

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.13m

Quarterly Price Change

3.92% ↑

Median Unit Price*

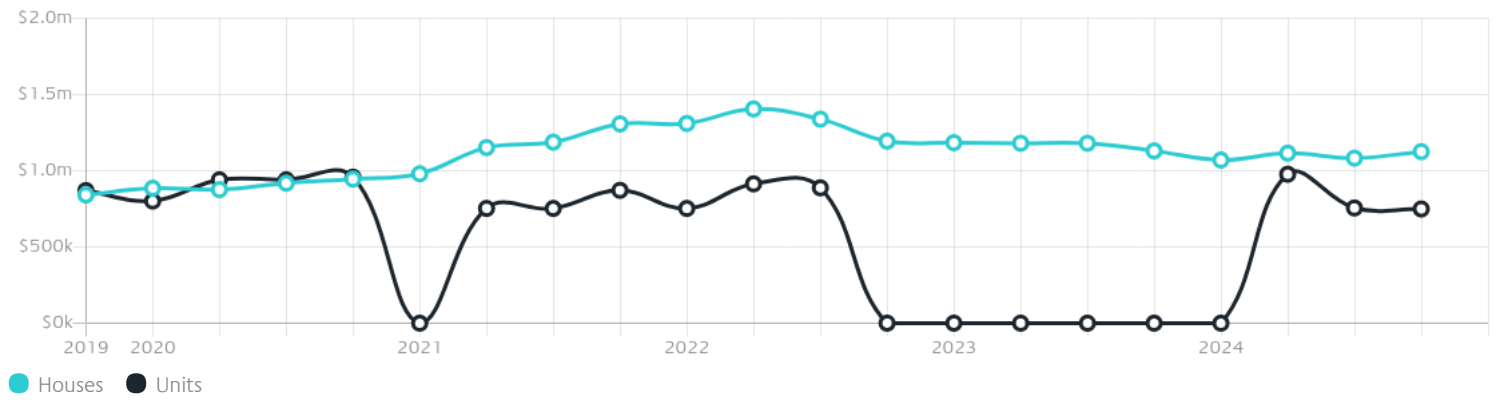
Median

\$749k

Quarterly Price Change

-0.86% ↓

Quarterly Price Change*

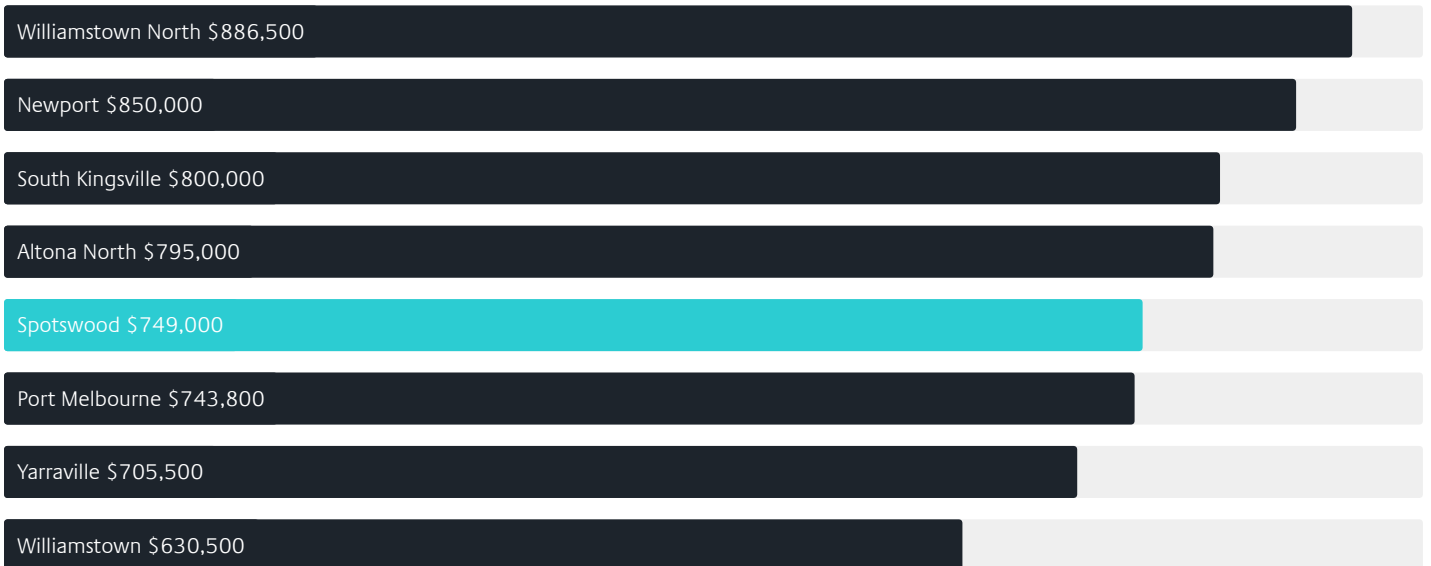


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

27 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%












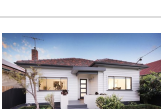
Median Household Size[^]

2.6 people













SPOTSWOOD SUBURB REPORT

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
 1/13 Vernon St Spotswood	3	House	\$820,000	20 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3/12 Muir St Spotswood	4	Townhouse	\$1,400,000	21 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
 7a Le Fevre St Spotswood	3	House	\$1,022,000	30 Jul 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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