

# *Suburb* **INSIGHTS**

3015  
SPOTSWOOD



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.05m**

Quarterly Price Change

**-5.82% ↓**

## Median Unit Price\*

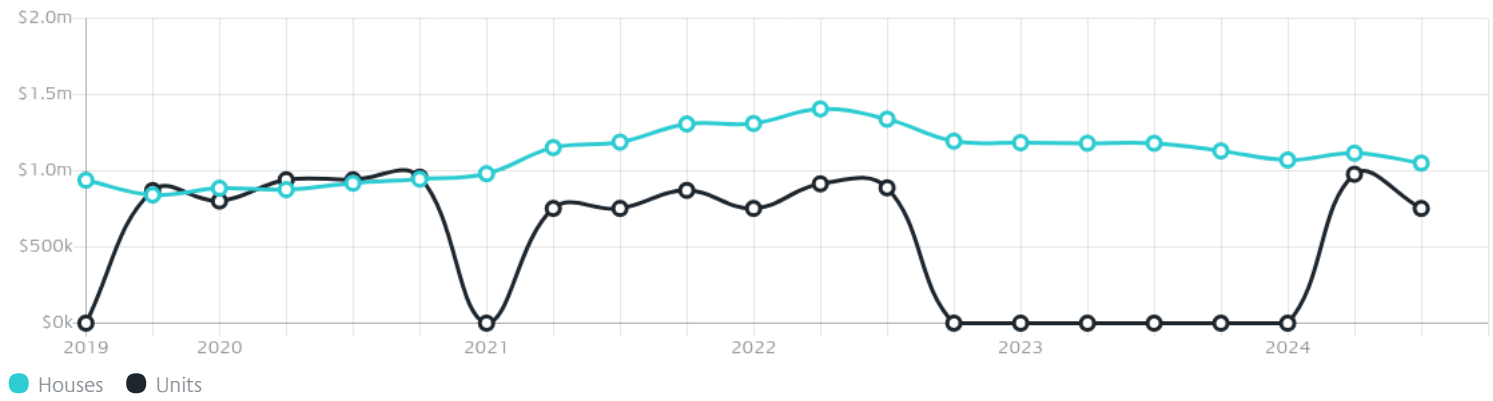
Median

**\$752k**

Quarterly Price Change

**-23.00% ↓**

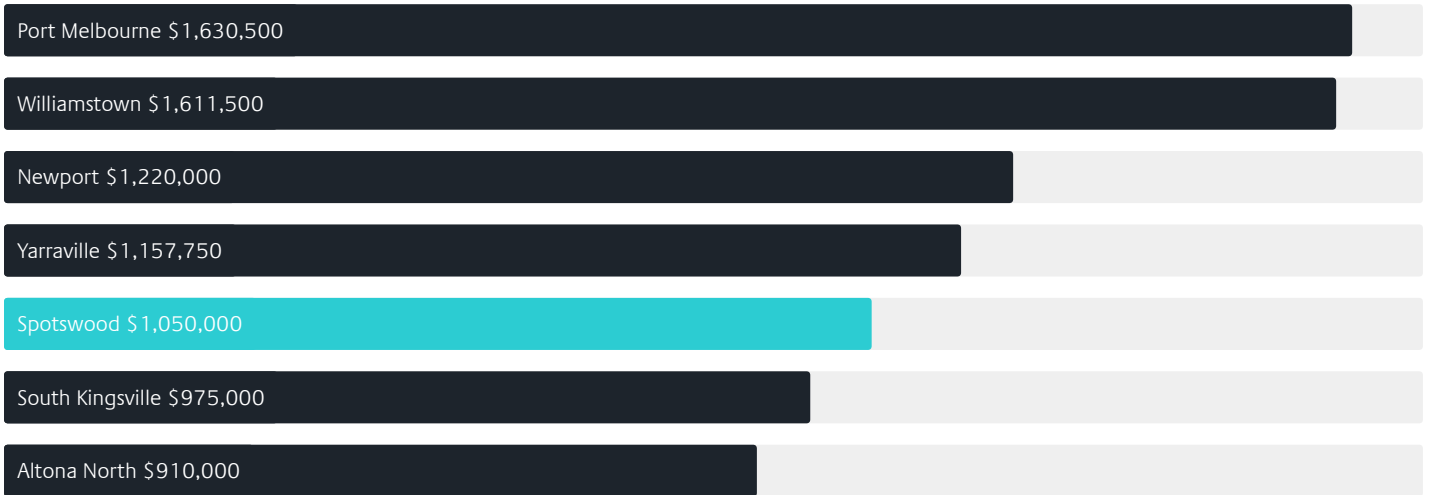
## Quarterly Price Change\*



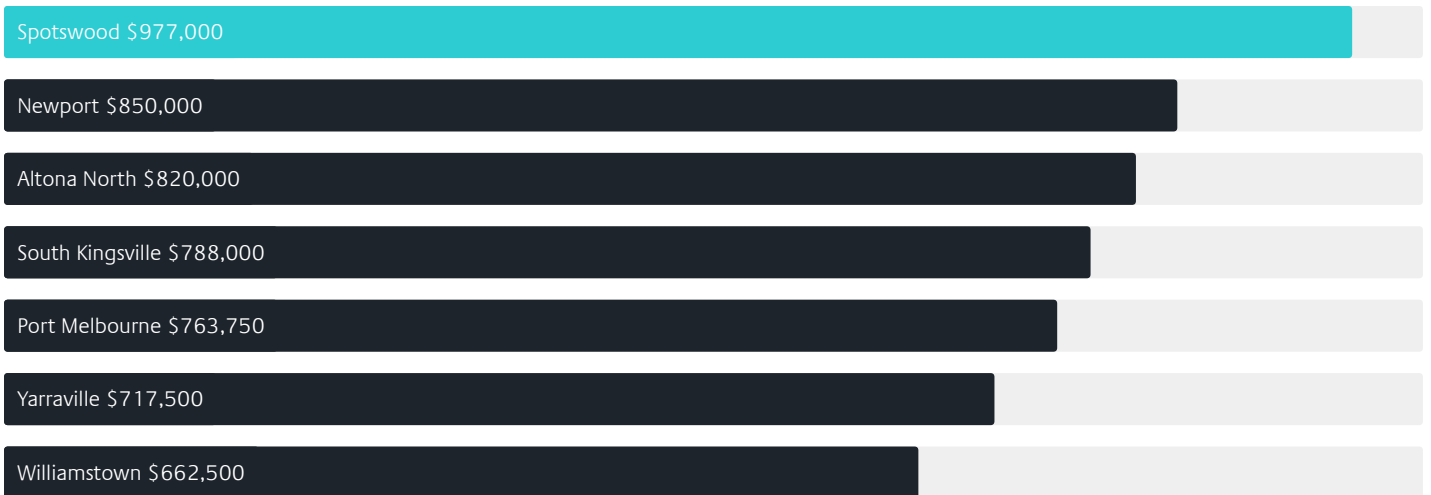
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 91%  
● Private 9%

Auction Clearance Rate<sup>\*</sup>

60%

Median Days on Market<sup>^</sup>

25 days

Average Hold Period<sup>\*</sup>

7.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 66% ● Units 34%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

2,820

Median Asking Rent per week<sup>\*</sup>

\$660

Median Age<sup>^</sup>

37 years

Rental Yield<sup>\*</sup>

3.28%













Median Household Size<sup>^</sup>

2.6 people











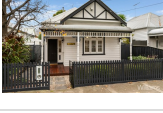



# Sold Properties~









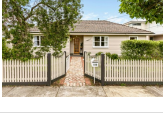



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 15 Hick St Spotswood	4	House	\$1,440,000	09 Nov 2024
 120 The Avenue Spotswood	3	House	\$755,000	08 Nov 2024
 4a Montgomery Cr Spotswood	3	Townhouse	\$1,031,000	26 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
 208/88 Hudsons Rd Spotswood	1	Apartment	\$430,000	03 Sep 2024
 103/606 Melbourne Rd Spotswood	2	Apartment	\$495,000	30 Aug 2024
 19 Forrest St Spotswood	4	House	\$1,760,000	20 Aug 2024
 204/606 Melbourne Rd Spotswood	1	Strata Unit/Flat	\$495,000	17 Aug 2024
 191 Hudsons Rd Spotswood	4	House	\$1,290,000	15 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/7 Mary St Spotswood	2	Townhouse	\$845,000	10 Aug 2024
 3A Andrews St Spotswood	4	Flat/Unit/Apartment	\$1,000,000	09 Aug 2024
 29 Cullen St Spotswood	3	House	\$1,032,000	02 Aug 2024
 30 Robert St Spotswood	2	House	\$955,000	27 Jul 2024
 308/23 Birmingham St Spotswood	3	Strata Unit/Flat	\$799,000	26 Jul 2024
 1/9 Cullen Ct Spotswood	2	Unit	\$536,000	17 Jul 2024
 502/23 Birmingham St Spotswood	2	Strata Unit/Flat	\$549,000	16 Jul 2024
 17a Bernard St Spotswood	3	House	\$956,000	09 Jul 2024
 4/25 Hope St SPOTSWOOD	2	Unit	\$715,000	09 Jul 2024
 201/51 Birmingham St Spotswood	2	Strata Unit/Flat	\$721,000	08 Jul 2024
 57 Robert St Spotswood	2	House	\$1,115,000	19 Jun 2024
 39 Reed St Spotswood	4	Townhouse	\$1,500,000	17 Jun 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 50 Reed St Spotswood	4	House	\$1,550,000	15 Jun 2024
 4/11 Cullen Ct Spotswood	3	Townhouse	\$755,500	10 Jun 2024
 3/171 Hudsons Rd SPOTSWOOD	2	Flat/Unit/Apartment	\$780,000	08 Jun 2024
 47 Robert St Spotswood	3	House	\$1,367,000	01 Jun 2024
 44a Hick St Spotswood	3	Townhouse	\$1,050,000	30 May 2024
 103/88 Hudsons Rd Spotswood	2	Unit	\$570,000	29 May 2024
 53 Robert St Spotswood	2	House	\$815,000	27 May 2024
 33 Hope St Spotswood	3	House	\$1,230,000	25 May 2024
 110 The Avenue Spotswood	3	House	\$903,500	17 May 2024
 202/606 Melbourne Rd Spotswood	2	Unit	\$749,000	17 May 2024
 40 Stephenson St Spotswood	3	House	\$1,120,000	16 May 2024
 10 Ferguson St Spotswood	3	House	\$1,200,000	16 May 2024



Williamstown Office  
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03 8387 0000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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