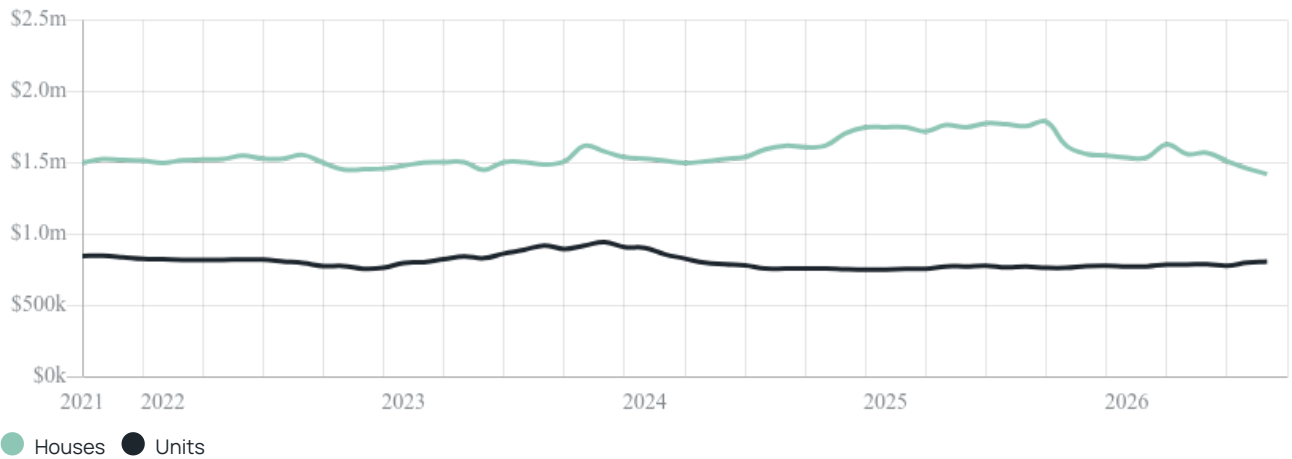
Median

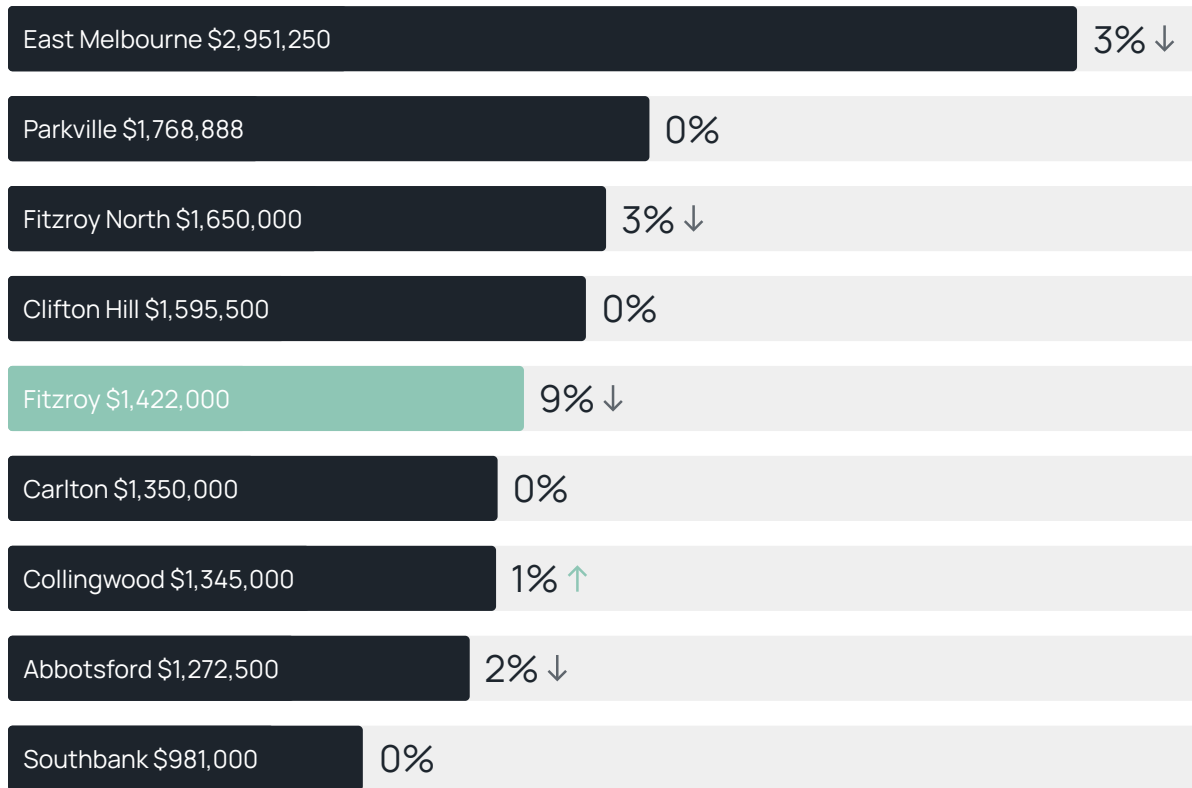
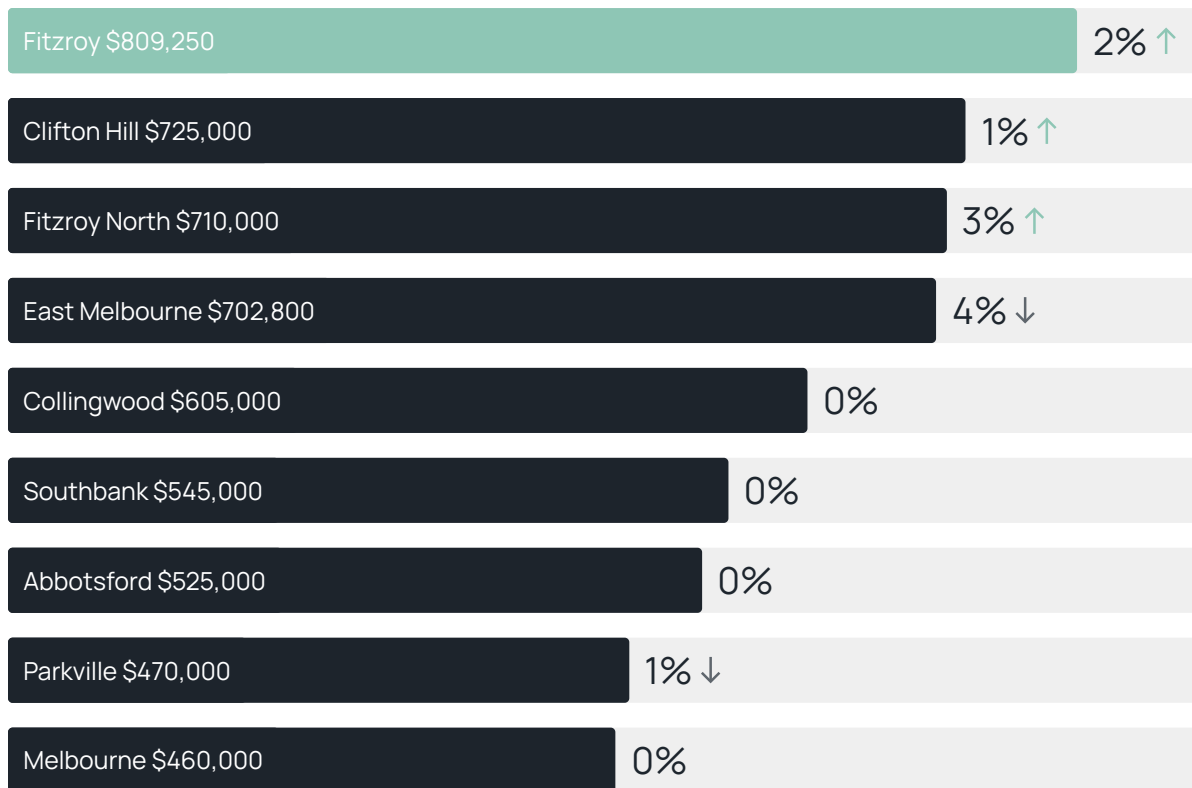
\$809k

Quarterly price change

1.16% ↑

Fitzroy quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 32%
● Private 68%

Auction clearance rate³

48%

Median days on market³

House

Unit

25 days

27 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

House

Unit

15.2 years

11.4 years

Dwelling type⁵

● Houses 5% ● Units 95%

Ownership⁵

● Owned outright 19% ● Mortgaged 21% ● Rented 61%

Population⁵

10,431

Median asking rent per week¹

Unit

\$975

\$698

Population growth⁵

-0.13%

Rental yield¹

House

Unit

3.63%

4.4%

Median age⁵

35 years

Median household size⁵

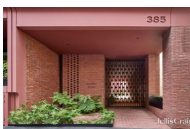
2.0 people

Recent Fitzroy sales²

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
 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
 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	Undisclosed	08 Sep 2026
 4/88 Rose Street Fitzroy	3	Townhouse	Undisclosed	07 Sep 2026

FITZROY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 206/369 Gore Street Fitzroy	3	Apartment	\$1,975,000	31 Aug 2026
 5/26 Victoria Street Fitzroy	3	Townhouse	\$1,110,000	25 Aug 2026
 103/353 Napier Street Fitzroy	2	Apartment	\$673,000	25 Aug 2026
 75/34-50 King William Street Fitzroy	1	Apartment	Undisclosed	24 Aug 2026
 503/385 Gore Street Fitzroy	3	Apartment	Undisclosed	20 Aug 2026
 706/369 Gore Street Fitzroy	2	Apartment	\$1,349,000	18 Aug 2026
 3/3 Hertford Street Fitzroy	3	Townhouse	Undisclosed	17 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 403/231 Moor Street Fitzroy	2	Apartment	\$840,000	13 Aug 2026
 402/176 Argyle Street Fitzroy	2	Apartment	Undisclosed	10 Aug 2026
 172-176 Napier Street Fitzroy	4	House	\$1,330,000	08 Aug 2026
 1/178 Rose Street Fitzroy	2	Apartment	Undisclosed	07 Aug 2026
 13 Greeves Street Fitzroy	2	House	\$1,424,000	03 Aug 2026
 355 Fitzroy Street Fitzroy	2	House	\$1,175,000	01 Aug 2026
 21/183 Kerr Street Fitzroy	2	Apartment	\$1,195,000	28 Jul 2026
 153 Leicester Street Fitzroy	2	House	Undisclosed	25 Jul 2026
 401/341 George Street Fitzroy	3	Apartment	Undisclosed	22 Jul 2026
 110/96 Charles Street Fitzroy	1	Apartment	\$420,000	20 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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