

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-13.40% ↓

Median Unit Price*

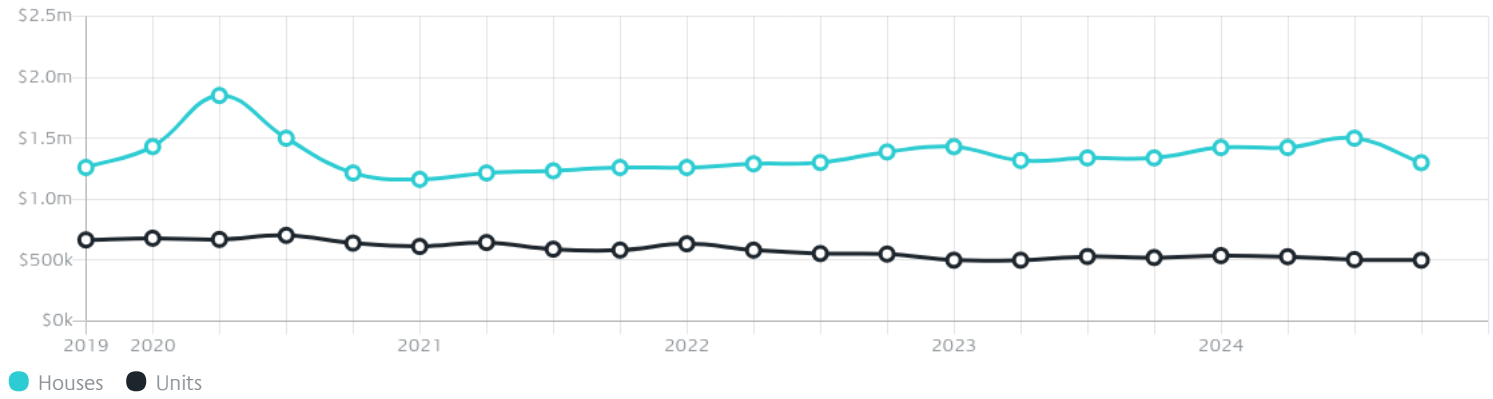
Median

\$500k

Quarterly Price Change

-0.99% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 13%
● Private 87%

Auction Clearance Rate*

85.71%

Median Days on Market^

58 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~










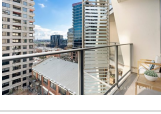
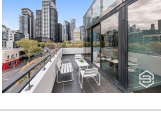

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4/28 Jeffcott St West Melbourne	2	Apartment	\$645,000	31 Jan 2025
 202/65 Dudley St West Melbourne	1	Apartment	\$318,000	28 Jan 2025
 505/112 Adderley St West Melbourne	2	Apartment	\$860,000	24 Jan 2025
 1206/53 Batman St West Melbourne	1	Apartment	\$270,000	08 Jan 2025
 804/10 Wominjeka Wk West Melbourne	1	Apartment	\$365,000	07 Jan 2025
 209/85 Ireland St West Melbourne	3	Townhouse	\$2,000,000	02 Jan 2025
 1312/65 Dudley St West Melbourne	2	Apartment	\$445,000	26 Dec 2024
 203/28 Curzon St West Melbourne	2	Apartment	\$765,000	23 Dec 2024
 16/89 Roden St West Melbourne	2	Apartment	\$500,000	21 Dec 2024
 1701/393 Spencer St West Melbourne	1	Apartment	\$345,000	12 Dec 2024
 2/123-125 Stanley St West Melbourne	3	Townhouse	\$1,180,000	12 Dec 2024
 405/89 Roden St West Melbourne	1	Apartment	\$390,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 507/393 Spencer St West Melbourne	1	Apartment	\$390,000	10 Dec 2024
 206/53 Batman St West Melbourne	1	Apartment	\$274,000	09 Dec 2024
 301/162 Rosslyn St West Melbourne	1	Apartment	\$340,000	06 Dec 2024
 2605/105 Batman St West Melbourne	1	Flat/Unit/Apartment	\$450,000	05 Dec 2024
 906/65 Dudley St West Melbourne	2	Apartment	\$415,000	03 Dec 2024
 603/16 Anderson St West Melbourne	1	Flat/Unit/Apartment	\$317,500	02 Dec 2024
 602/5 Wominjeka Wlk West Melbourne	3	Flat/Unit/Apartment	\$942,000	30 Nov 2024
 72/33 Jeffcott St West Melbourne	2	Apartment	\$635,000	30 Nov 2024
 11 Miller St West Melbourne	3	House	\$990,000	29 Nov 2024
 59 Capel St West Melbourne	2	House	\$723,000	26 Nov 2024
 308/107 Roden St West Melbourne	2	Flat/Unit/Apartment	\$631,800	22 Nov 2024
 1415/105 Batman St West Melbourne	1	Apartment	\$430,000	21 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 207/89 Roden St West Melbourne	2	Apartment	\$590,000	21 Nov 2024
 1102/105 Batman St West Melbourne	1	Apartment	\$440,000	21 Nov 2024
 1506/105 Batman St West Melbourne	2	Flat/Unit/Apartment	\$538,000	19 Nov 2024
 24/50 Rosslyn St West Melbourne	2	Apartment	\$330,000	19 Nov 2024
 1112/58 Jeffcott St West Melbourne	1	Flat/Unit/Apartment	\$260,000	18 Nov 2024
 2216/65 Dudley St West Melbourne	2	Apartment	\$520,000	13 Nov 2024
 504/2 Hawke St West Melbourne	1	Unit	\$650,000	13 Nov 2024
 109/408 Spencer St West Melbourne	2	Flat/Unit/Apartment	\$799,000	11 Nov 2024
 305/105 Batman St West Melbourne	3	Flat/Unit/Apartment	\$505,000	06 Nov 2024
 807/53 Batman St West Melbourne	1	Apartment	\$275,000	03 Nov 2024
 403/162 Rosslyn St West Melbourne	2	Flat/Unit/Apartment	\$500,000	01 Nov 2024
 501/41 Dryburgh St West Melbourne	2	Flat/Unit/Apartment	\$348,000	31 Oct 2024



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jellisraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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