



Spotswood Suburb Report

—●—
Your connection to property insights



JellisCraig

SPOTSWOOD SUBURB REPORT

Median house price¹

Median

\$1.17m

Quarterly price change

-2.50% ↓

Median unit price¹

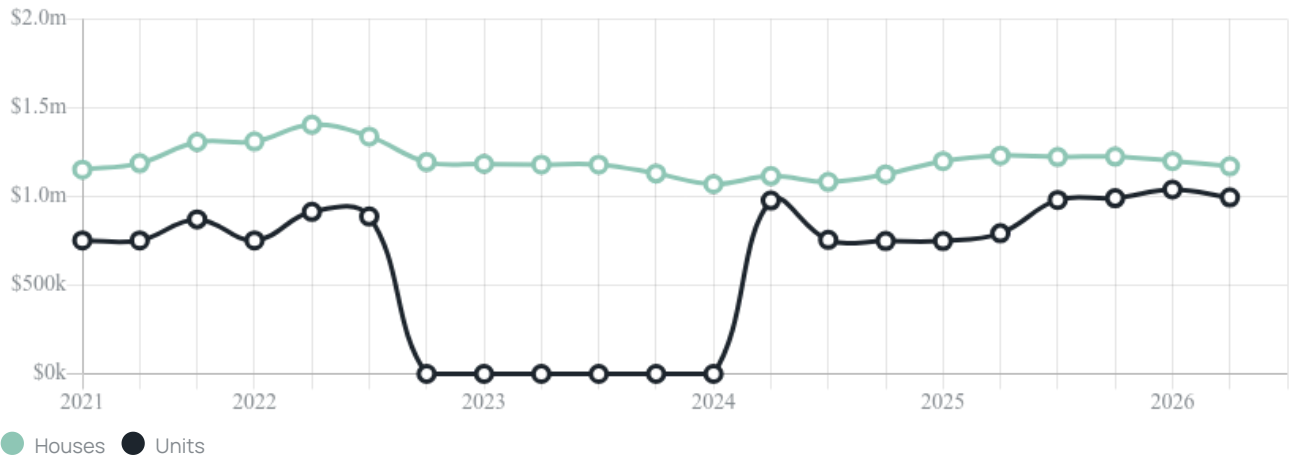
Median

\$995k

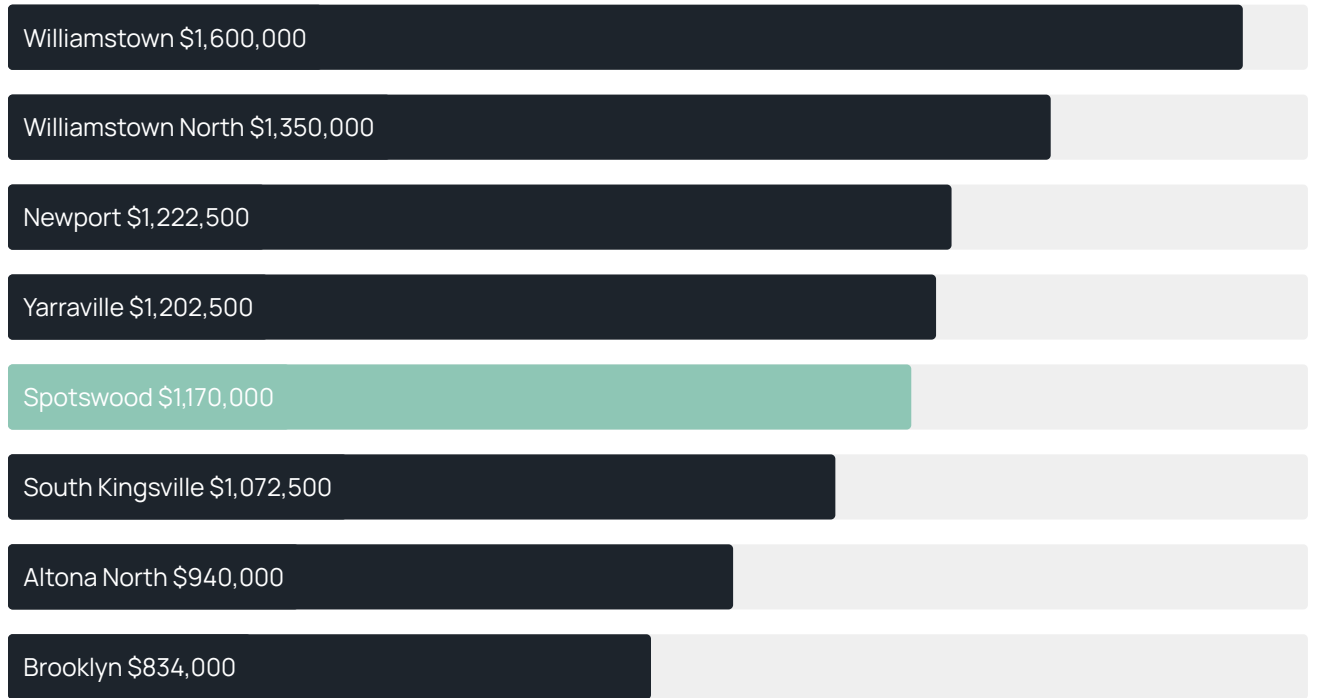
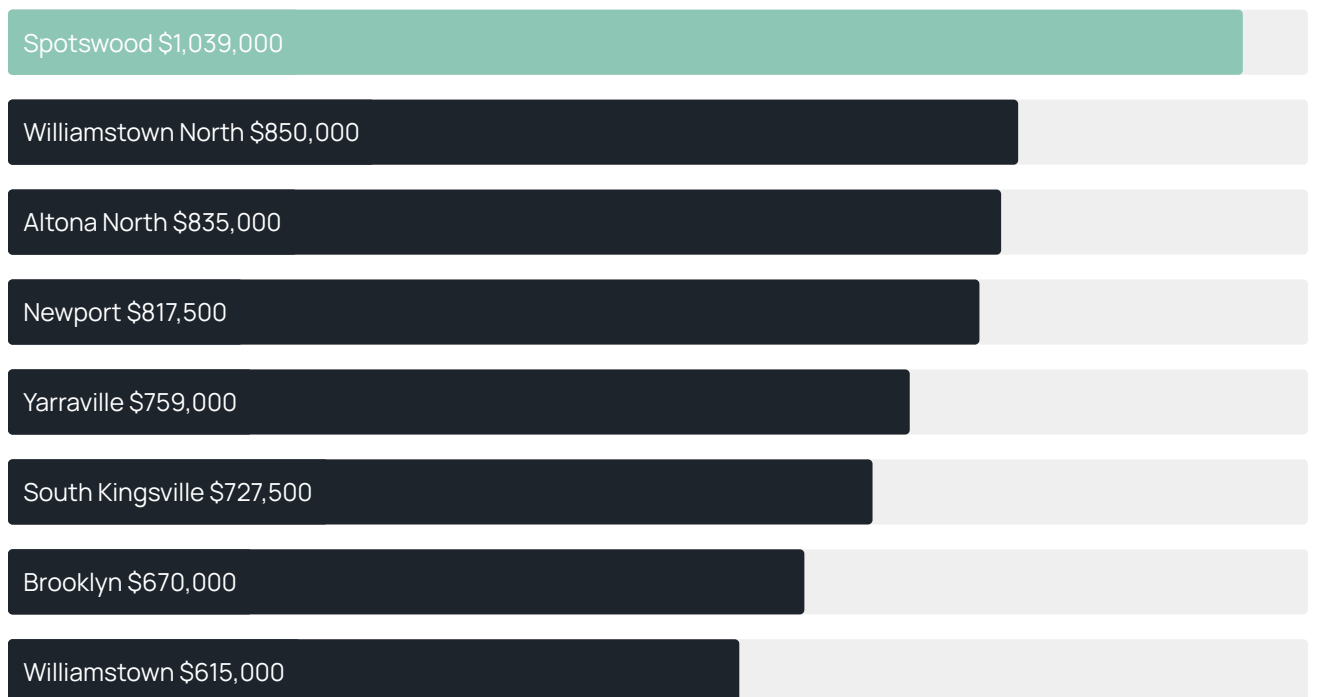
Quarterly price change

-4.28% ↓

Quarterly price change¹



SPOTSWOOD SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 71%
● Private 29%

Auction clearance rate³

75%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

7.0 years

Dwelling type⁵

● Houses 66% ● Units 34%

Ownership⁵

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

Population⁵

2,820

Median asking rent¹

\$680 per week

Median age⁵

37 years

Rental yield¹

3.28%

Median household size⁵

2.6 people

SPOTSWOOD SUBURB REPORT

Recent Spotswood sales

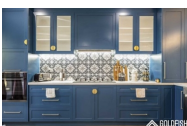
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12 Cullen St Spotswood	3	House	\$1,130,000	25 Jul 2026
 3/121 The Avenue Spotswood	2	Unit	\$480,000	21 Jul 2026
 57 Reed St Spotswood	3	House	\$1,160,000	15 Jul 2026
 10 Robb St Spotswood	3	House	\$701,000	11 Jul 2026
 189 Hudsons Rd Spotswood	3	House	\$970,000	01 Jul 2026
 11 Watt St Spotswood	3	House	\$900,000	12 Jun 2026
 21 Arras St Spotswood	3	Townhouse	\$950,000	09 Jun 2026
 12 Stephenson St Spotswood	3	House	\$1,720,000	06 Jun 2026
 10 Reed St SPOTSWOOD	3	House	\$1,195,000	03 Jun 2026
 2/12 Andrews St Spotswood	4	Townhouse	\$812,000	26 May 2026

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Cullen St Spotswood	3	Townhouse	\$1,040,000	23 May 2026
 12b Derham St Spotswood	4	House	\$1,220,000	15 May 2026
 3/88 The Avenue Spotswood	2	Unit	\$517,000	15 May 2026
 41 Hick St Spotswood	5	House	\$1,448,000	09 May 2026
 37 Hick St Spotswood	3	House	\$1,350,000	08 May 2026
 1/25 Hope St Spotswood	2	Villa	\$720,000	02 May 2026
 21 Steel St Spotswood	3	Townhouse	\$1,057,500	30 Apr 2026
 11 Derham St Spotswood	3	Townhouse	\$1,070,000	25 Apr 2026
 7 Derham St Spotswood	3	House	\$1,066,500	25 Apr 2026
 25c The Avenue Spotswood	3	Townhouse	\$1,050,000	18 Apr 2026

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/51 Birmingham St Spotswood	3	Flat/Unit/Apartment	\$799,000	16 Apr 2026
 3/10 Strong St Spotswood	2	Townhouse	\$735,000	13 Apr 2026
 6b McNeilage St Spotswood	4	Townhouse	\$1,220,000	09 Apr 2026
 10 Mcneilage St Spotswood	4	Townhouse	\$1,165,000	09 Apr 2026
 3/11 Cullen Ct Spotswood	2	Subdivided Unit/Villa/Townhouse	\$790,000	01 Apr 2026
 41 Mary St Spotswood	3	House	\$1,716,500	28 Mar 2026
 22 Raleigh St Spotswood	4	House	\$1,150,000	25 Mar 2026
 7 Strong St Spotswood	3	House	\$851,000	14 Mar 2026
 12 Abbott St Spotswood	3	House	\$1,050,000	13 Mar 2026
 7 Ferguson St Spotswood	4	House	\$1,450,000	12 Mar 2026



Jellis Craig Williamstown
84 Ferguson Street, Williamstown
03 8387 0000

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 01/08/2026

- 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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