

JellisCraig

SPOTSWOOD

Suburb Report

Know your neighbourhood.



SPOTSWOOD SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

2.52% ↑

Median Unit Price*

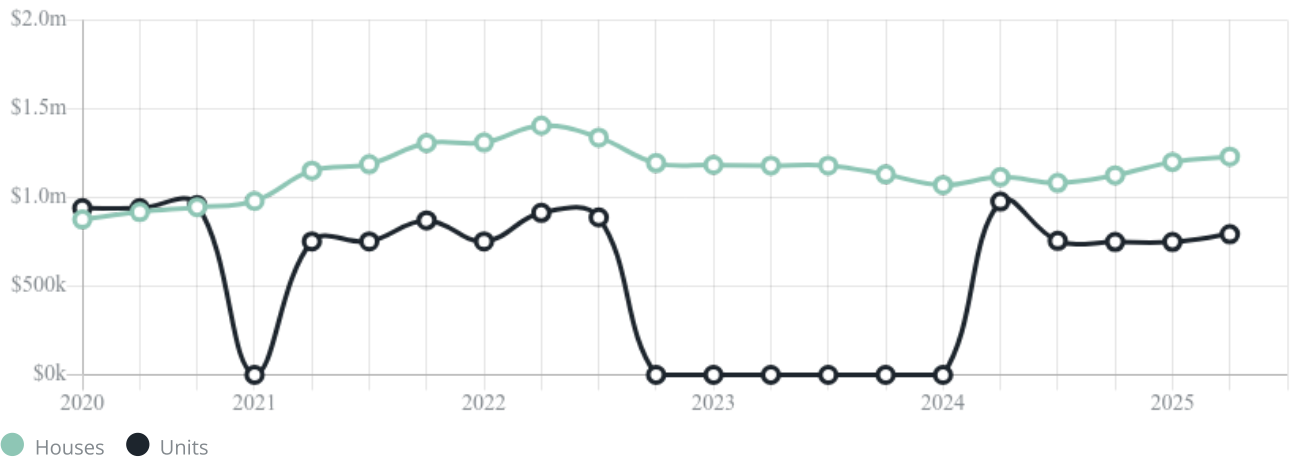
Median

\$793k

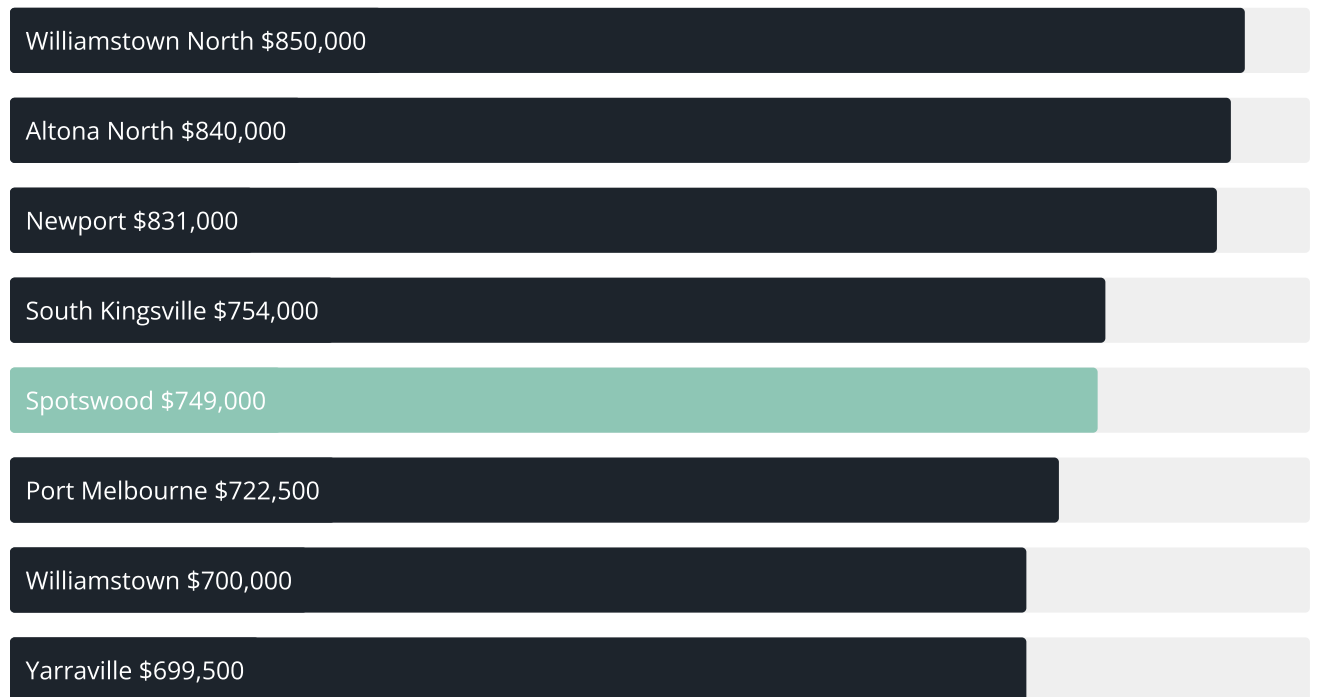
Quarterly Price Change

5.80% ↑

Quarterly Price Change*



SPOTSWOOD SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SPOTSWOOD SUBURB REPORT

Sale Method^{*}

● Auction 29%
● Private 71%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

68 days

Average Hold Period^{*}

7.0 years

Dwelling Type[^]

● Houses 66% ● Units 34%

Ownership[^]

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

Population[^]

2,820

Median Asking Rent per week^{*}

\$680

Median Age[^]

37 years

Rental Yield^{*}











3.28%

Median Household Size[^]











2.6 people

SPOTSWOOD SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 59 Hope St Spotswood	4	House	\$1,255,000	08 Aug 2025
 14 Mclister St Spotswood	3	House	\$1,100,000	24 Jul 2025
 20 Hick St Spotswood	3	House	\$1,280,000	05 Jul 2025
 6 Arras St Spotswood	3	House	\$1,045,000	25 Jun 2025
 2 Watt St Spotswood	4	Townhouse	\$1,600,000	17 Jun 2025
 1/12 Muir St Spotswood	4	Townhouse	\$1,410,000	05 Jun 2025
 7a Arras St Spotswood	3	House	\$1,180,000	31 May 2025
 45 Robert St Spotswood	3	House	\$1,310,000	20 May 2025
 1/114 The Avenue Spotswood	3	Townhouse	\$930,000	15 May 2025
 37 Hope St Spotswood	3	House	\$950,000	10 May 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Stephenson St Spotswood	3	Subdivided Unit/Villa/Townhouse	\$454,428	06 May 2025
 53 Reed St Spotswood	3	House	\$1,270,000	05 May 2025
 16 Cullen Ct Spotswood	4	House	\$1,280,000	03 May 2025
 41 Hope St Spotswood	3	House	\$1,665,000	15 Apr 2025
 17 Andrews St Spotswood	3	House	\$815,000	12 Apr 2025
 8 Bolton St Spotswood	3	House	\$1,355,000	07 Apr 2025
 26 Reed St Spotswood	3	House	\$990,000	07 Apr 2025
 13b Vernier St Spotswood	2	House	\$750,000	28 Mar 2025
 46 Hick St Spotswood	3	Townhouse	\$1,050,000	28 Mar 2025
 107/88 Hudsons Rd Spotswood	2	Apartment	\$600,000	27 Mar 2025

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Address	Bedrooms	Type	Price	Sold
 9A Le Fevre St Spotswood	3	House	\$1,140,000	24 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
 3/152 Hall St SPOTSWOOD	2	Flat/Unit/Apartment	\$725,000	10 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



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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