

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*

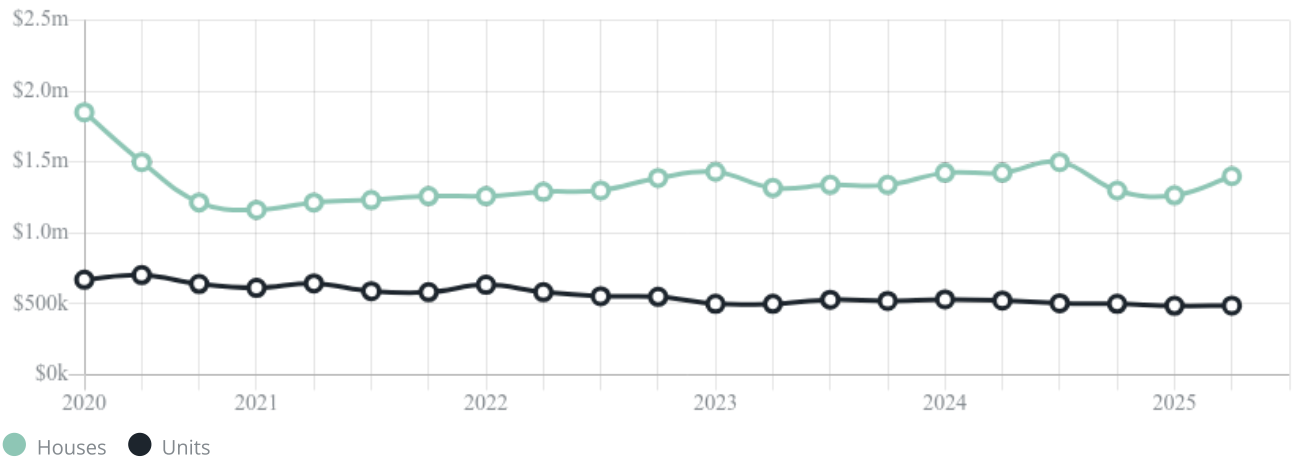
Median

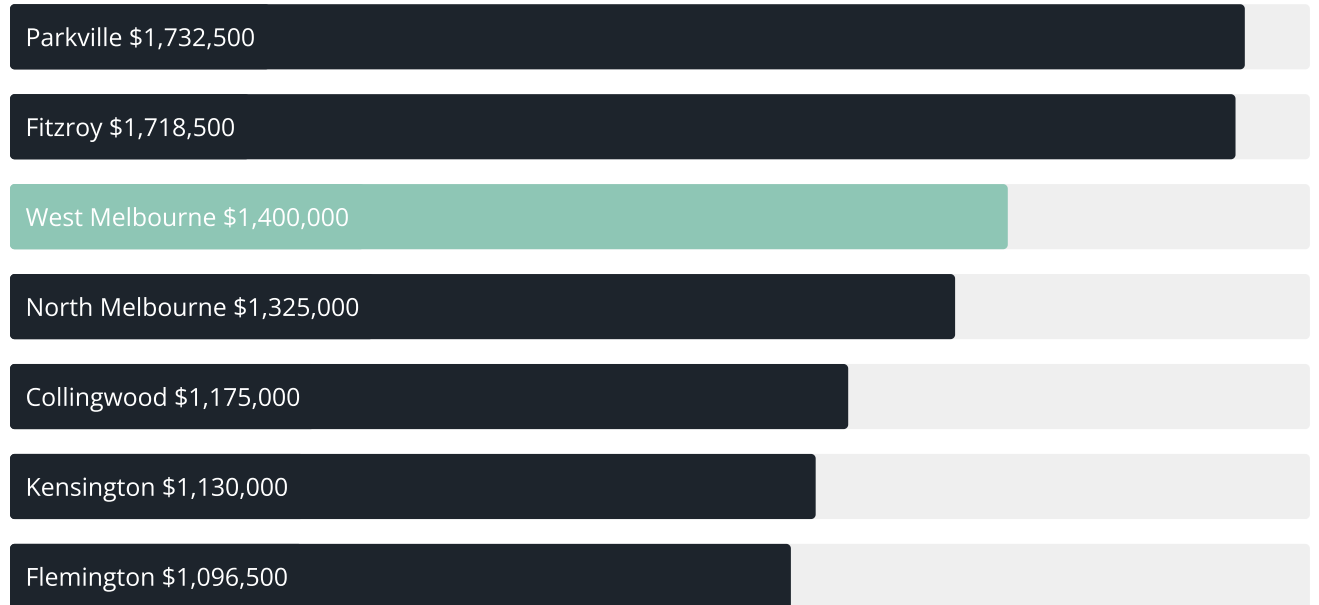
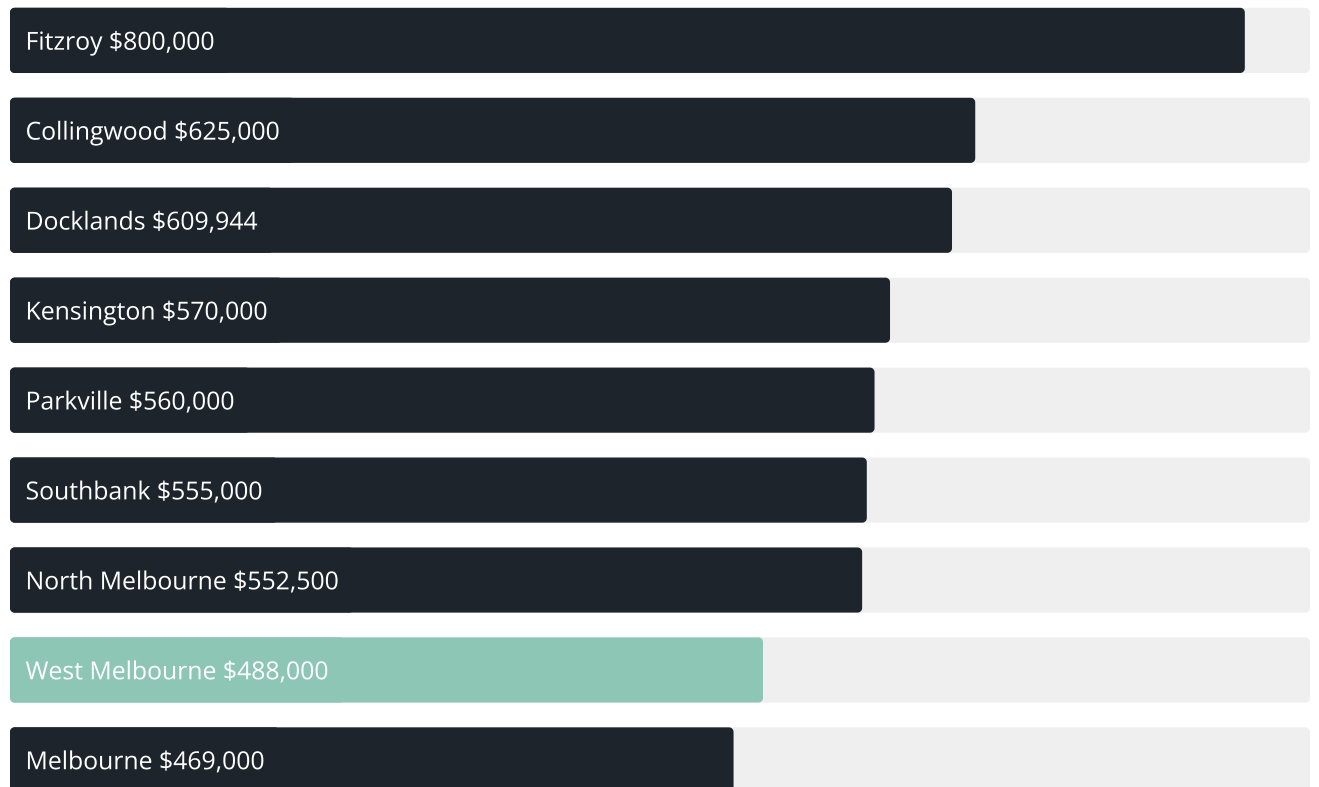
\$488k

Quarterly Price Change

0.30% ↑

Quarterly Price Change*



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

WEST MELBOURNE SUBURB REPORT

Sale Method*



● Auction 9%

● Private 91%

Auction Clearance Rate*

83.33%

Median Days on Market^

51 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
 405/65 Dudley St West Melbourne	2	Apartment	\$500,000	26 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
 506/41 Dryburgh St West Melbourne	2	Apartment	\$460,000	06 Aug 2025
 505/393 Spencer St West Melbourne	2	Apartment	\$630,000	05 Aug 2025
 2106/105 Batman St West Melbourne	2	Apartment	\$595,000	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

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Address	Bedrooms	Type	Price	Sold
 1/5 Stawell St West Melbourne	1	Apartment	\$320,000	30 Jul 2025
 403/25 Wominjeka Wlk West Melbourne	3	Apartment	\$1,110,000	25 Jul 2025
 24/11 Anderson St West Melbourne	3	Apartment	\$1,675,000	24 Jul 2025
 507/89 Roden St West Melbourne	2	Apartment	\$625,000	24 Jul 2025
 702/5 Wominjeka Wlk West Melbourne	3	Apartment	\$1,001,000	22 Jul 2025
 2004/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$605,000	22 Jul 2025
 1107/393 Spencer St West Melbourne	1	Apartment	\$420,000	18 Jul 2025
 305/150 Dudley St West Melbourne	1	Apartment	\$380,000	18 Jul 2025
 901/105 Batman St West Melbourne	1	Apartment	\$480,000	18 Jul 2025
 303/140 Dudley St West Melbourne	2	Apartment	\$570,000	18 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 73/33 Jeffcott St West Melbourne	3	Apartment	\$780,000	18 Jul 2025
 115/118 Dudley St West Melbourne	2	Apartment	\$540,000	17 Jul 2025
 105/33 Jeffcott St West Melbourne	2	Apartment	\$627,000	16 Jul 2025
 1208/393 Spencer St West Melbourne	1	Apartment	\$420,000	11 Jul 2025
 2903/65 Dudley St West Melbourne	3	Apartment	\$1,180,000	08 Jul 2025
 1008/5 Wominjeka Wlk West Melbourne	2	Flat/Unit/Apartment	\$565,500	07 Jul 2025
 204/493-499 Victoria St West Melbourne	1	Apartment	\$360,000	30 Jun 2025
 G3/162 Rosslyn St West Melbourne	2	Flat/Unit/Apartment	\$440,000	28 Jun 2025
 202/121 Rosslyn St West Melbourne	1	Apartment	\$425,000	27 Jun 2025
 208/118 Dudley St West Melbourne	3	Apartment	\$705,000	27 Jun 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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