

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.27m**

Quarterly Price Change

**-2.61% ↓**

## Median Unit Price\*

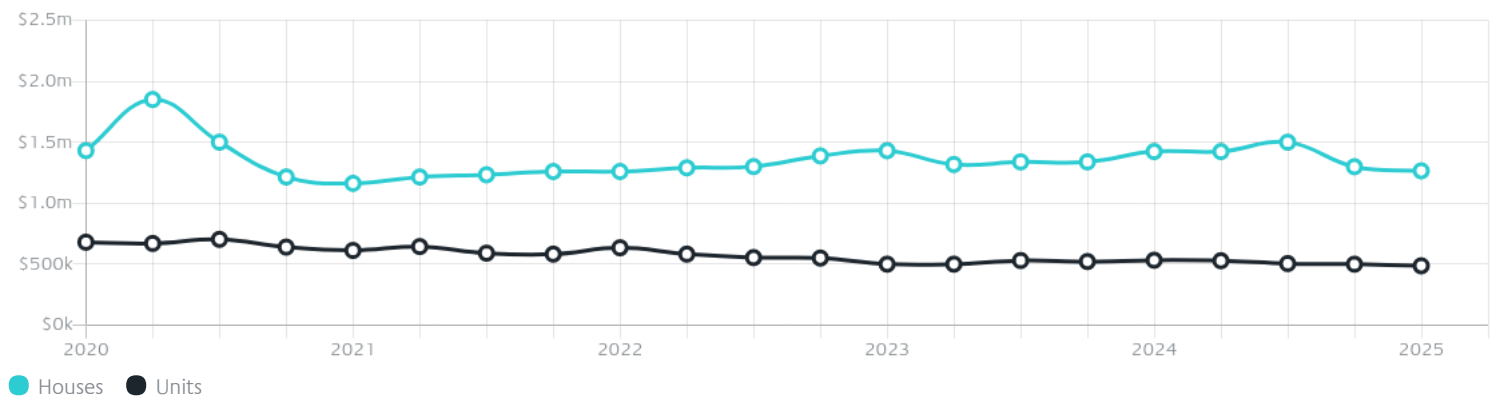
Median

**\$487k**

Quarterly Price Change

**-2.69% ↓**

## Quarterly Price Change\*



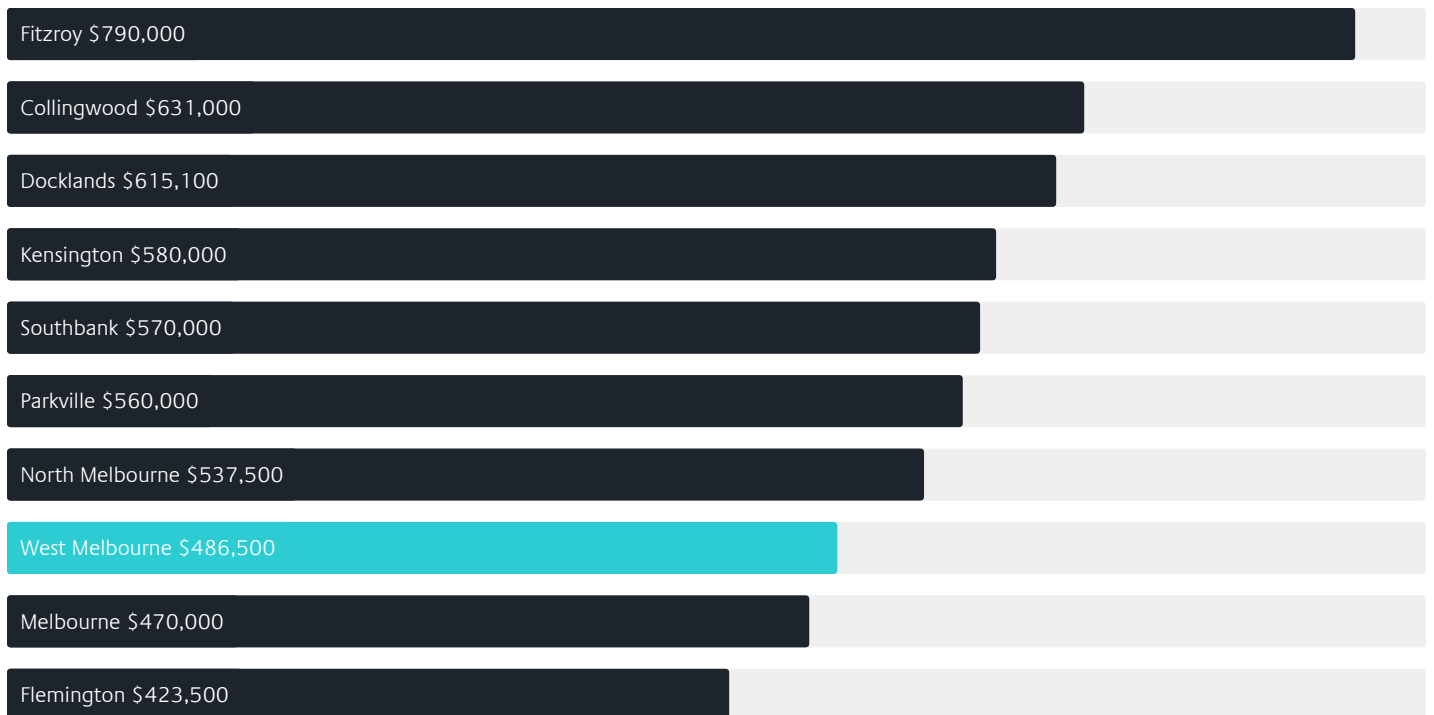
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 12%  
● Private 88%

Auction Clearance Rate\*

57.14%

Median Days on Market^

39 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^








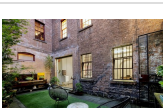
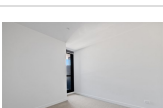
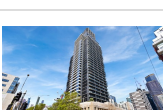
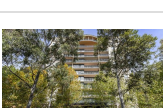

31 years

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 319/9 Dryburgh St West Melbourne	2	Apartment	\$555,000	30 Apr 2025
 3/16 Roden St West Melbourne	3	Townhouse	\$1,000,000	30 Apr 2025
 110/53 Batman St West Melbourne	1	Apartment	\$260,000	23 Apr 2025
 112/288 Adderley St West Melbourne	2	Apartment	\$715,000	19 Apr 2025
 601/105 Batman St West Melbourne	1	Apartment	\$477,000	15 Apr 2025
 410/121 Rosslyn St West Melbourne	1	Apartment	\$425,000	15 Apr 2025
 1112/65 Dudley St West Melbourne	2	Apartment	\$450,000	14 Apr 2025
 4-6 Phoenix La West Melbourne	3	House	\$2,010,000	12 Apr 2025
 1416/65 Dudley St West Melbourne	2	Apartment	\$541,000	10 Apr 2025
 1913/65 Dudley St West Melbourne	2	Apartment	\$420,000	10 Apr 2025
 82/33 Jeffcott St West Melbourne	2	Apartment	\$645,000	09 Apr 2025
 2009/105 Batman St West Melbourne	2	Apartment	\$530,000	02 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 408/288 Adderley St West Melbourne	2	Apartment	\$760,000	02 Apr 2025
 4/467 King St West Melbourne	2	Apartment	\$717,100	31 Mar 2025
 813/23 Batman St West Melbourne	3	Apartment	\$940,000	28 Mar 2025
 201/89 Roden St West Melbourne	2	Unit	\$605,000	28 Mar 2025
 201/85 Roden St West Melbourne	2	Flat/Unit/Apartment	\$605,000	28 Mar 2025
 108/94 Stanley St West Melbourne	1	Apartment	\$425,000	26 Mar 2025
 2/30 Dudley St West Melbourne	2	Flat/Unit/Apartment	\$817,500	20 Mar 2025
 1006/408 Spencer St West Melbourne	2	Apartment	\$570,000	19 Mar 2025
 907/288 Adderley St West Melbourne	4	Apartment	\$1,720,000	19 Mar 2025
 G5/135 Roden St West Melbourne	1	Apartment	\$340,000	19 Mar 2025
 433 Victoria St West Melbourne	2	House	\$1,455,000	15 Mar 2025
 505/150 Dudley St West Melbourne	2	Apartment	\$485,000	14 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 514/121 Rosslyn St West Melbourne	3	Apartment	\$825,000	12 Mar 2025
 104/2 Hawke St West Melbourne	2	Apartment	\$860,000	11 Mar 2025
 704/429 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$283,500	10 Mar 2025
 106/408 Spencer St West Melbourne	2	Flat/Unit/Apartment	\$924,000	08 Mar 2025
 210/130 Dudley St West Melbourne	2	Apartment	\$488,000	06 Mar 2025
 2405/105 Batman St West Melbourne	1	Apartment	\$445,000	05 Mar 2025
 104/112 Ireland St West Melbourne	1	Apartment	\$305,000	04 Mar 2025
 712/58 Jeffcott St West Melbourne	1	Apartment	\$320,000	03 Mar 2025
 303/130 Dudley St West Melbourne	2	Apartment	\$560,000	01 Mar 2025
 402/65 Dudley St West Melbourne	1	Apartment	\$320,000	27 Feb 2025
 121/121 Rosslyn St West Melbourne	2	Apartment	\$555,588	26 Feb 2025
 508/130 Dudley St West Melbourne	1	Studio Apartment	\$250,000	26 Feb 2025



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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