

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-13.40% ↓**

## Median Unit Price\*

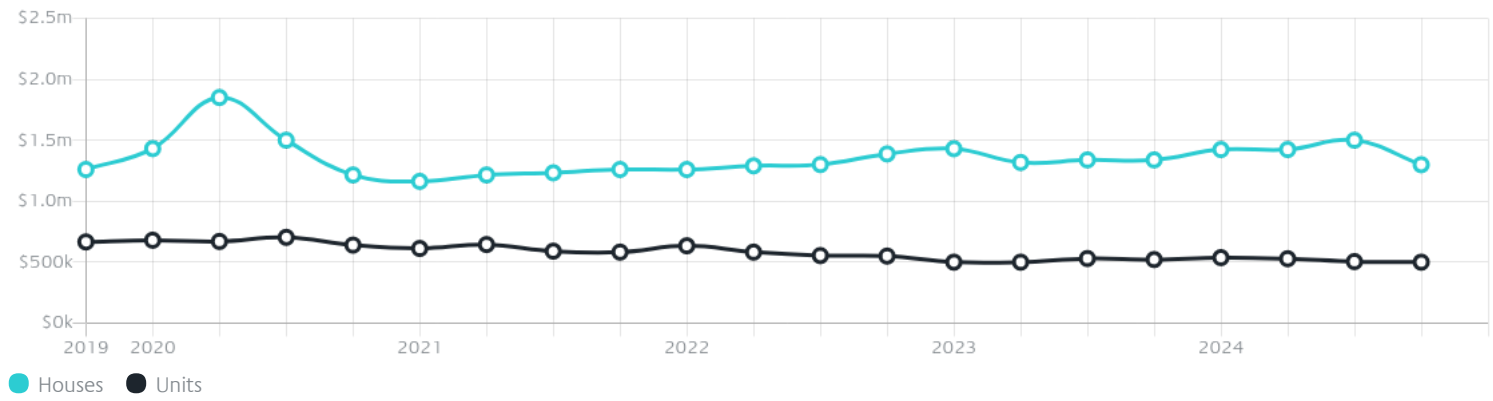
Median

**\$500k**

Quarterly Price Change

**-0.99% ↓**

## Quarterly Price Change\*



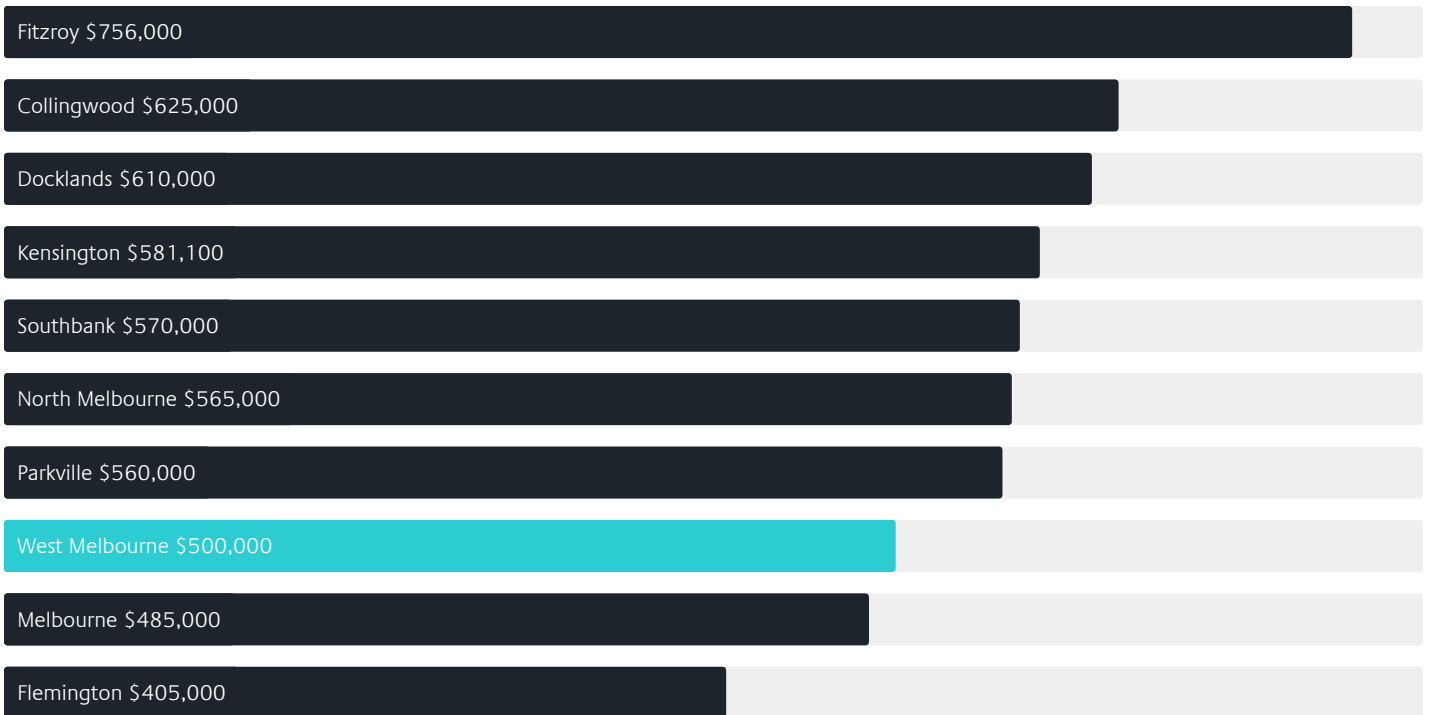
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 9%  
● Private 91%

## Auction Clearance Rate<sup>\*</sup>

80%

## Median Days on Market<sup>^</sup>

71 days

## Average Hold Period<sup>\*</sup>

5.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 1% ● Units 99%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

8,025

## Median Asking Rent per week<sup>\*</sup>

\$725

## Population Growth<sup>^</sup>

45.51%

## Rental Yield<sup>\*</sup>

2.52%

## Median Age<sup>^</sup>









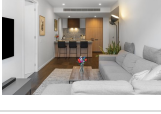
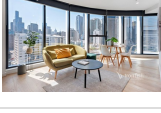


31 years

## Median Household Size<sup>^</sup>










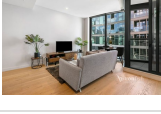


1.9 people

# Sold Properties~











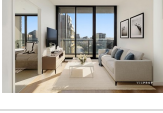

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 78 Hawke St West Melbourne	3	House	\$1,740,000	24 Feb 2025
 602/65 Dudley St West Melbourne	1	Apartment	\$320,000	17 Feb 2025
 208/5 Stawell St West Melbourne	1	Apartment	\$317,000	06 Feb 2025
 2802/65 Dudley St West Melbourne	1	Apartment	\$405,000	04 Feb 2025
 713/105 Batman St West Melbourne	2	Apartment	\$637,000	03 Feb 2025
 303/53 Batman St West Melbourne	1	Apartment	\$275,500	03 Feb 2025
 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
 1308/393 Spencer St West Melbourne	1	Apartment	\$420,000	23 Jan 2025
 G4/41 Dryburgh St West Melbourne	2	Apartment	\$400,000	16 Jan 2025
 1206/53 Batman St West Melbourne	1	Apartment	\$270,000	13 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1103/53 Batman St West Melbourne	1	Apartment	\$256,000	09 Jan 2025
 804/10 Wominjeka Wlk West Melbourne	1	Apartment	\$365,000	07 Jan 2025
 209/85 Ireland St West Melbourne	3	Townhouse	\$2,000,000	02 Jan 2025
 185/468 La Trobe St West Melbourne	3	Apartment	\$868,000	02 Jan 2025
 510/393 Spencer St West Melbourne	2	Apartment	\$510,000	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
 1209/105 Batman St West Melbourne	2	Flat/Unit/Apartment	\$490,000	18 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
 179 Hawke St West Melbourne	2	House	\$910,000	10 Dec 2024
 106/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$500,000	10 Dec 2024
 206/53 Batman St West Melbourne	1	Apartment	\$274,000	09 Dec 2024
 2201/45 Dudley St West Melbourne	3	Strata Unit/Flat	\$2,000,000	07 Dec 2024
 601/408 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$549,000	07 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
 1803/65 Dudley St West Melbourne	2	Flat/Unit/Apartment	\$428,000	05 Dec 2024
 603/107 Roden St West Melbourne	3	Apartment	\$1,500,000	03 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

# Jellis Craig

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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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