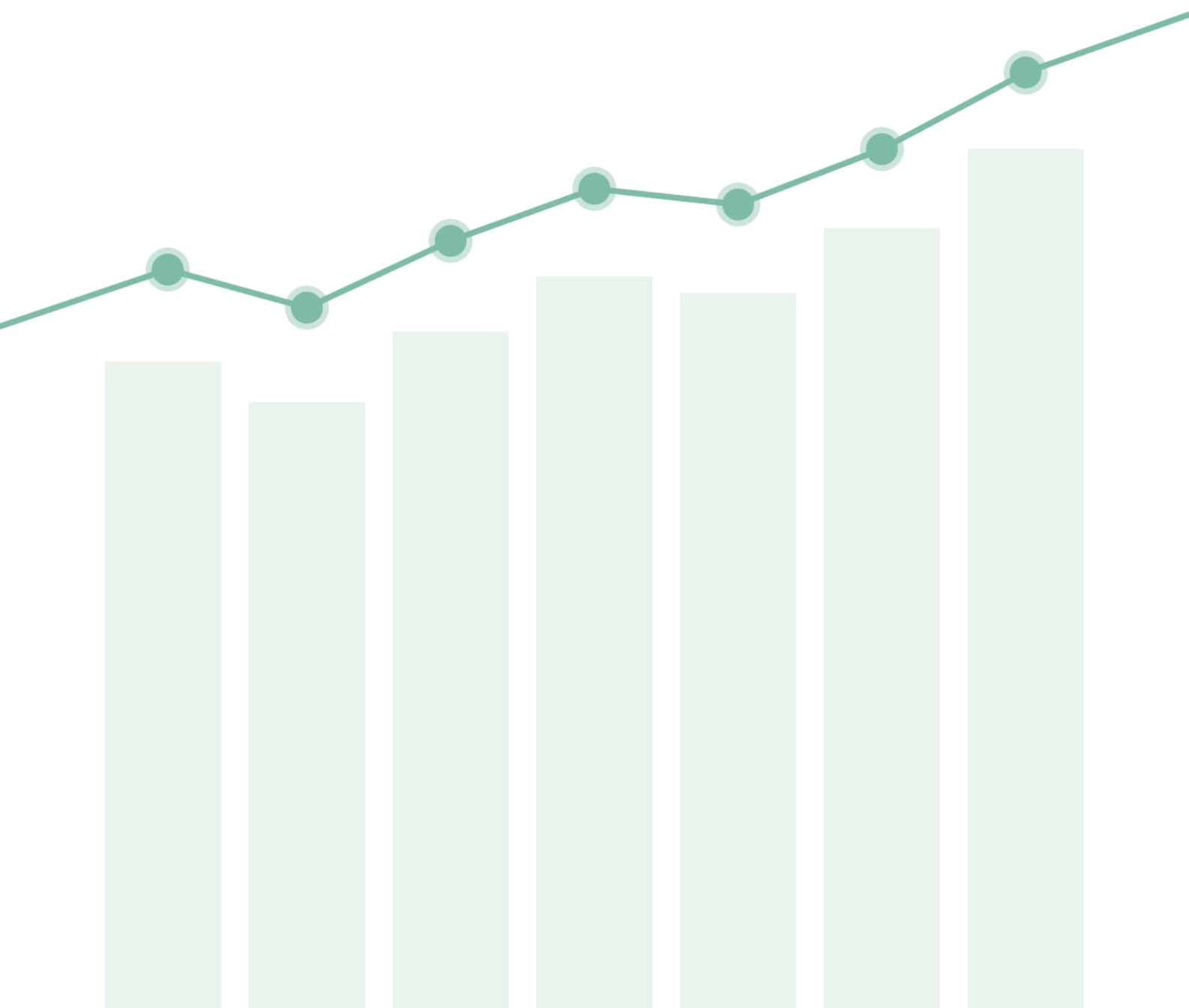


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WEST MELBOURNE

Suburb Report

Know your neighbourhood.



WEST MELBOURNE SUBURB REPORT

Median House Price*

Median

\$1.40m

Quarterly Price Change

10.67% ↑

Median Unit Price*

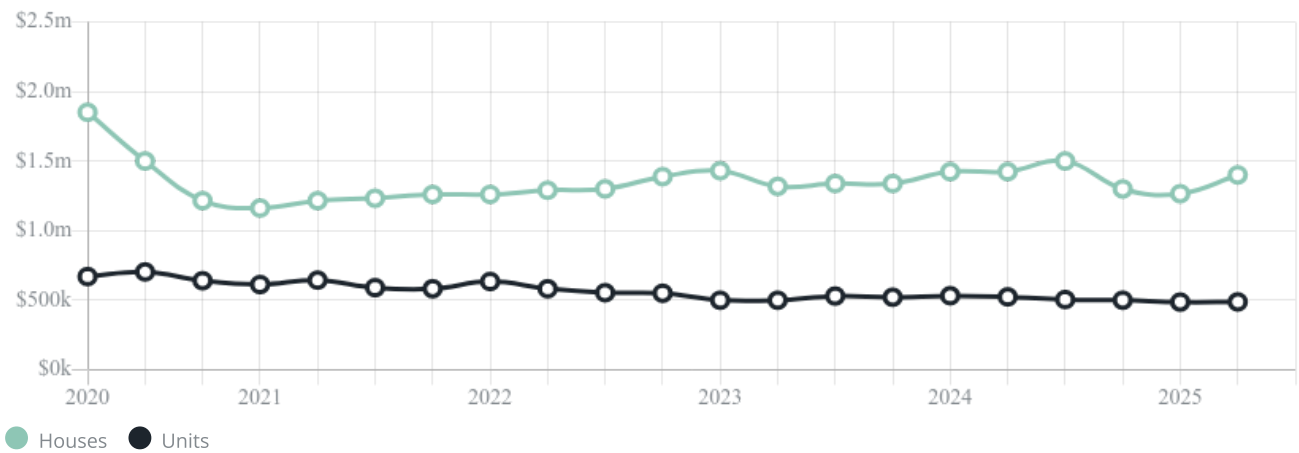
Median

\$488k

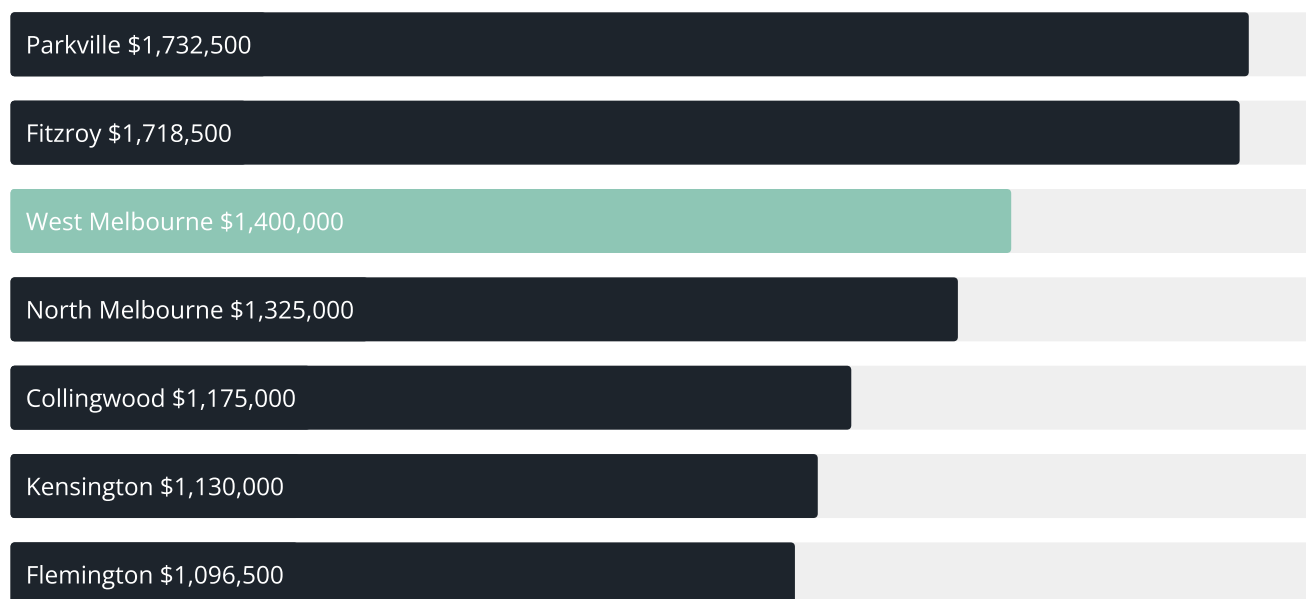
Quarterly Price Change

0.30% ↑

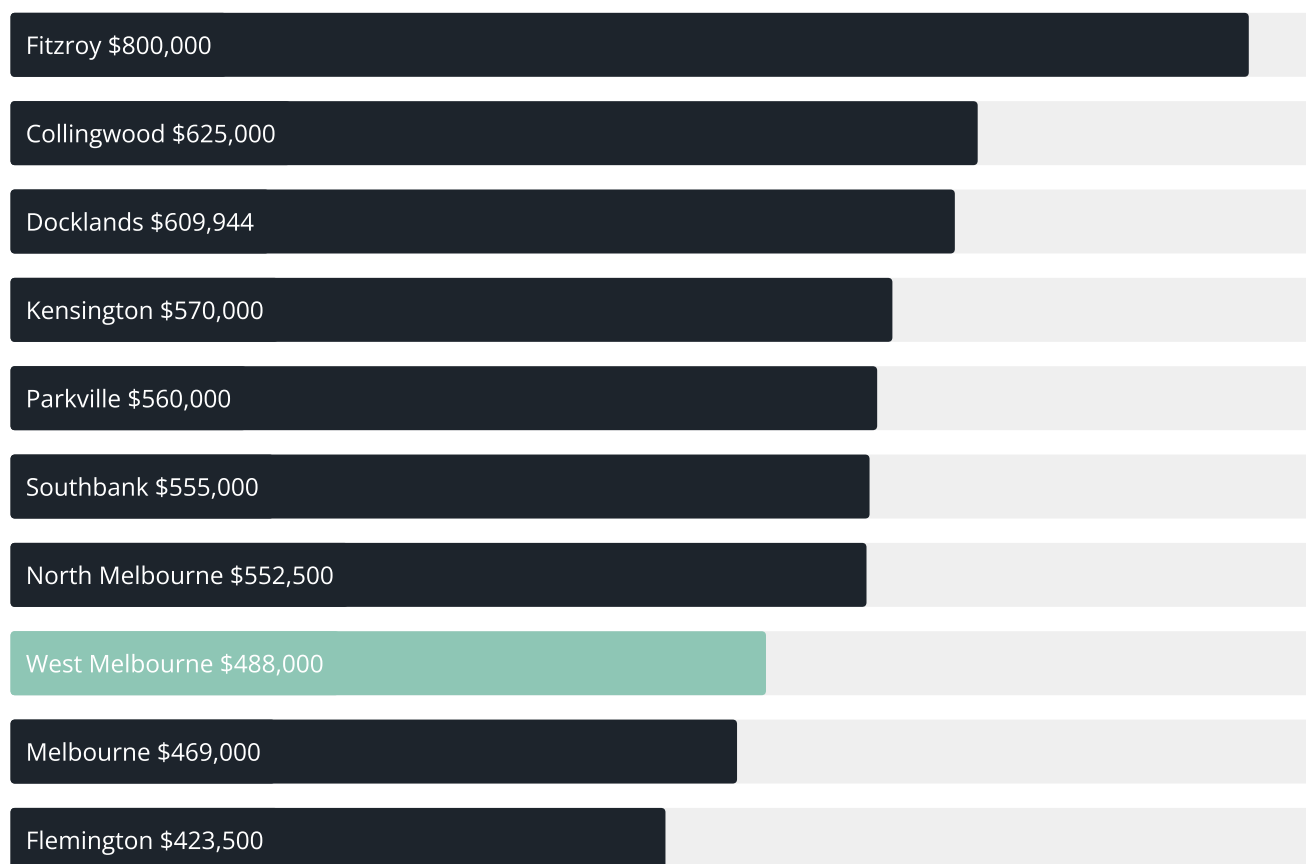
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



WEST MELBOURNE SUBURB REPORT

Sale Method*



Auction 9%
Private 91%

Auction Clearance Rate*

100%

Median Days on Market^

37 days

Average Hold Period*

5.6 years

Dwelling Type^



Houses 1% Units 99%

Ownership^



Owned Outright 13% Mortgaged 23% Rented 64%

Population^

8,025

Median Asking Rent per week*

\$750

Population Growth^

45.51%

Rental Yield*

2.52%

Median Age^








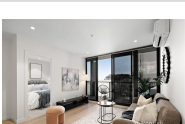
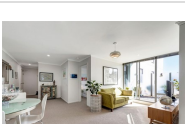
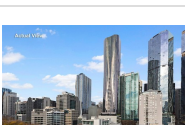
31 years

Median Household Size^











1.9 people

WEST MELBOURNE 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/5 Stawell St West Melbourne	1	Apartment	\$320,000	30 Jul 2025
 403/25 Wominjeka Wlk West Melbourne	3	Apartment	\$1,110,000	25 Jul 2025
 24/11 Anderson St West Melbourne	3	Apartment	\$1,675,000	24 Jul 2025
 702/5 Wominjeka Wlk West Melbourne	3	Apartment	\$1,001,000	22 Jul 2025
 1107/393 Spencer St West Melbourne	1	Apartment	\$420,000	18 Jul 2025
 305/150 Dudley St West Melbourne	1	Apartment	\$380,000	18 Jul 2025
 901/105 Batman St West Melbourne	1	Apartment	\$480,000	18 Jul 2025
 303/140 Dudley St West Melbourne	2	Apartment	\$570,000	18 Jul 2025
 115/118 Dudley St West Melbourne	2	Apartment	\$540,000	17 Jul 2025
 105/33 Jeffcott St West Melbourne	2	Apartment	\$627,000	16 Jul 2025

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1208/393 Spencer St West Melbourne	1	Apartment	\$420,000	11 Jul 2025
 2903/65 Dudley St West Melbourne	3	Apartment	\$1,180,000	08 Jul 2025
 204/493-499 Victoria St West Melbourne	1	Apartment	\$360,000	30 Jun 2025
 G3/162 Rosslyn St West Melbourne	2	Flat/Unit/Apartment	\$440,000	28 Jun 2025
 208/118 Dudley St West Melbourne	3	Apartment	\$705,000	27 Jun 2025
 103/102 Stanley St West Melbourne	2	Flat/Unit/Apartment	\$600,000	26 Jun 2025
 104/5 Stawell St West Melbourne	1	Apartment	\$345,000	24 Jun 2025
 215/288 Adderley St West Melbourne	3	Apartment	\$1,350,000	18 Jun 2025
 634 Spencer St West Melbourne	2	House	\$830,000	18 Jun 2025
 110/130 Dudley St West Melbourne	2	Apartment	\$469,000	17 Jun 2025

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 503/89 Roden St West Melbourne	2	Apartment	\$628,000	13 Jun 2025
 503/100 Roden St West Melbourne	2	Flat/Unit/Apartment	\$628,000	13 Jun 2025
 310/65 Dudley St West Melbourne	1	Apartment	\$350,000	11 Jun 2025
 12/51 Stawell St West Melbourne	2	Flat/Unit/Apartment	\$700,000	11 Jun 2025
 12/1 Flagstaff La West Melbourne	3	Unit	\$863,000	10 Jun 2025
 502/102 Stanley St West Melbourne	2	Apartment	\$725,000	08 Jun 2025
 109/28 Curzon St West Melbourne	2	Unit	\$725,000	06 Jun 2025
 1005/5 Wominjeka Wlk West Melbourne	2	Apartment	\$735,000	05 Jun 2025
 407/41 Batman St West Melbourne	2	Apartment	\$390,000	03 Jun 2025
 508/53 Batman St West Melbourne	1	Apartment	\$257,800	02 Jun 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months
^ Updated daily for the past quarter
~ Updated daily: 33 recent results.

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