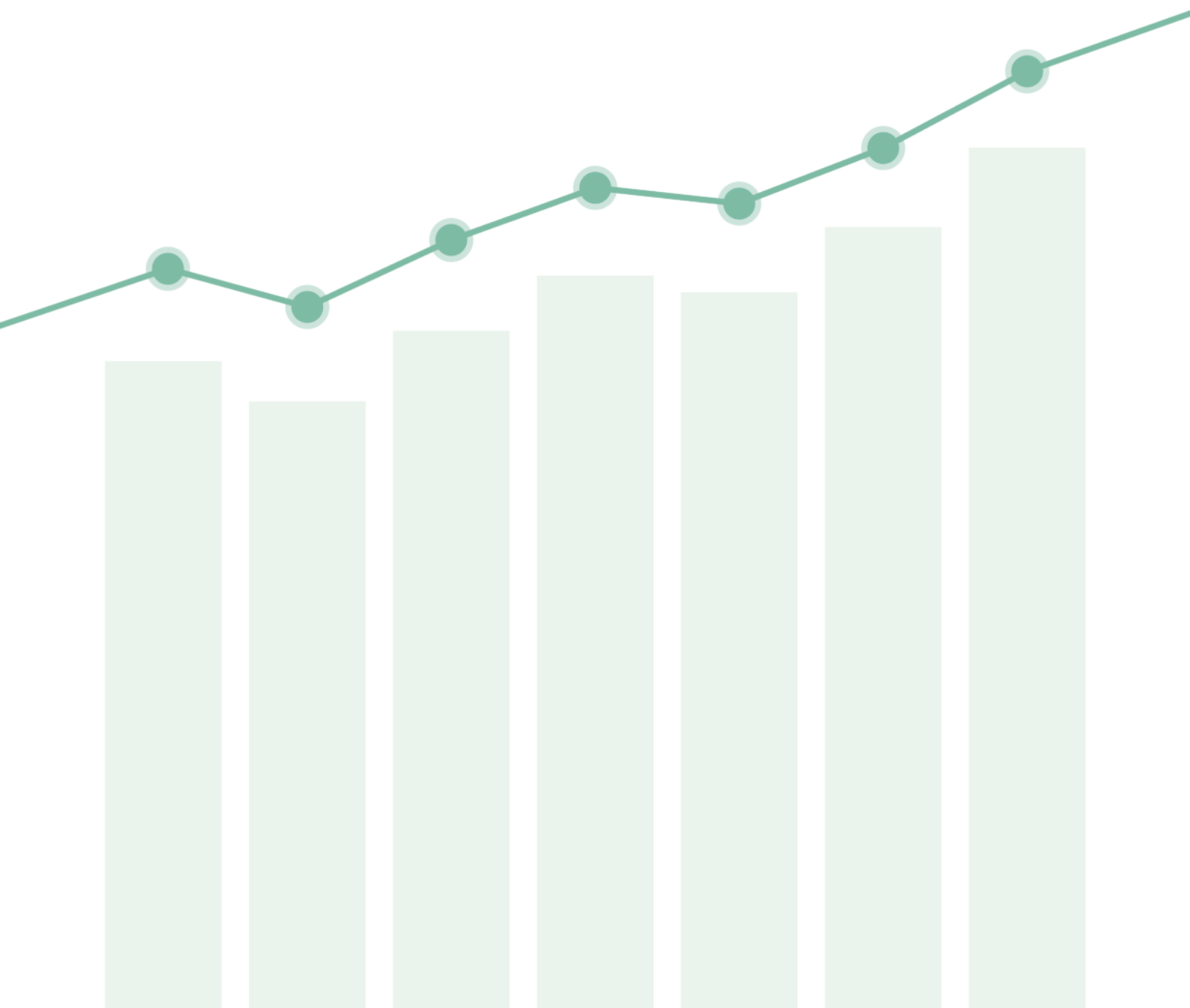


JellisCraig

SPOTSWOOD

Suburb Report

Know your neighbourhood.



SPOTSWOOD SUBURB REPORT

Median House Price*

Median

\$1.22m

Quarterly Price Change

0.00% ↓

Median Unit Price*

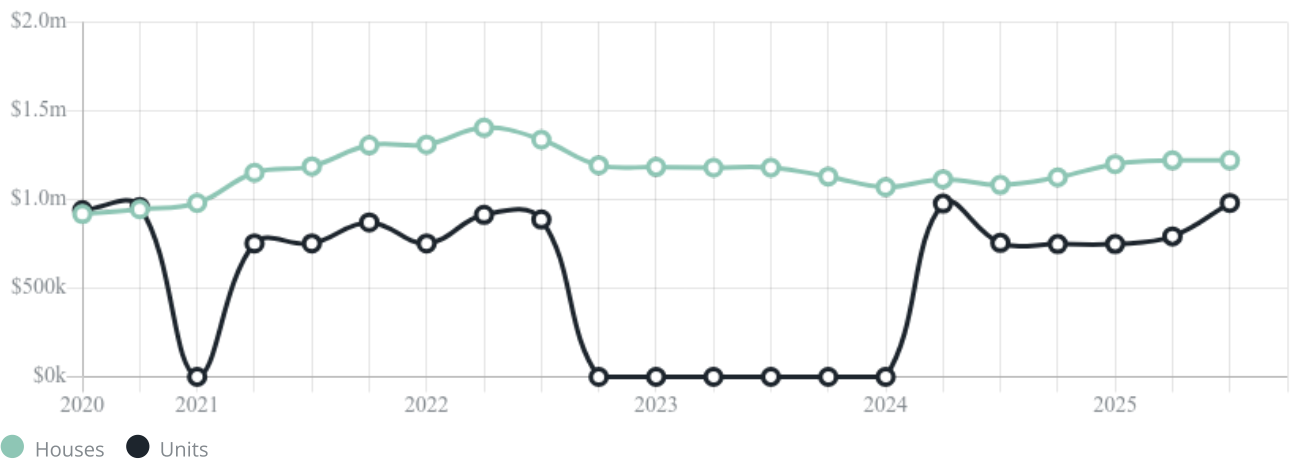
Median

\$981k

Quarterly Price Change

23.72% ↑

Quarterly Price Change*



SPOTSWOOD SUBURB REPORT

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

SPOTSWOOD SUBURB REPORT

Sale Method*



● Auction 92%
● Private 8%

Auction Clearance Rate*

54.55%

Median Days on Market^

23 days

Average Hold Period*

7.0 years

Dwelling Type^



● Houses 66% ● Units 34%

Ownership^



● Owned Outright 30% ● Mortgaged 42% ● Rented 28%

Population^

2,820

Median Asking Rent per week*

\$688

Median Age^

37 years

Rental Yield*

3.28%

Median Household Size^

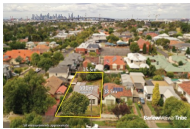
2.6 people

SPOTSWOOD 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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Creek St Spotswood	3	House	\$930,000	17 Nov 2025
 3 Bolton St Spotswood	2	House	\$840,000	15 Nov 2025
 136 The Avenue Spotswood	3	House	\$1,170,000	10 Nov 2025
 1/9 Strong St Spotswood	2	Townhouse	\$740,000	14 Oct 2025
 37 Birmingham St Spotswood	3	Strata Unit/Flat	\$1,150,000	08 Oct 2025
 20 Forrest St Spotswood	3	House	\$1,000,000	27 Sep 2025
 12 Raleigh St Spotswood	3	House	\$930,000	26 Sep 2025
 14 Reed St Spotswood	3	House	\$1,420,000	05 Sep 2025
 12a Vernier St Spotswood	4	House	\$1,100,000	02 Sep 2025
 111 The Avenue Spotswood	3	House	\$1,110,000	12 Aug 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 59 Hope St Spotswood	4	House	\$1,255,000	08 Aug 2025
 20 Hick St Spotswood	3	House	\$1,280,000	08 Aug 2025
 24 Forrest St Spotswood	3	House	\$1,225,000	25 Jul 2025
 14 Mclister St Spotswood	3	House	\$1,100,000	24 Jul 2025
 99 Hudsons Rd Spotswood	4	House on commercial land	\$920,000	02 Jul 2025
 6 Arras St Spotswood	3	House	\$1,045,000	25 Jun 2025
 2 Watt St Spotswood	4	Townhouse	\$1,600,000	17 Jun 2025
 1/12 Muir St Spotswood	4	Townhouse	\$1,410,000	05 Jun 2025
 7a Arras St Spotswood	3	House	\$1,180,000	31 May 2025
 45 Robert St Spotswood	3	House	\$1,310,000	20 May 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12c Derham St Spotswood	4	House	\$1,200,000	19 May 2025
 1/114 The Avenue Spotswood	3	Townhouse	\$930,000	15 May 2025
 37 Hope St Spotswood	3	House	\$950,000	10 May 2025
 53 Reed St Spotswood	3	House	\$1,270,000	05 May 2025
 16 Cullen Ct Spotswood	4	House	\$1,280,000	03 May 2025
 41 Hope St Spotswood	3	House	\$1,665,000	15 Apr 2025
 17 Andrews St Spotswood	3	House	\$815,000	12 Apr 2025
 8 Bolton St Spotswood	3	House	\$1,355,000	07 Apr 2025
 26 Reed St Spotswood	3	House	\$990,000	07 Apr 2025
 13b Vernier St Spotswood	2	House	\$750,000	28 Mar 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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