

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.13m**

Quarterly Price Change

**3.92% ↑**

## Median Unit Price\*

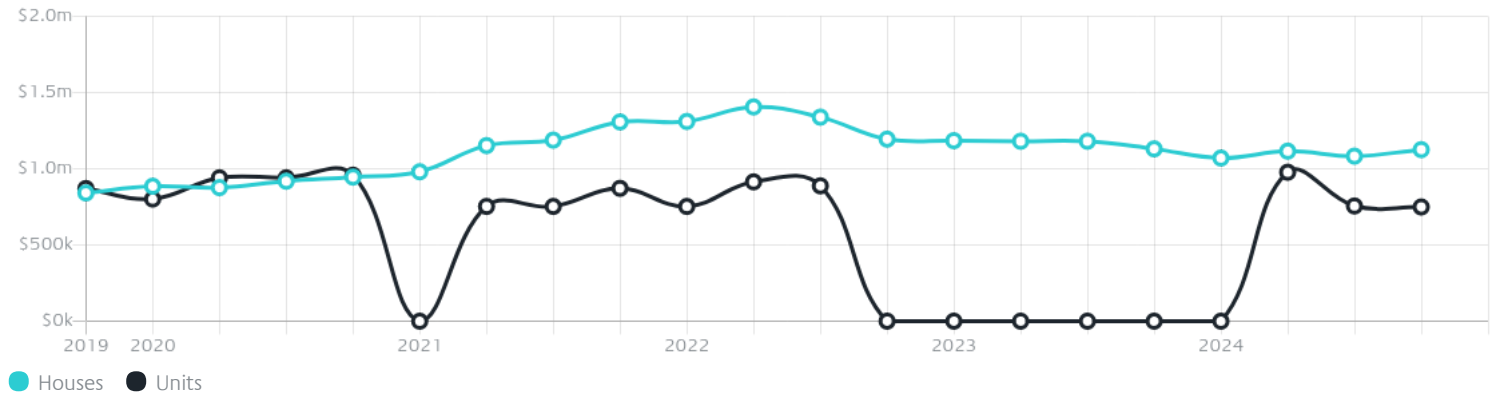
Median

**\$749k**

Quarterly Price Change

**-0.86% ↓**

## Quarterly Price Change\*



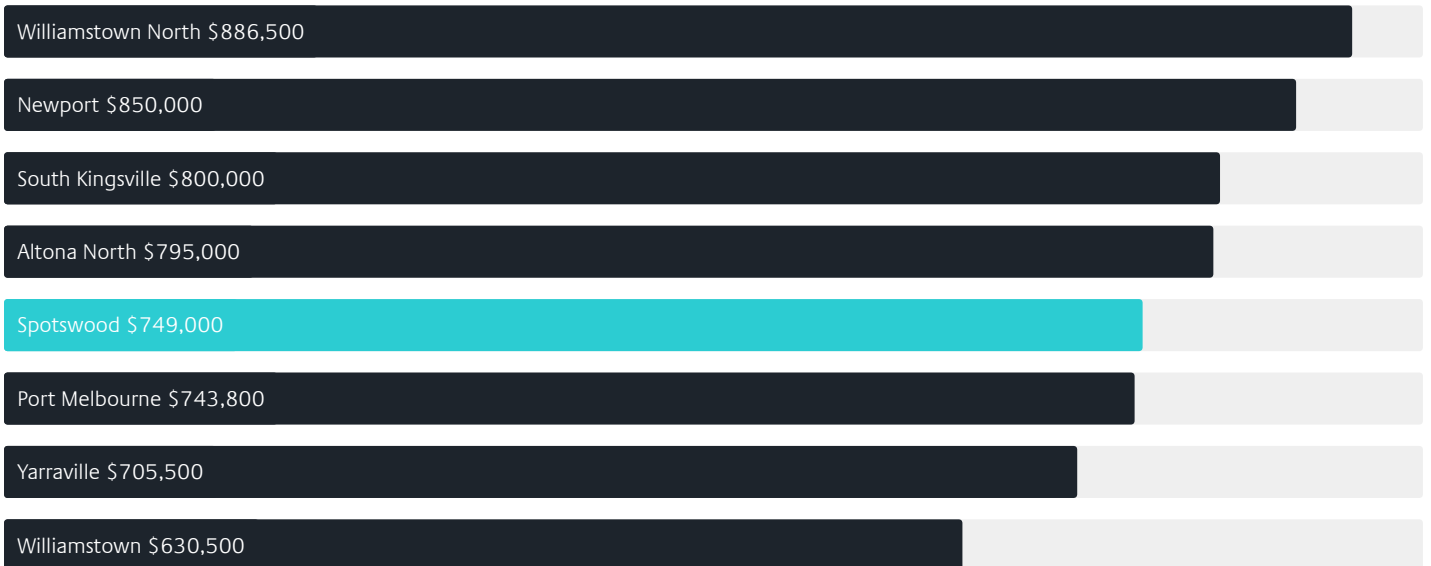
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 64%  
● Private 36%

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

85.71%

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

29 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>

\$690

## Median Age<sup>^</sup>

37 years

## Rental Yield<sup>\*</sup>













3.28%

## Median Household Size<sup>^</sup>













2.6 people

# Sold Properties~









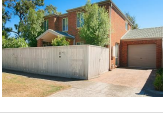

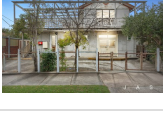

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Jellis Craig

Williamstown Office  
84 Ferguson Street, Williamstown  
03 8387 0000

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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