

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.13m

Quarterly Price Change

3.92% ↑

Median Unit Price*

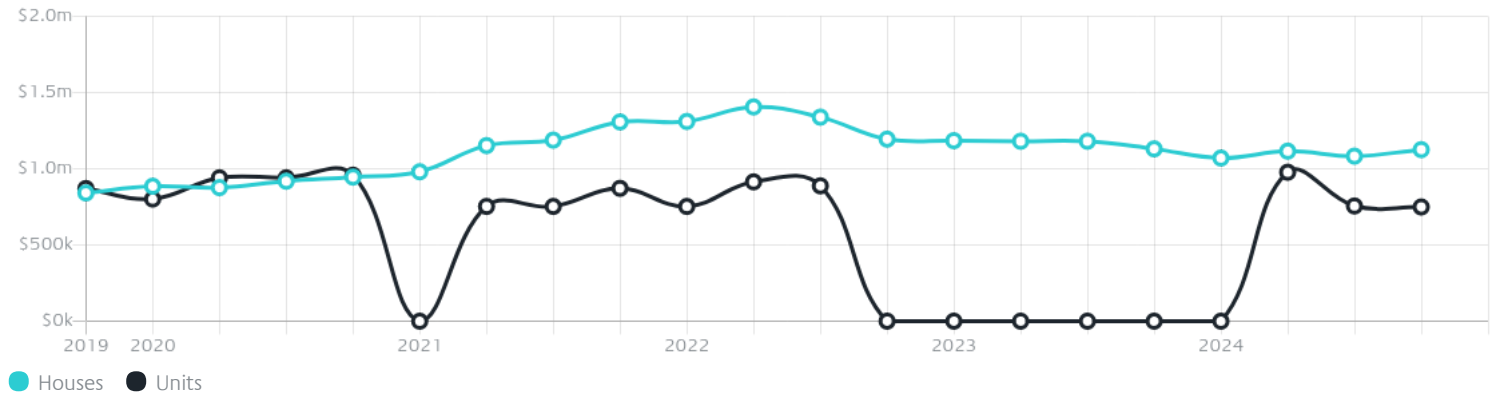
Median

\$749k

Quarterly Price Change

-0.86% ↓

Quarterly Price Change*

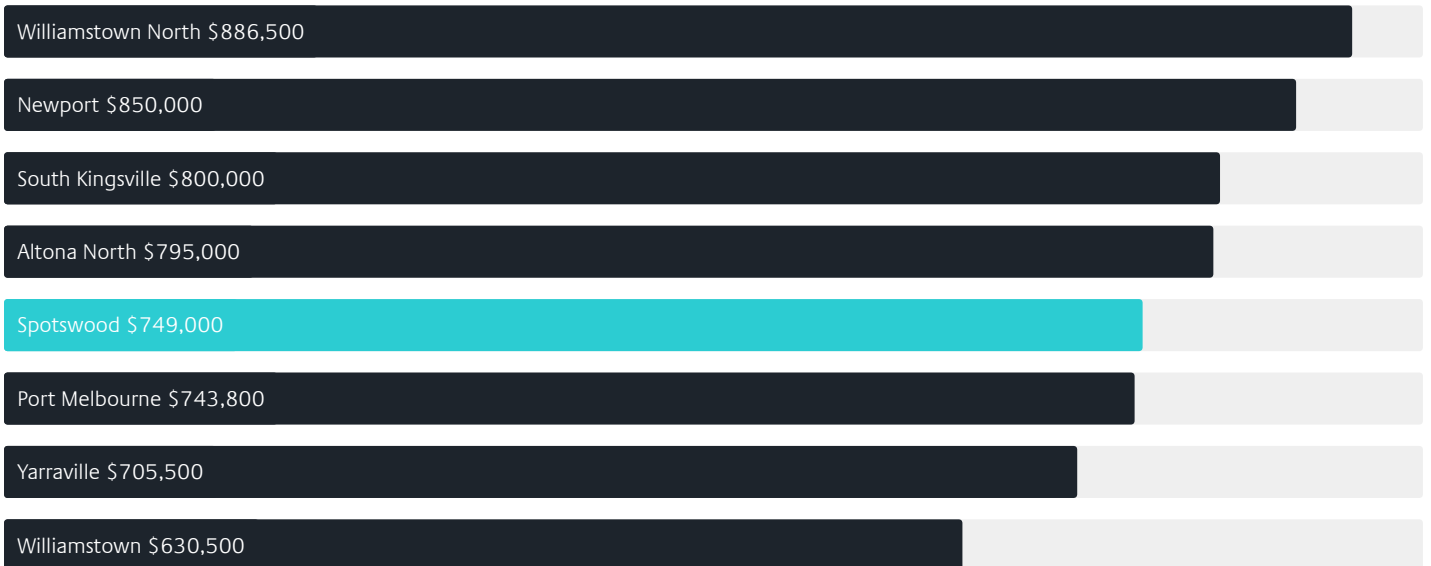


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 59%
● Private 41%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

28 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



● Houses 66% ● Units 34%

Ownership[^]



● Owned Outright 30% ● Mortgaged 42% ● Rented 28%

Population[^]

2,820

Median Asking Rent per week^{*}

\$690

Median Age[^]

37 years

Rental Yield^{*}










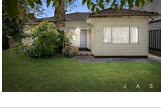


3.28%

Median Household Size[^]









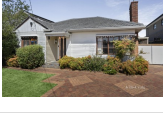



2.6 people

Sold Properties~













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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 46 Hick St Spotswood	3	Townhouse	\$1,050,000	28 Mar 2025
 107/88 Hudsons Rd Spotswood	2	Apartment	\$600,000	26 Mar 2025
 9A Le Fevre St Spotswood	3	House	\$1,140,000	25 Mar 2025
 2/12 Muir St Spotswood	4	House	\$1,350,000	19 Mar 2025
 14a Birmingham St Spotswood	4	House	\$1,445,000	18 Mar 2025
 26 George St Spotswood	4	Townhouse	\$1,454,000	15 Mar 2025
 2/152 Hall St SPOTSWOOD	2	Apartment	\$740,000	07 Mar 2025
 G4/88 Hudsons Rd Spotswood	1	Flat/Unit/Apartment	\$435,000	27 Feb 2025
 202/88 Hudsons Rd Spotswood	2	Apartment	\$530,000	26 Feb 2025
 8 Mcneilage St Spotswood	3	House	\$990,000	22 Feb 2025
 7 Mcneilage St Spotswood	3	House	\$910,000	21 Feb 2025
 200 Hudsons Rd Spotswood	3	House	\$1,450,000	13 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 George St Spotswood	3	House	\$1,415,000	07 Feb 2025
 205/23 Birmingham St Spotswood	3	Strata Unit/Flat	\$610,000	03 Feb 2025
 25 Mary St Spotswood	4	House	\$1,600,000	14 Jan 2025
 1/13 Vernon St Spotswood	3	House	\$820,000	20 Dec 2024
 3/9 Cullen Ct Spotswood	2	Unit	\$480,000	15 Dec 2024
 11 Cullen St Spotswood	4	House	\$1,220,500	14 Dec 2024
 18 Strong St Spotswood	3	House	\$1,240,000	07 Dec 2024
 39 The Avenue Spotswood	3	House	\$850,000	04 Dec 2024
 33 Hick St Spotswood	4	House	\$1,240,000	28 Nov 2024
 30 Reed St Spotswood	3	House	\$1,125,000	20 Nov 2024
 15 Hick St Spotswood	4	House	\$1,440,000	09 Nov 2024
 120 The Avenue Spotswood	3	House	\$755,000	08 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 206/23 Birmingham St Spotswood	1	Strata Unit/Flat	\$610,000	01 Nov 2024
 4a Montgomery Cr Spotswood	3	Townhouse	\$1,031,000	26 Oct 2024
 139 Hudsons Rd Spotswood	2	House on commercial land	\$670,000	14 Oct 2024
 137 Hudsons Rd Spotswood	3	House	\$1,195,000	01 Oct 2024
 111 Hudsons Rd Spotswood	3	House	\$872,000	21 Sep 2024
 37 Hick St Spotswood	3	House	\$1,261,000	18 Sep 2024
 3/4 Ferguson St Spotswood	2	Unit	\$510,000	13 Sep 2024
 314/23 Birmingham St Spotswood	1	Strata Unit/Flat	\$549,000	13 Sep 2024
 169A Hudsons Rd Spotswood	3	House	\$1,040,000	10 Sep 2024
 208/88 Hudsons Rd Spotswood	1	Apartment	\$430,000	03 Sep 2024
 103/606 Melbourne Rd Spotswood	2	Apartment	\$495,000	30 Aug 2024
 631 Melbourne Rd Spotswood	3	House	\$1,397,500	30 Aug 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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