

**Jellis
Craig**



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.50m

Quarterly Price Change

5.37% ↑

Median Unit Price*

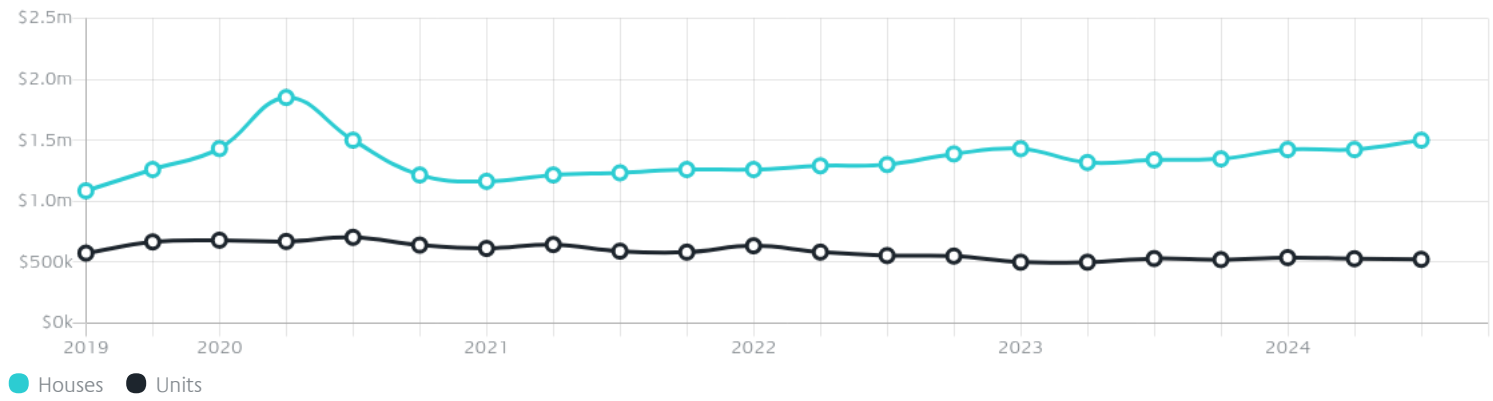
Median

\$523k

Quarterly Price Change

-0.99% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 19%
● Private 81%

Auction Clearance Rate^{*}

75%

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[^]





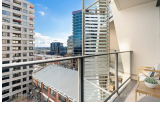




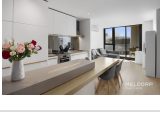
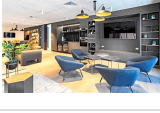

1.9 people

Sold Properties~










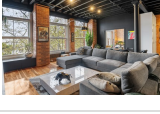
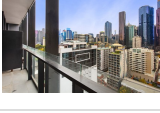

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 906/65 Dudley St West Melbourne	2	Apartment	\$415,000	03 Dec 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1102/105 Batman St West Melbourne	1	Apartment	\$440,000	21 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
 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
 901/408 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$563,000	28 Oct 2024
 322/23 Batman St West Melbourne	1	Flat/Unit/Apartment	\$370,000	28 Oct 2024
 517/9 Dryburgh St West Melbourne	1	Apartment	\$370,000	25 Oct 2024
 2110/105 Batman St West Melbourne	2	Apartment	\$600,000	23 Oct 2024
 9/30 Chetwynd St West Melbourne	2	Apartment	\$620,000	22 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1607/408 Spencer St West Melbourne	2	Flat/Unit/Apartment	\$707,000	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
 302/162 Rosslyn St West Melbourne	2	Apartment	\$480,000	03 Oct 2024
 503/53 Batman St West Melbourne	1	Apartment	\$270,000	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
 1815/65 Dudley St West Melbourne	1	Apartment	\$355,000	30 Sep 2024
 1207/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$410,000	30 Sep 2024



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jelliscraig.com.au

Data is current as of PDF generation date 06/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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