

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-13.40% ↓**

## Median Unit Price\*

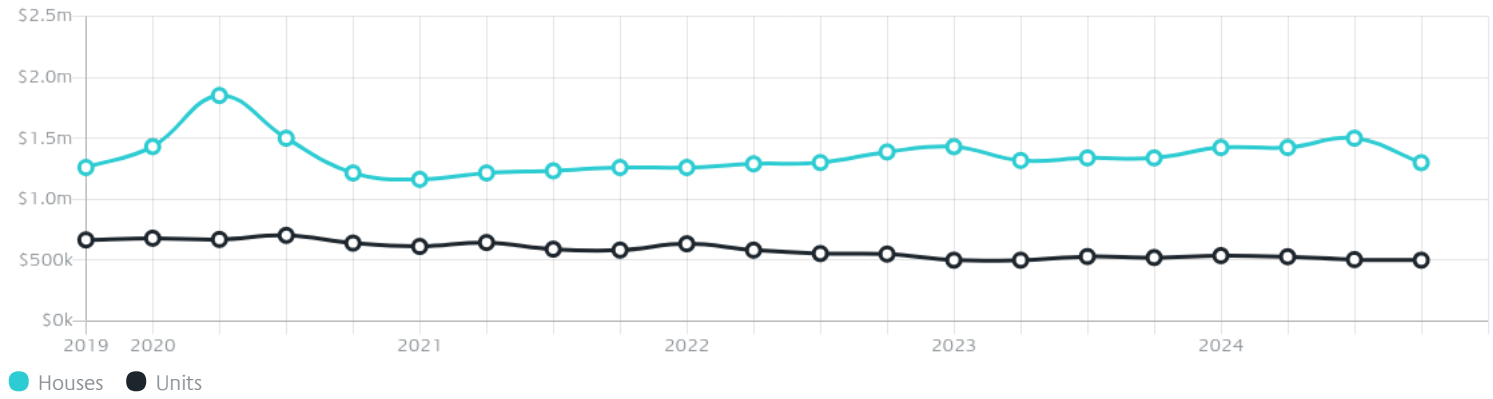
Median

**\$500k**

Quarterly Price Change

**-0.99% ↓**

## Quarterly Price Change\*



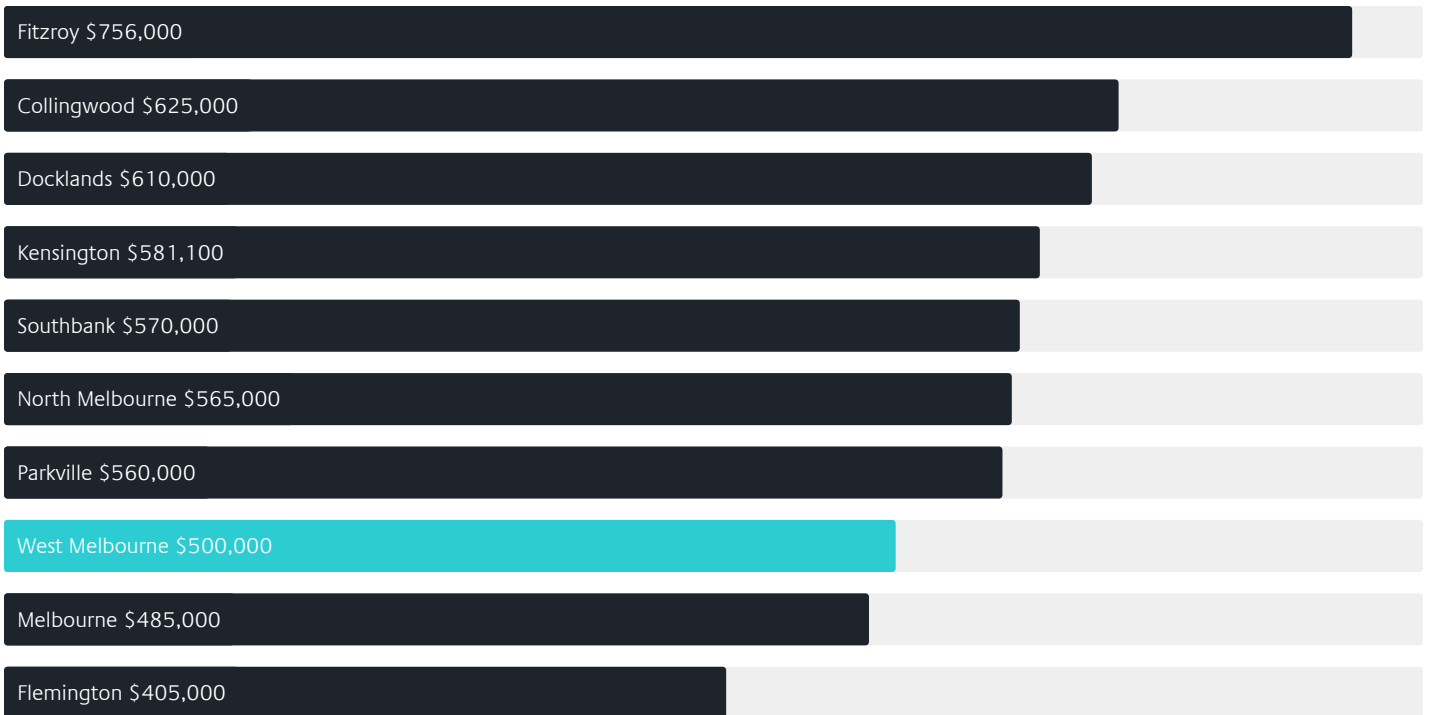
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 13%  
● Private 87%

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

71.43%

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

43 days

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

5.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 1% ● Units 99%

## Ownership<sup>^</sup>



● Owned Outright 13% ● Mortgaged 23% ● Rented 64%

## Population<sup>^</sup>

8,025

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

\$725

## Population Growth<sup>^</sup>

45.51%

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

2.52%

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







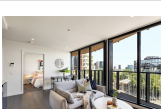
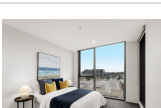
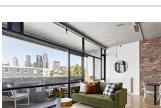
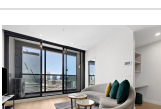
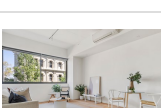
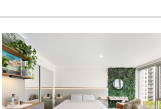
31 years

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










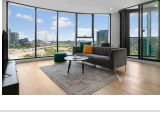


1.9 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 201/89 Roden St West Melbourne	2	Unit	\$605,000	28 Mar 2025
 108/94 Stanley St West Melbourne	1	Apartment	\$425,000	26 Mar 2025
 1006/408 Spencer St West Melbourne	2	Apartment	\$570,000	19 Mar 2025
 907/288 Adderley St West Melbourne	4	Apartment	\$1,720,000	19 Mar 2025
 G5/135 Roden St West Melbourne	1	Apartment	\$340,000	19 Mar 2025
 433 Victoria St West Melbourne	2	House	\$1,455,000	15 Mar 2025
 505/150 Dudley St West Melbourne	2	Apartment	\$485,000	14 Mar 2025
 514/121 Rosslyn St West Melbourne	3	Apartment	\$825,000	12 Mar 2025
 104/2 Hawke St West Melbourne	2	Apartment	\$860,000	11 Mar 2025
 2405/105 Batman St West Melbourne	1	Apartment	\$445,000	05 Mar 2025
 104/112 Ireland St West Melbourne	1	Apartment	\$305,000	04 Mar 2025
 712/58 Jeffcott St West Melbourne	1	Apartment	\$320,000	03 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 303/130 Dudley St West Melbourne	2	Apartment	\$560,000	01 Mar 2025
 402/65 Dudley St West Melbourne	1	Apartment	\$320,000	27 Feb 2025
 121/121 Rosslyn St West Melbourne	2	Apartment	\$555,588	26 Feb 2025
 109/9 Dryburgh St West Melbourne	2	Apartment	\$550,000	25 Feb 2025
 7/234 Roden St West Melbourne	3	Townhouse	\$1,200,000	19 Feb 2025
 602/65 Dudley St West Melbourne	1	Apartment	\$320,000	17 Feb 2025
 2111/105 Batman St West Melbourne	2	Flat/Unit/Apartment	\$437,000	07 Feb 2025
 208/5 Stawell St West Melbourne	1	Apartment	\$317,000	06 Feb 2025
 2802/65 Dudley St West Melbourne	1	Apartment	\$405,000	04 Feb 2025
 713/105 Batman St West Melbourne	2	Apartment	\$637,000	03 Feb 2025
 303/53 Batman St West Melbourne	1	Apartment	\$275,500	03 Feb 2025
 4/28 Jeffcott St West Melbourne	2	Apartment	\$645,000	31 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 202/65 Dudley St West Melbourne	1	Apartment	\$318,000	28 Jan 2025
 513/105 Batman St West Melbourne	2	Flat/Unit/Apartment	\$612,000	28 Jan 2025
 206/135 Roden St West Melbourne	1	Apartment	\$318,000	26 Jan 2025
 505/112 Adderley St West Melbourne	2	Apartment	\$860,000	24 Jan 2025
 1308/393 Spencer St West Melbourne	1	Apartment	\$420,000	23 Jan 2025
 7/5 Anderson St West Melbourne	3	Apartment	\$1,328,000	23 Jan 2025
 503/16 Anderson St West Melbourne	1	Apartment	\$307,500	21 Jan 2025
 68 Abbotsford St West Melbourne	2	House	\$780,000	17 Jan 2025
 G4/41 Dryburgh St West Melbourne	2	Apartment	\$400,000	16 Jan 2025
 107/112 Adderley St West Melbourne	2	Apartment	\$490,000	11 Jan 2025
 20A Curzon St West Melbourne	1	House	\$520,000	10 Jan 2025
 1103/53 Batman St West Melbourne	1	Apartment	\$256,000	09 Jan 2025



Kensington Office  
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[jelliscraig.com.au](http://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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