

Suburb **INSIGHTS**

3003
WEST MELBOURNE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.50m

Quarterly Price Change

5.37% ↑

Median Unit Price*

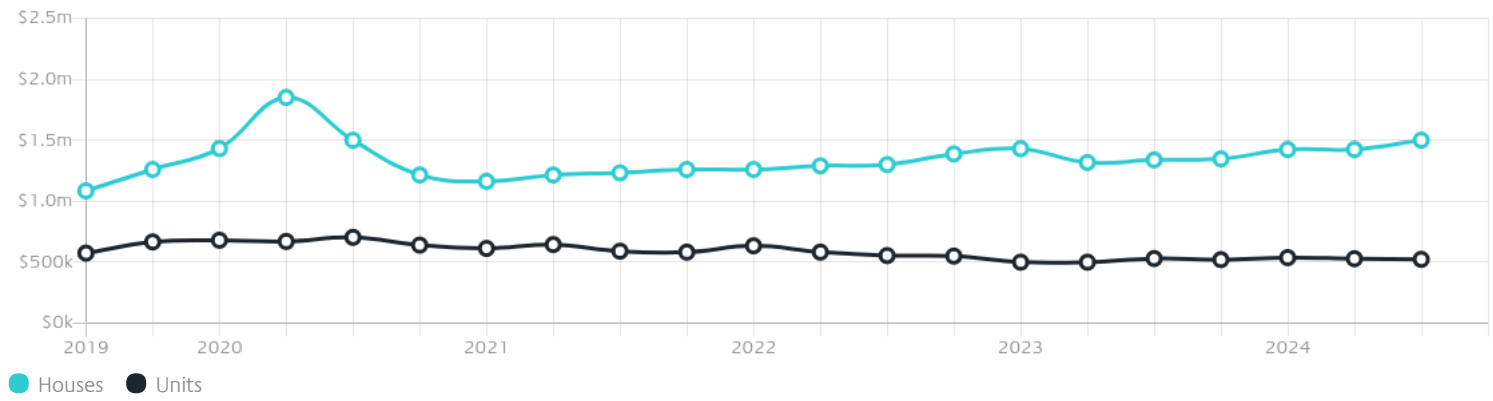
Median

\$523k

Quarterly Price Change

-0.99% ↓

Quarterly Price Change*

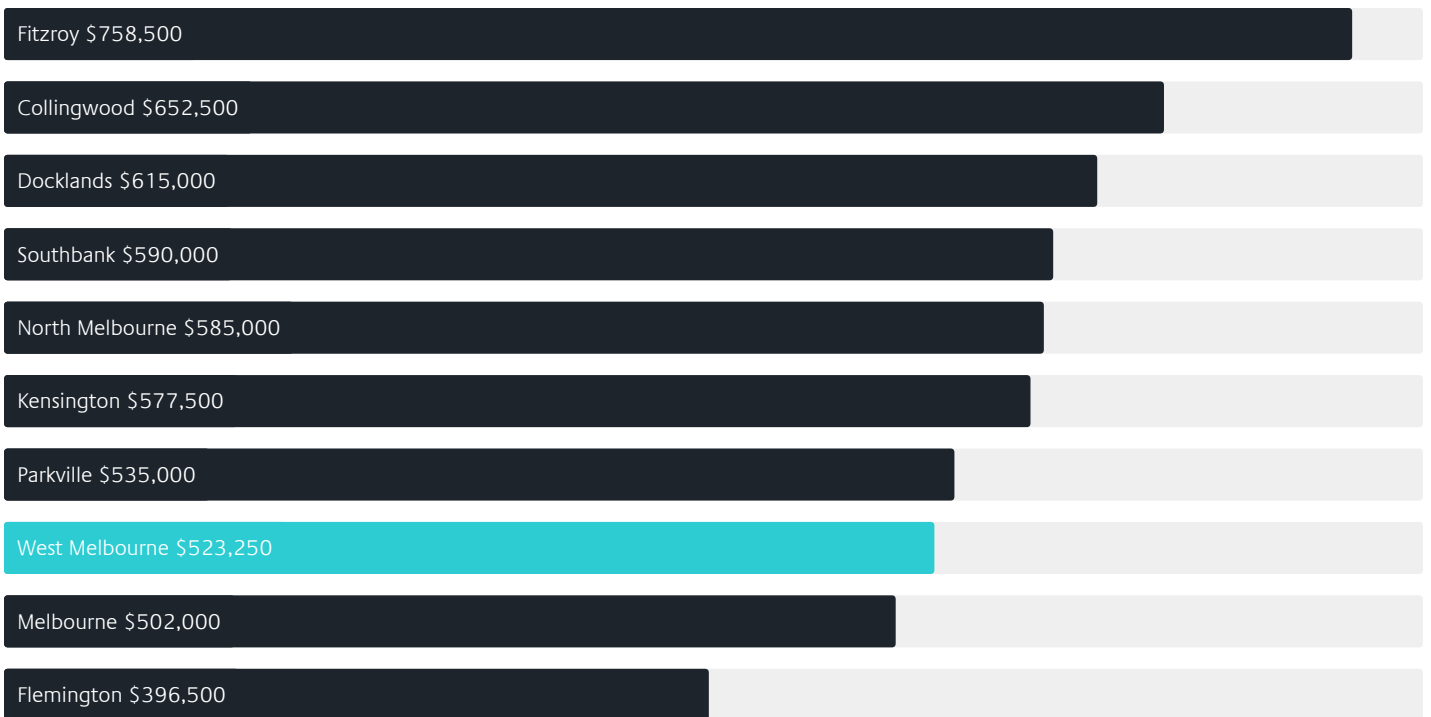


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 11%
● Private 89%

Auction Clearance Rate*

80%

Median Days on Market^

44 days

Average Hold Period*

5.6 years

Insights

Dwelling Type^



● Houses 1% ● Units 99%

Ownership^



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

Population^

8,025

Median Asking Rent per week*

\$725

Population Growth^

45.51%

Rental Yield*

2.52%

Median Age^













31 years

Median Household Size^













1.9 people

Sold Properties~









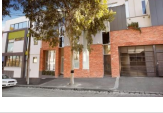



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 59 Capel St West Melbourne	2	House	\$723,000	26 Nov 2024
 207/89 Roden St West Melbourne	2	Apartment	\$590,000	21 Nov 2024
 1415/105 Batman St West Melbourne	1	Apartment	\$430,000	21 Nov 2024
 1102/105 Batman St West Melbourne	1	Apartment	\$440,000	21 Nov 2024
 2216/65 Dudley St West Melbourne	2	Apartment	\$520,000	13 Nov 2024
 807/53 Batman St West Melbourne	1	Apartment	\$275,000	03 Nov 2024
 517/9 Dryburgh St West Melbourne	1	Apartment	\$370,000	25 Oct 2024
 9/30 Chetwynd St West Melbourne	2	Apartment	\$620,000	22 Oct 2024
 602/130 Dudley St West Melbourne	1	Apartment	\$368,000	18 Oct 2024
 204/112 Adderley St West Melbourne	2	Apartment	\$515,000	11 Oct 2024
 1/123 Stanley St West Melbourne	3	Townhouse	\$1,125,000	10 Oct 2024
 506/105 Batman St West Melbourne	2	Apartment	\$558,800	05 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 503/53 Batman St West Melbourne	1	Apartment	\$270,000	03 Oct 2024
 302/162 Rosslyn St West Melbourne	2	Apartment	\$480,000	03 Oct 2024
 102/7 Howard St West Melbourne	2	Unit	\$825,000	03 Oct 2024
 102/58 Jeffcott St West Melbourne	2	Apartment	\$585,000	01 Oct 2024
 14/11 Anderson St West Melbourne	2	Unit	\$1,280,000	01 Oct 2024
 1207/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$410,000	30 Sep 2024
 109/41 Dryburgh St West Melbourne	2	Apartment	\$423,000	28 Sep 2024
 7/74-80 Ireland St West Melbourne	3	Townhouse	\$1,060,000	27 Sep 2024
 2001/65 Dudley St West Melbourne	1	Apartment	\$361,000	25 Sep 2024
 5/162 Rosslyn St West Melbourne	2	Apartment	\$450,000	25 Sep 2024
 1201/65 Dudley St West Melbourne	1	Apartment	\$419,980	24 Sep 2024
 203/493 Victoria St West Melbourne	2	Unit	\$480,000	24 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 316/118 Dudley St West Melbourne	2	Apartment	\$481,000	24 Sep 2024
 509/105 Batman St West Melbourne	2	Apartment	\$500,000	18 Sep 2024
 6/16 Roden St West Melbourne	2	Flat/Unit/Apartment	\$1,105,000	18 Sep 2024
 304/53 Batman St West Melbourne	2	Apartment	\$368,000	13 Sep 2024
 208/5 Wominjeka Wlk West Melbourne	1	Apartment	\$495,000	09 Sep 2024
 211/408 Spencer St West Melbourne	2	Strata Unit/Flat	\$715,000	07 Sep 2024
 206/112 Adderley St West Melbourne	2	Unit	\$520,000	03 Sep 2024
 2313/65 Dudley St West Melbourne	2	House	\$450,000	02 Sep 2024
 7/220 Roden St West Melbourne	2	Flat/Unit/Apartment	\$940,000	28 Aug 2024
 404/112 Adderley St West Melbourne	2	Flat/Unit/Apartment	\$821,000	23 Aug 2024
 903/392 Spencer St West Melbourne	1	Apartment	\$282,000	23 Aug 2024
 505/55 Jeffcott St West Melbourne	1	Apartment	\$415,000	19 Aug 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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