



# Spotswood Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## SPOTSWOOD SUBURB REPORT

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

Median  
\$1.23m

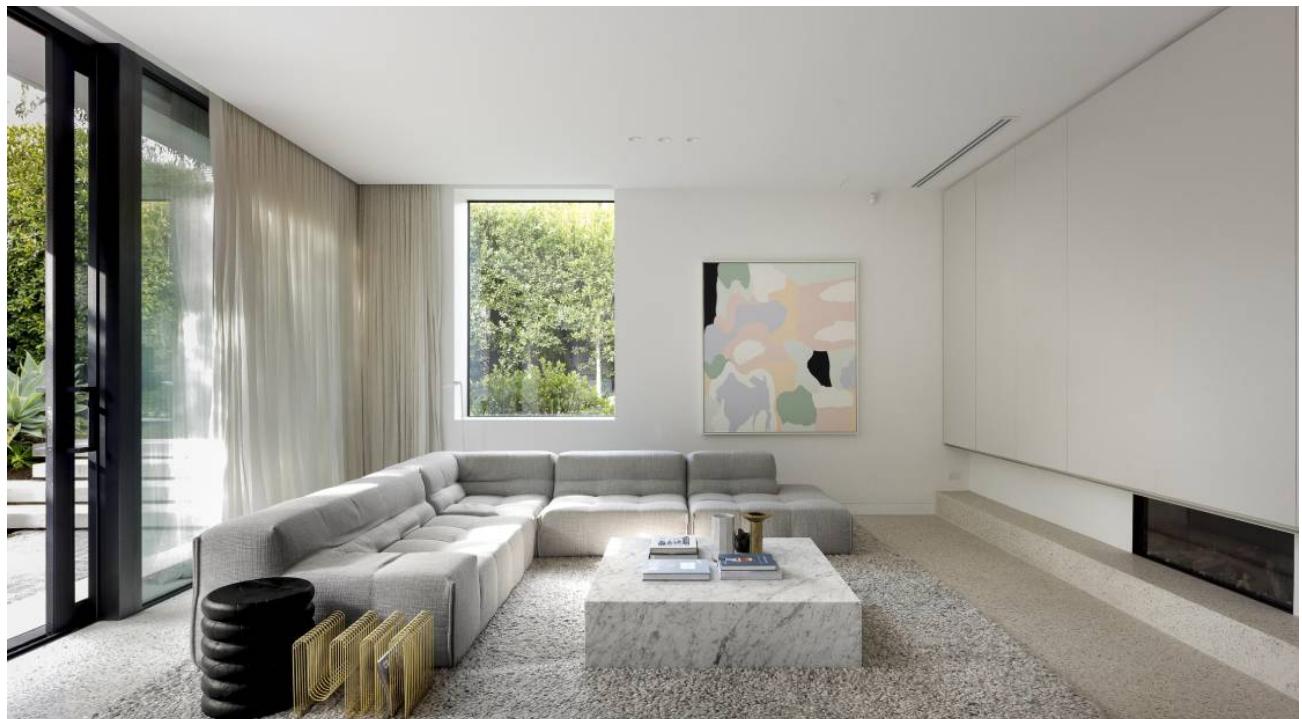
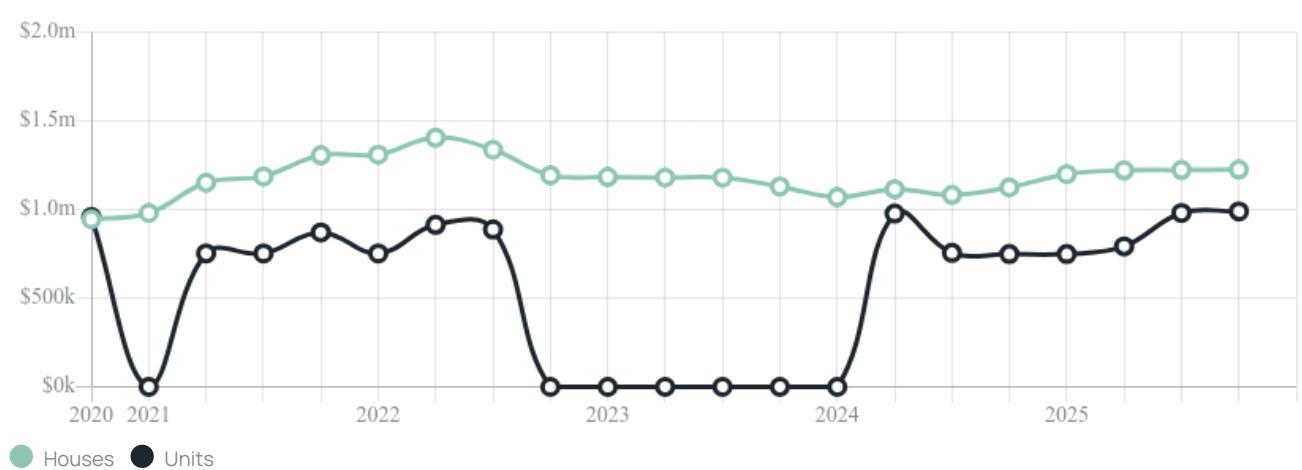
Quarterly price change  
0.18% 

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

Median  
\$990k

Quarterly price change  
0.96% 

### Quarterly price change<sup>1</sup>



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



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



# Sales Snapshot

SPOTSWOOD SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 67%  
● Private 33%

## Auction clearance rate<sup>3</sup>

58.33%

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## Median days on market<sup>3</sup>

32 days

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

32 groups

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## Average hold period<sup>1</sup>

7.0 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 66% ● Units 34%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

2,820

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## Median age<sup>5</sup>

37 years

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## Median asking rent<sup>1</sup>

\$695 per week

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## Rental yield<sup>1</sup>

3.28%

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## Median household size<sup>5</sup>

2.6 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 22 Robb St Spotswood	2	House	\$810,000	31 Jan 2026
 207/88 Hudsons Rd Spotswood	2	Apartment	\$665,000	04 Dec 2025
 1/4 Ferguson St Spotswood	2	Strata Unit/Flat	\$610,000	04 Dec 2025
 161 The Avenue Spotswood	3	House	\$911,000	01 Dec 2025
 49 Birmingham St Spotswood	2	Flat/Unit/Apartment	\$1,299,000	28 Nov 2025
 16a Derham St Spotswood	4	House	\$1,300,000	27 Nov 2025
 50a Hick St Spotswood	3	Townhouse	\$1,070,000	26 Nov 2025
 21 Birmingham St Spotswood	2	Flat/Unit/Apartment	\$1,299,000	26 Nov 2025
 28 Hick St Spotswood	3	House	\$1,280,000	20 Nov 2025
 6 Creek St Spotswood	3	House	\$930,000	17 Nov 2025

# Sold Properties

## SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Bolton St Spotswood	2	House	\$840,000	15 Nov 2025
 141 The Avenue Spotswood	3	House	\$905,000	12 Nov 2025
 136 The Avenue Spotswood	3	House	\$1,170,000	10 Nov 2025
 304/23 Birmingham St Spotswood	2	Flat/Unit/Apartment	\$799,000	10 Nov 2025
 9a George St Spotswood	4	House	\$1,600,000	01 Nov 2025
 3/3 Mary St Spotswood	3	Townhouse	\$1,250,000	31 Oct 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
 75a The Avenue SPOTSWOOD	3	House	\$1,155,000	29 Sep 2025
 20 Forrest St Spotswood	3	House	\$1,000,000	27 Sep 2025

# Sold Properties

## SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 18 Robb St Spotswood	3	House	\$1,100,000	18 Aug 2025
 111 The Avenue Spotswood	3	House	\$1,110,000	12 Aug 2025
 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



**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.

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Data is current as of PDF generation date 01/02/2026

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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