

JellisCraig

WEST MELBOURNE

Suburb Report

Know your neighbourhood.



WEST MELBOURNE SUBURB REPORT

Median House Price*

Median

\$1.40m

Quarterly Price Change

10.67% ↑

Median Unit Price*

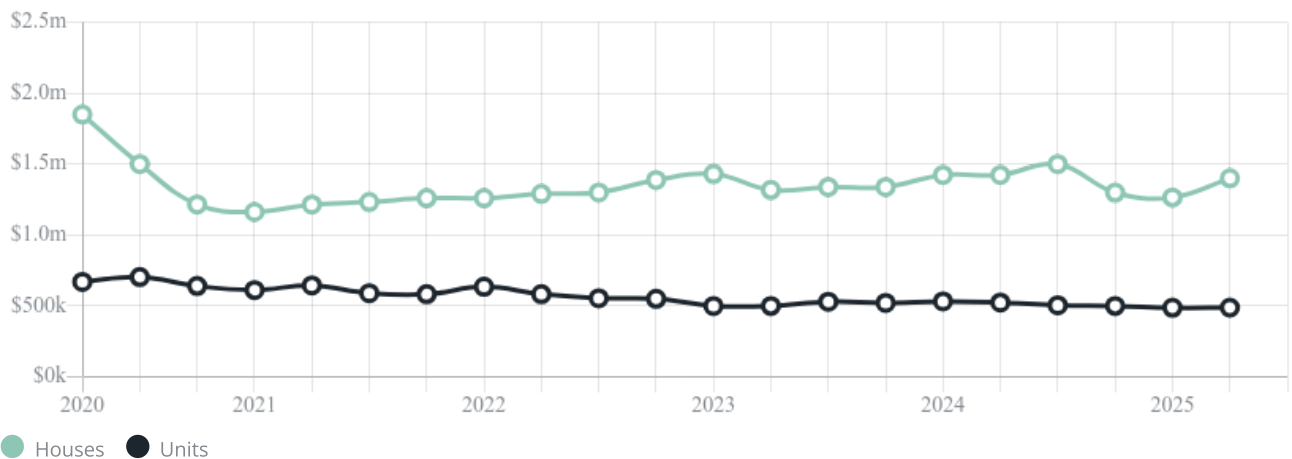
Median

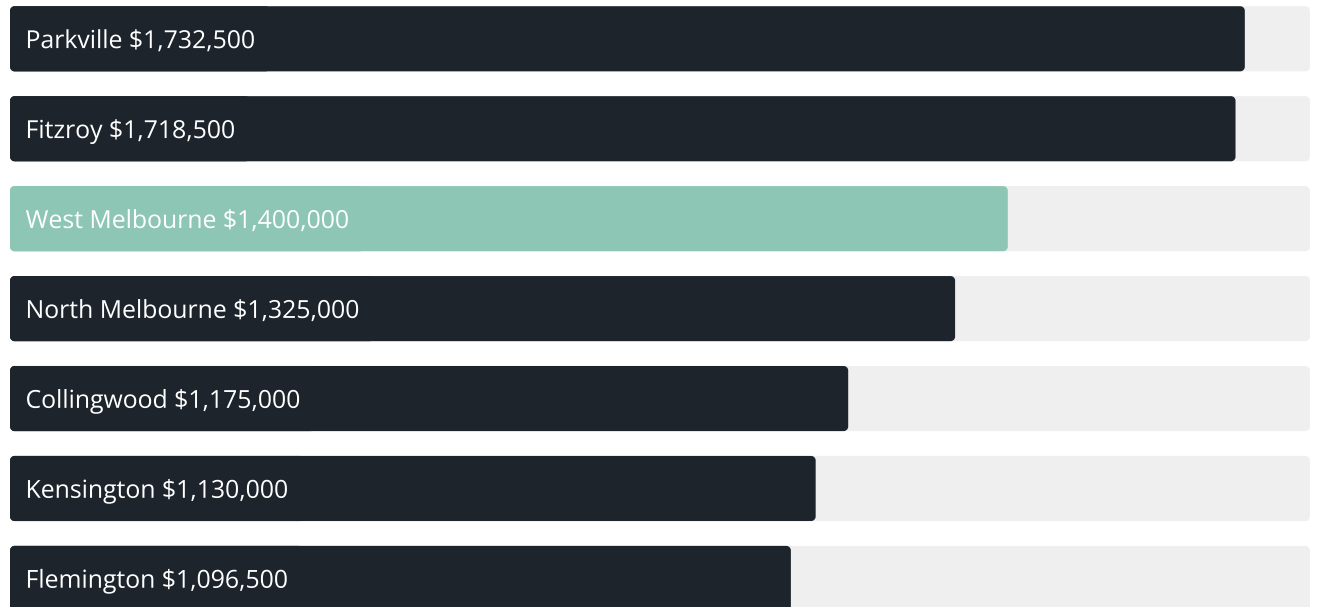
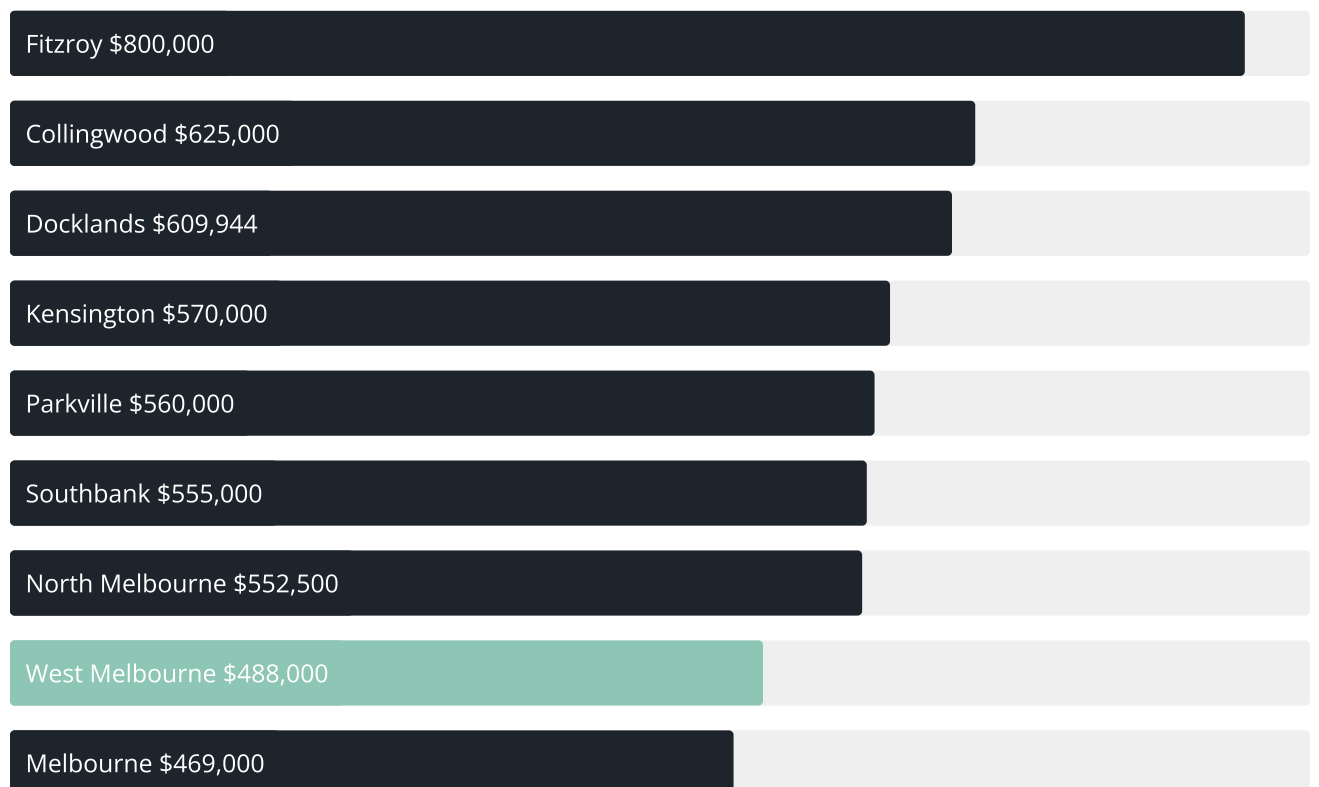
\$488k

Quarterly Price Change

0.30% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

WEST MELBOURNE SUBURB REPORT

Sale Method*



● Auction 10%
● Private 90%

Auction Clearance Rate*

85.71%

Median Days on Market^

53 days

Average Hold Period*

5.6 years

Dwelling Type^



● Houses 1% ● Units 99%

Ownership^



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

Population^

8,025

Median Asking Rent per week*

\$750

Population Growth^

45.51%

Rental Yield*

2.52%

Median Age^











31 years

Median Household Size^











1.9 people

WEST MELBOURNE SUBURB REPORT











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
 1208/53 Batman St West Melbourne	1	Apartment	\$271,500	23 Sep 2025
 912/23 Batman St West Melbourne	2	Apartment	\$656,000	19 Sep 2025
 406/25 Wominjeka Wlk West Melbourne	2	Apartment	\$575,000	19 Sep 2025
 1203/53 Batman St West Melbourne	1	Apartment	\$271,500	18 Sep 2025
 312/150 Dudley St West Melbourne	1	Apartment	\$340,000	16 Sep 2025
 805/288 Adderley St West Melbourne	2	Apartment	\$788,000	11 Sep 2025
 508/5 Wominjeka Wlk West Melbourne	2	Apartment	\$550,000	10 Sep 2025
 6/39-47 Peel St West Melbourne	2	Apartment	\$650,000	10 Sep 2025
 13/89 Roden St West Melbourne	1	Apartment	\$360,000	07 Sep 2025
 104/41 Dryburgh St West Melbourne	2	Apartment	\$475,000	06 Sep 2025

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 505/16 Anderson St West Melbourne	1	Apartment	\$460,000	03 Sep 2025
 177 Adderley St West Melbourne	2	House	\$1,210,000	01 Sep 2025
 412/58 Jeffcott St West Melbourne	1	Apartment	\$438,000	28 Aug 2025
 204/5 Wominjeka Wlk West Melbourne	1	Apartment	\$480,000	28 Aug 2025
 43 Walsh St West Melbourne	3	House	\$908,000	26 Aug 2025
 2310/105 Batman St West Melbourne	2	Apartment	\$600,000	25 Aug 2025
 406/41 Batman St West Melbourne	1	Flat/Unit/Apartment	\$347,000	20 Aug 2025
 46 Abbotsford St West Melbourne	4	House	\$1,450,000	16 Aug 2025
 503/105 Rosslyn St West Melbourne	2	Apartment	\$627,000	15 Aug 2025
 209/41 Dryburgh St West Melbourne	2	Apartment	\$467,500	08 Aug 2025

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 89/33 Jeffcott St West Melbourne	2	Apartment	\$630,000	08 Aug 2025
 605/5 Wominjeka Wlk West Melbourne	2	Apartment	\$623,500	08 Aug 2025
 504/9 Dryburgh St West Melbourne	1	Flat/Unit/Apartment	\$398,000	08 Aug 2025
 506/41 Dryburgh St West Melbourne	2	Apartment	\$460,000	06 Aug 2025
 2106/105 Batman St West Melbourne	2	Apartment	\$595,000	05 Aug 2025
 505/393 Spencer St West Melbourne	2	Apartment	\$630,000	05 Aug 2025
 610/9 Dryburgh St West Melbourne	2	Apartment	\$700,000	02 Aug 2025
 911/288 Adderley St West Melbourne	2	Apartment	\$815,000	31 Jul 2025
 37 Hawke St West Melbourne	2	House	\$600,000	31 Jul 2025
 1/5 Stawell St West Melbourne	1	Apartment	\$320,000	30 Jul 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.