

WE KNOW FITZROY

SUBURB PROFILE



motionproperty

FITZROY



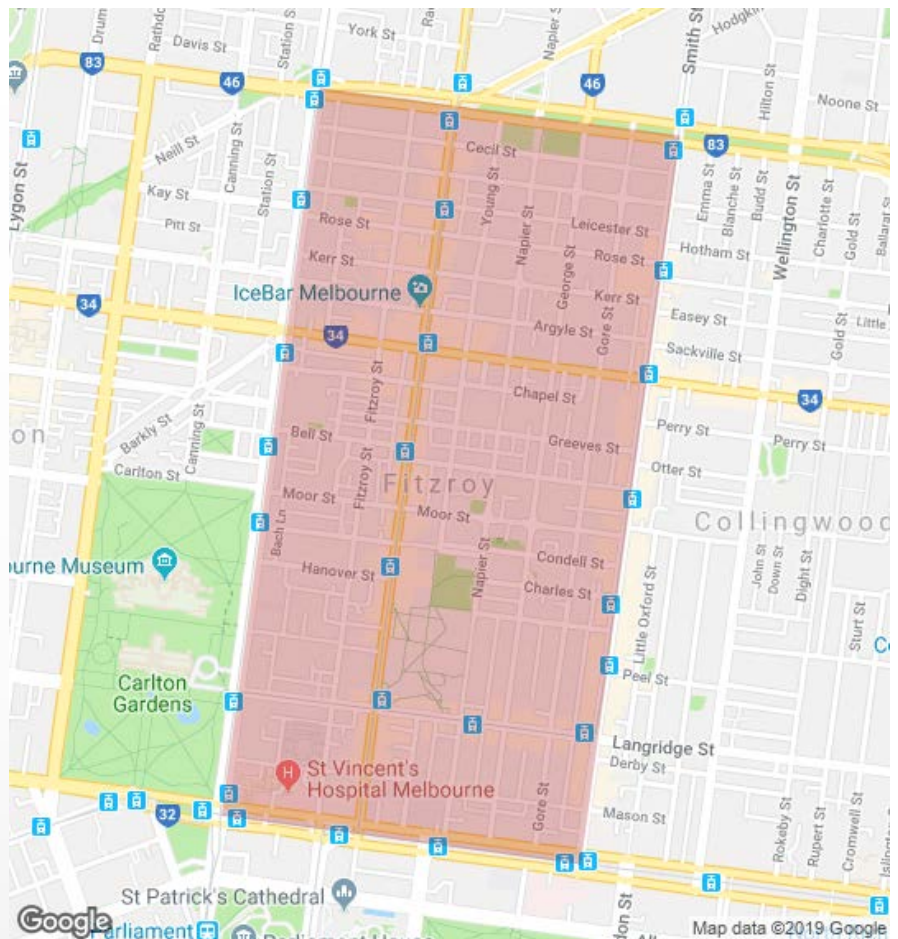
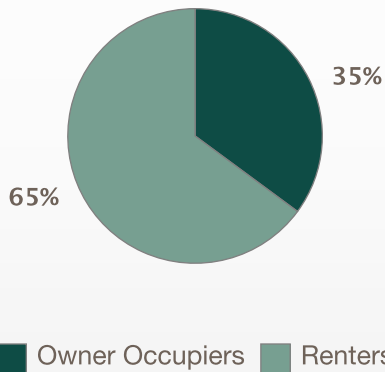
2.1km
Distance from GPO



10.4k
Population
↑10.7%
5 year population change



9 years
Average length of ownership



The size of Fitzroy is approximately 1.4 square kilometres. It has 5 parks covering nearly 1.6% of total area. The population of Fitzroy in 2011 was 9,431 people. By 2016 the population was 10,439 showing a population growth of 10.7% in the area during that time. The predominant age group in Fitzroy is 20-29 years. Households in Fitzroy are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Fitzroy work in a professional occupation. In 2011, 36.5% of the homes in Fitzroy were owner-occupied compared with 34.5% in 2016. Currently the median sales price of houses in the area is \$1,343,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



1,910

77

\$1,295,707

18



3,722

113

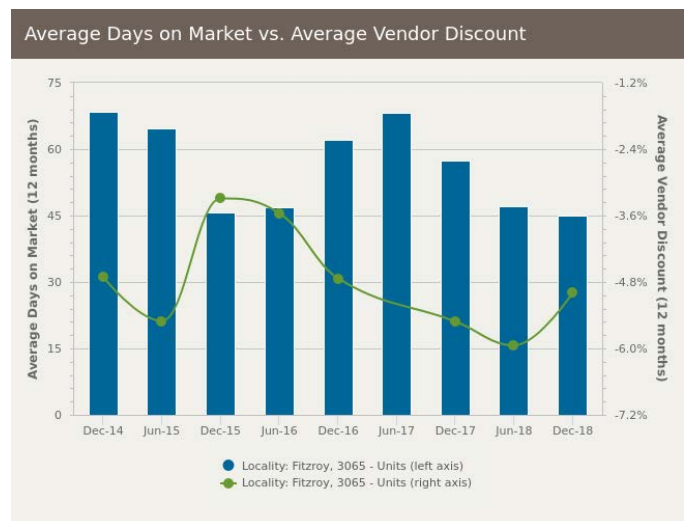
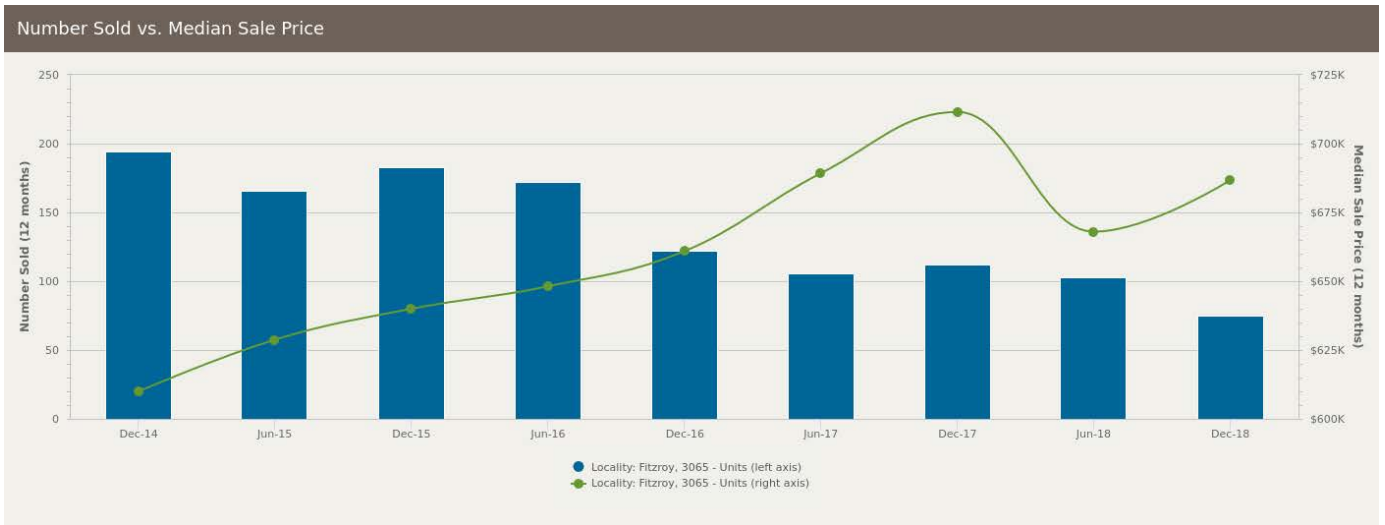
\$644,971

84

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$933,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$686,750

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$504,250

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

17

1
BEDROOMS



**12/35-41 Napier Street
Fitzroy VIC 3065**

Listed on 18 Mar 2019
[Contact Agent](#)



**105/150 Cecil Street Fitzroy
VIC 3065**

Listed on 15 Mar 2019
[Not Disclosed](#)



**3/150 Kerr Street Fitzroy VIC
3065**

Sold on 18 Feb 2019
\$620,000*



**112/300 Young Street Fitzroy
VIC 3065**

Sold on 07 Feb 2019
\$440,000*



39

2
BEDROOMS



**23/2-32 King William Street
Fitzroy VIC 3065**

Listed on 16 Mar 2019
[Private Sale \\$695,000](#)



**361 Smith Street Fitzroy VIC
3065**

Listed on 16 Mar 2019
[Not Disclosed](#)



**3/56 Leicester Street Fitzroy
VIC 3065**

Sold on 02 Mar 2019
\$780,000*



**12/3-25 Hanover Street
Fitzroy VIC 3065**

Sold on 23 Feb 2019
\$727,000



27

3
BEDROOMS



**10/363 George Street Fitzroy
VIC 3065**

Listed on 15 Mar 2019
[Not Disclosed](#)



**501/250 Gore Street Fitzroy
VIC 3065**

Listed on 15 Mar 2019
[Not Disclosed](#)



**312 Nicholson Street Fitzroy
VIC 3065**

Sold on 16 Mar 2019
[Not Disclosed](#)



**204/166 Gertrude Street
Fitzroy VIC 3065**

Sold on 04 Mar 2019
[Not Disclosed](#)

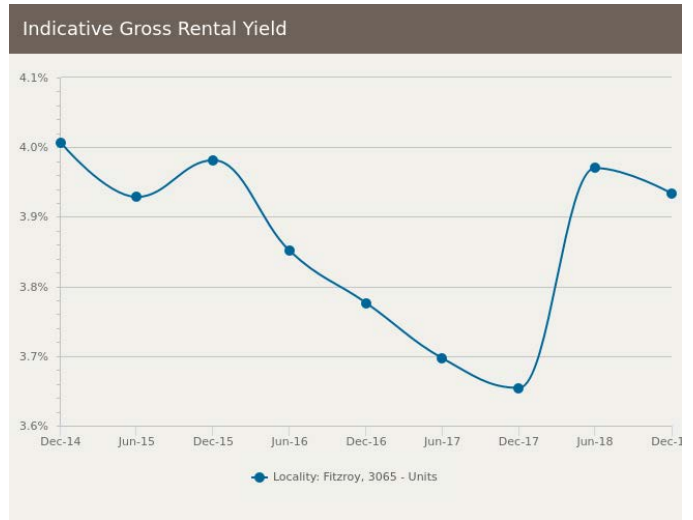
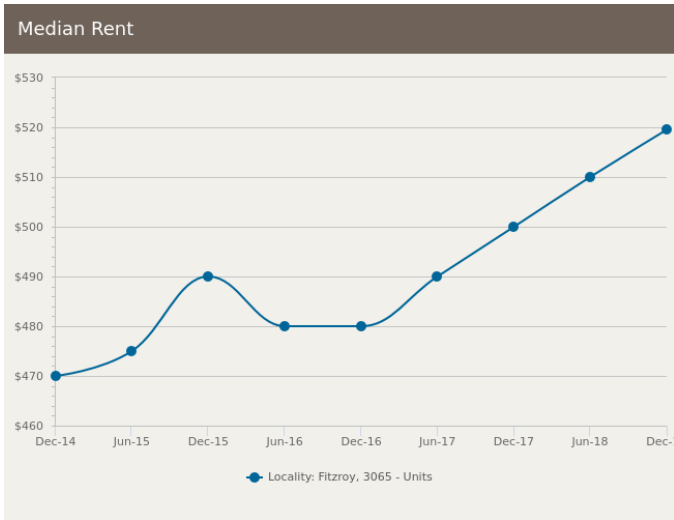


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

21

1
BEDROOMS

<p>143-145 Brunswick Street Fitzroy VIC 3065 Listed on 17 Mar 2019 - /A 528m²</p>	<p>114/70 Nicholson Street Fitzroy VIC 3065 Listed on 15 Mar 2019 \$340/W 1,249m²</p>
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37

2
BEDROOMS

<p>379 Brunswick Street Fitzroy VIC 3065 Listed on 18 Mar 2019 - /A 187m²</p>	<p>188 Johnston Street Fitzroy VIC 3065 Listed on 18 Mar 2019 \$625/W 987m²</p>
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7

3
BEDROOMS

<p>206 Young Street Fitzroy VIC 3065 Listed on 18 Mar 2019 \$850/W 731m²</p>	<p>10/144-156 George Street Fitzroy VIC 3065 Listed on 12 Mar 2019 \$1,100/W</p>
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= number of units observed as On the Market for Rent within the last month

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Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au

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PH: 1300 850 730 WEB: motionproperty.com.au
Level 5, 132 Albert Road, South Melbourne 3205 VIC