

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.27m

Quarterly Price Change

-2.61% ↓

Median Unit Price*

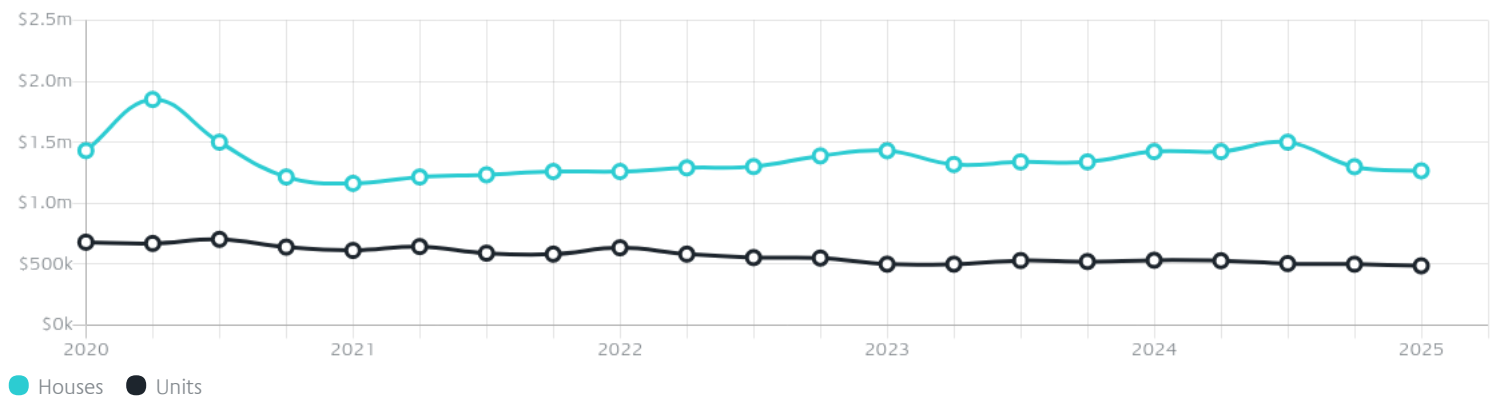
Median

\$487k

Quarterly Price Change

-2.69% ↓

Quarterly Price Change*

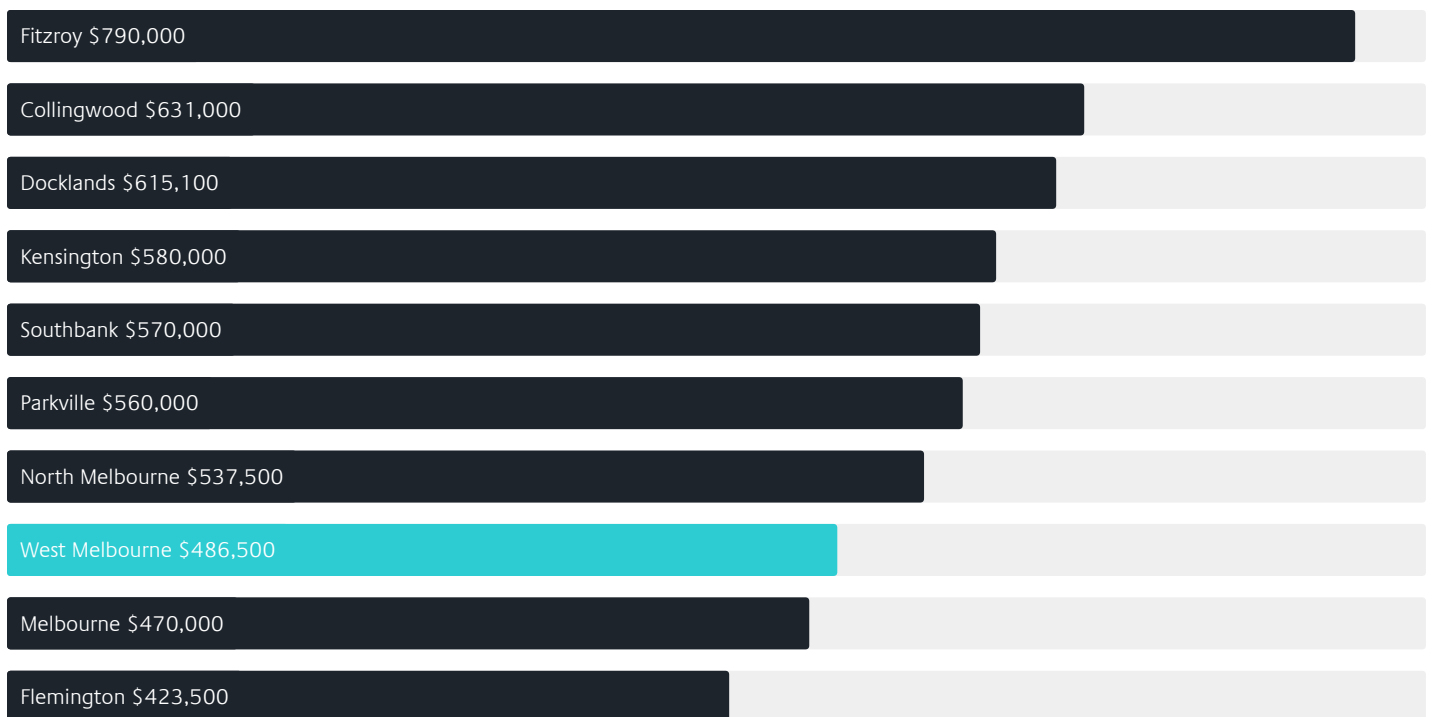


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 9%
● Private 91%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

38 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^{*}

\$720

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
 204/493-499 Victoria St West Melbourne	1	Apartment	\$360,000	30 Jun 2025
 215/288 Adderley St West Melbourne	3	Apartment	\$1,350,000	18 Jun 2025
 503/89 Roden St West Melbourne	2	Apartment	\$628,000	13 Jun 2025
 310/65 Dudley St West Melbourne	1	Apartment	\$350,000	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
 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
 3/18 Dicks Pl West Melbourne	1	Apartment	\$455,000	31 May 2025
 23/44 Chetwynd St West Melbourne	1	Apartment	\$487,500	30 May 2025
 905/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$438,000	27 May 2025
 807/65 Dudley St West Melbourne	1	Apartment	\$330,000	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1306/58 Jeffcott St West Melbourne	3	Apartment	\$805,000	23 May 2025
 2015/105 Batman St West Melbourne	1	Apartment	\$450,000	20 May 2025
 32/1 Flagstaff La West Melbourne	2	Apartment	\$1,193,000	17 May 2025
 33/28 Jeffcott St West Melbourne	3	Apartment	\$900,000	16 May 2025
 407/5 Wominjeka Wlk West Melbourne	1	Flat/Unit/Apartment	\$445,000	16 May 2025
 406/392 Spencer St West Melbourne	1	Apartment	\$321,000	15 May 2025
 308/150 Dudley St West Melbourne	1	Unit	\$336,000	13 May 2025
 507/5 Wominjeka Wlk West Melbourne	2	Apartment	\$720,000	12 May 2025
 910/41 Batman St West Melbourne	2	Apartment	\$378,000	12 May 2025
 612/288 Adderley St West Melbourne	3	Apartment	\$3,550,000	12 May 2025
 403/41 Dryburgh St West Melbourne	1	Flat/Unit/Apartment	\$335,000	12 May 2025
 555 King St West Melbourne	3	House	\$1,430,000	07 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 407/58 Jeffcott St West Melbourne	1	Apartment	\$435,000	30 Apr 2025
 210/41 Dryburgh St West Melbourne	2	Flat/Unit/Apartment	\$395,000	30 Apr 2025
 3/16 Roden St West Melbourne	3	Townhouse	\$1,000,000	30 Apr 2025
 411/288 Adderley St West Melbourne	2	Apartment	\$730,000	29 Apr 2025
 501/393 Spencer St West Melbourne	1	Apartment	\$340,000	28 Apr 2025
 1304/53 Batman St West Melbourne	2	Apartment	\$295,000	24 Apr 2025
 504/5 Wominjeka Wlk West Melbourne	2	Apartment	\$601,500	23 Apr 2025
 319/9 Dryburgh St West Melbourne	2	Apartment	\$555,000	23 Apr 2025
 25/28 Jeffcott St West Melbourne	2	Apartment	\$608,000	23 Apr 2025
 904/23 Batman St West Melbourne	2	Flat/Unit/Apartment	\$535,000	22 Apr 2025
 112/288 Adderley St West Melbourne	2	Apartment	\$715,000	19 Apr 2025
 310/112 Adderley St West Melbourne	2	Flat/Unit/Apartment	\$630,000	18 Apr 2025



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Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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