



# Essendon West Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

ESSENDON WEST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.61m

Quarterly price change

12.98% 

Median unit price<sup>1</sup>

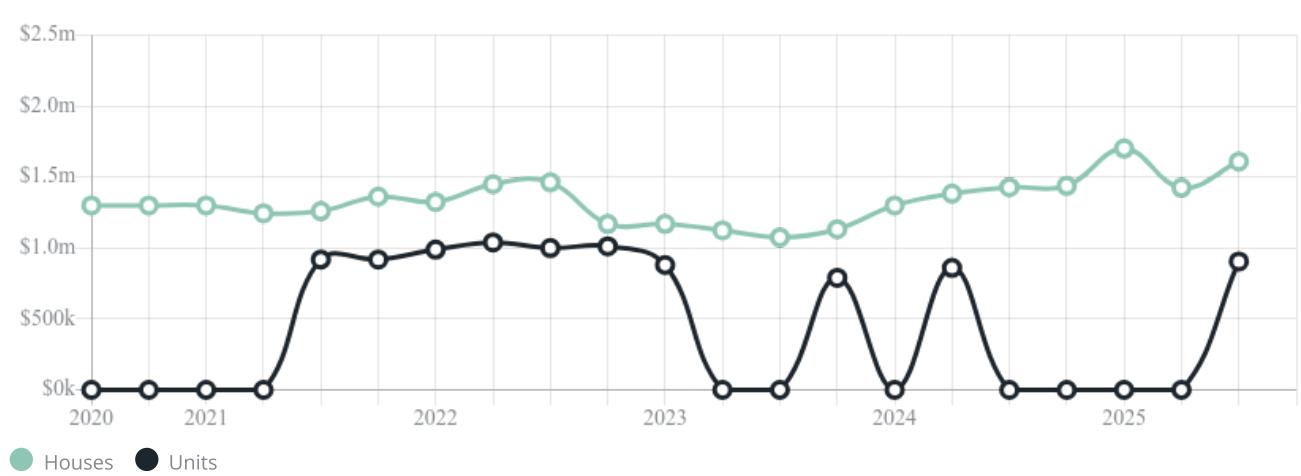
Median

\$905k

Quarterly price change

0.00% 

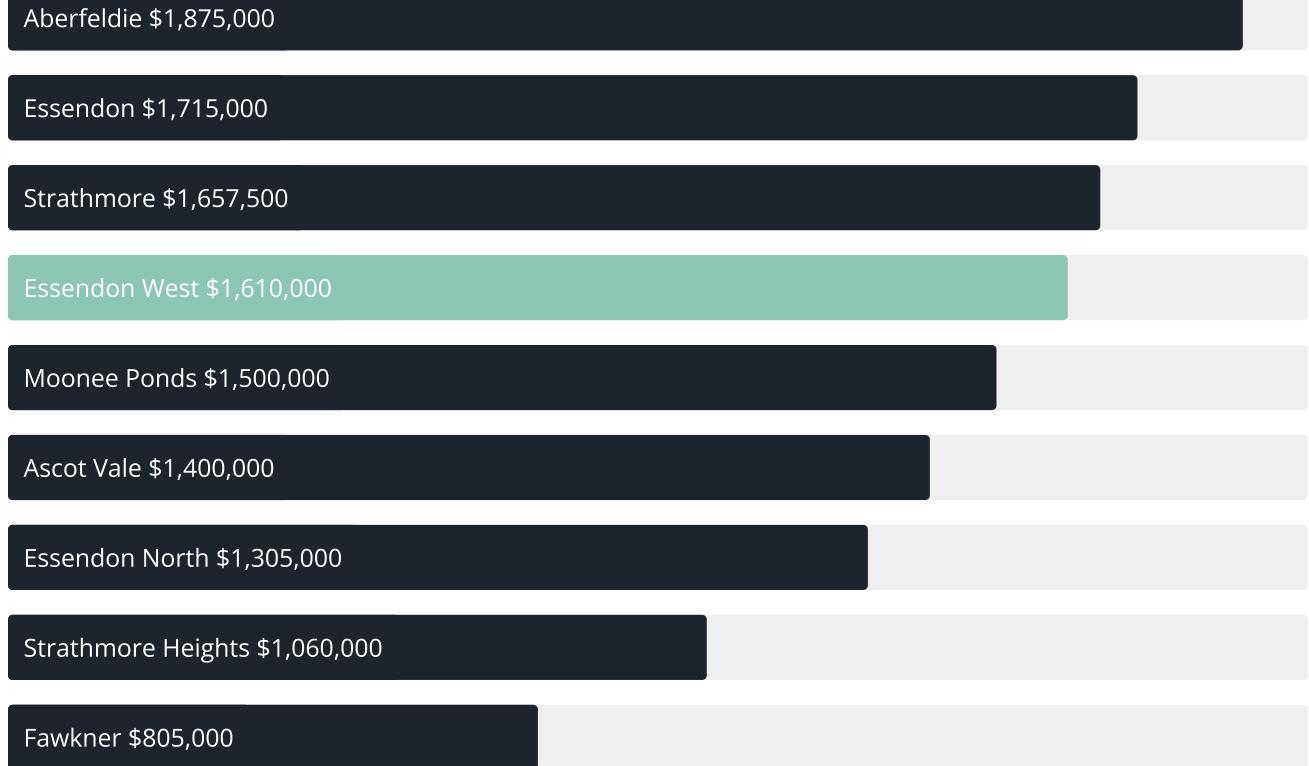
Quarterly price change<sup>1</sup>



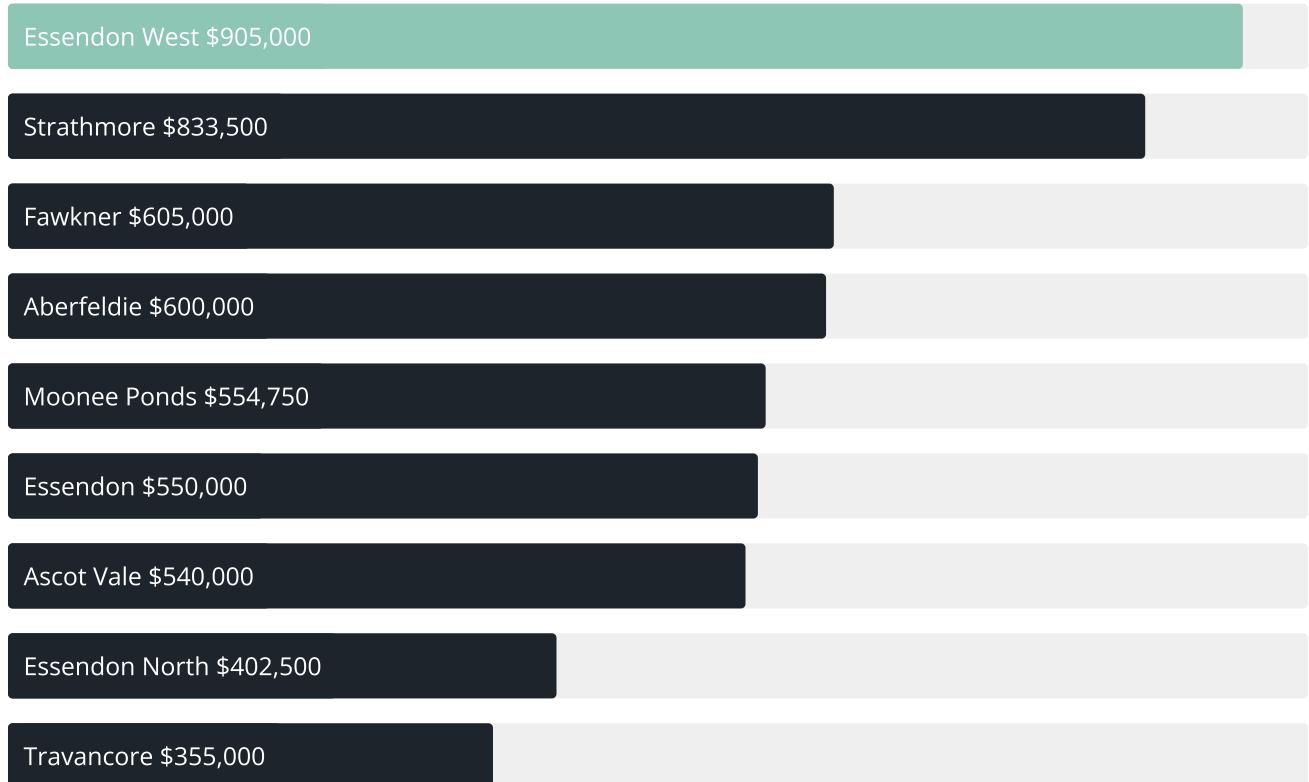
# Surrounding Suburbs

## ESSENDON WEST SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

ESSENDON WEST SUBURB REPORT

Sale method<sup>2</sup>



● Auction 50%  
● Private 50%

Auction clearance rate<sup>3</sup>

50%

Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

Average hold period<sup>1</sup>

4.8 years

# Insights

Dwelling type<sup>5</sup>



● Houses 67% ● Units 33%

Ownership<sup>5</sup>



● Owned outright 38% ● Mortgaged 37% ● Rented 25%

Population<sup>5</sup>

1,559

Median asking rent<sup>1</sup>

\$720 per week

Population growth<sup>5</sup>

8.34%

Rental yield<sup>1</sup>

2.63%

Median age<sup>5</sup>

39 years

Median household size<sup>5</sup>

2.7 people

## ESSENDON WEST SUBURB REPORT

### Recent Essendon West sales

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

Address	Bedrooms	Type	Price	Sold
 1/428 Buckley St Essendon West	2	Unit	\$685,000	09 Oct 2025
	2	Flat/Unit/Apartment	\$580,000	29 Sep 2025
 34 Clydebank Rd Essendon West	4	House	\$1,225,000	16 Sep 2025
 19a Ruby St Essendon West	4	House	\$1,900,000	06 Sep 2025
 21 Rosehill Rd Essendon West	4	Townhouse	\$1,550,000	30 Aug 2025
 2/3 Diamond St Essendon West	3	Flat/Unit/Apartment	\$790,000	14 Aug 2025
 2/21 Hampton Rd Essendon West	3	Townhouse	\$935,000	09 Aug 2025
 2/430 Buckley St Essendon West	3	Villa	\$900,000	07 Aug 2025
 5 Clydebank Rd Essendon West	4	House	\$1,300,000	05 Jul 2025
 6 Clydebank Rd Essendon West	3	House	\$1,320,000	05 Jul 2025

# Sold Properties

## ESSENDON WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Bourke St Essendon West	3	House	\$825,000	25 Jun 2025
 29 Rosehill Rd Essendon West	5	House	\$1,987,500	24 Jun 2025
 2/442 Buckley St Essendon West	3	House	\$980,000	23 Jun 2025
 19a Hampton Rd Essendon West	4	House	\$2,000,000	15 Jun 2025
 22 Emerald St Essendon West	4	House	\$2,735,000	04 Jun 2025
 1/27 Hampton Rd Essendon West	3	Unit	\$820,000	24 May 2025
 3/29 Ruby St Essendon West	4	Townhouse	\$1,060,000	21 May 2025
 16 Clydebank Rd Essendon West	3	House	\$1,175,000	12 Apr 2025
 4/442 Buckley St Essendon West	3	Townhouse	\$985,000	08 Apr 2025
 36 Ruby St Essendon West	3	House	\$840,000	08 Apr 2025

# Sold Properties

## ESSENDON WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Ruby St Essendon West	3	House	\$1,525,000	31 Mar 2025
 2/29 Ruby St Essendon West	3	Strata Unit/Flat	\$700,000	28 Mar 2025
 4/426 Buckley St Essendon West	3	Townhouse	\$780,000	17 Mar 2025
 1/442 Buckley St Essendon West	3	Townhouse	\$975,000	14 Mar 2025
 36A Ruby St Essendon West	3	House	\$850,000	13 Mar 2025
 7a Diamond St Essendon West	4	House	\$1,840,000	01 Mar 2025
 3/27 Emerald St Essendon West	3	Flat/Unit/Apartment	\$950,000	24 Feb 2025
 7 Clydebank Rd Essendon West	3	House	\$1,550,000	23 Jan 2025
 3/25 Hampton Rd ESSENDON WEST	2	Villa	\$535,000	12 Jan 2025
 2 Clydebank Rd Essendon West	4	House	\$1,460,000	10 Jan 2025



**Jellis Craig Moonee Valley**  
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 08/01/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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