



Spotswood Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SPOTSWOOD SUBURB REPORT

Median house price¹

Median
\$1.23m

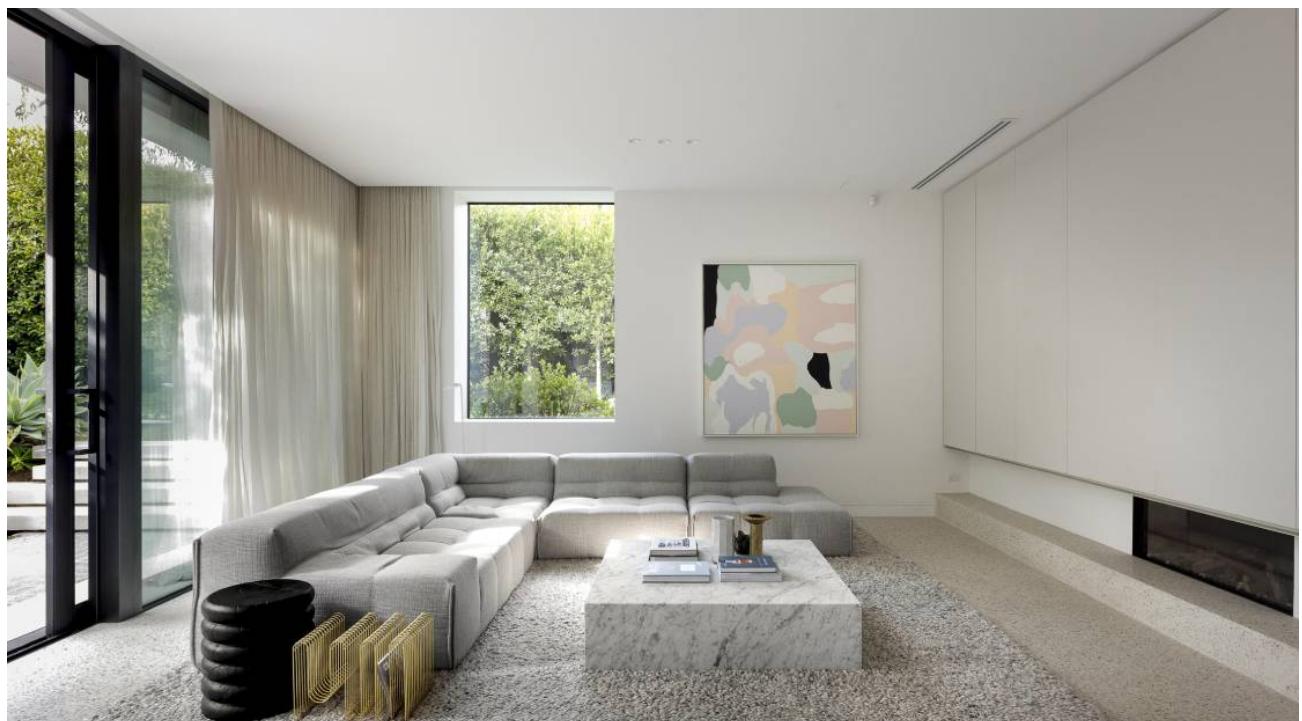
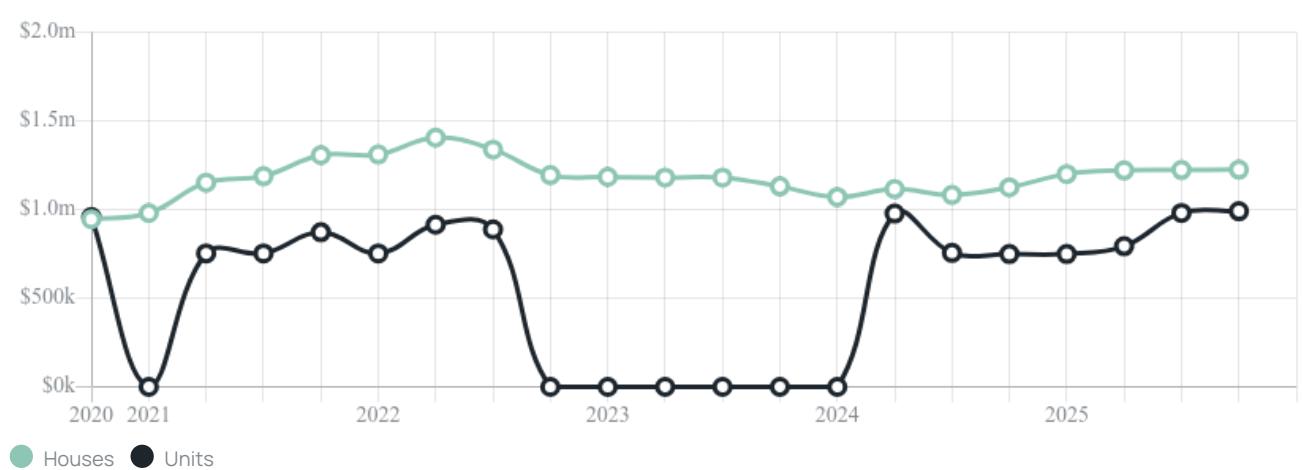
Quarterly price change
0.18% 

Median unit price¹

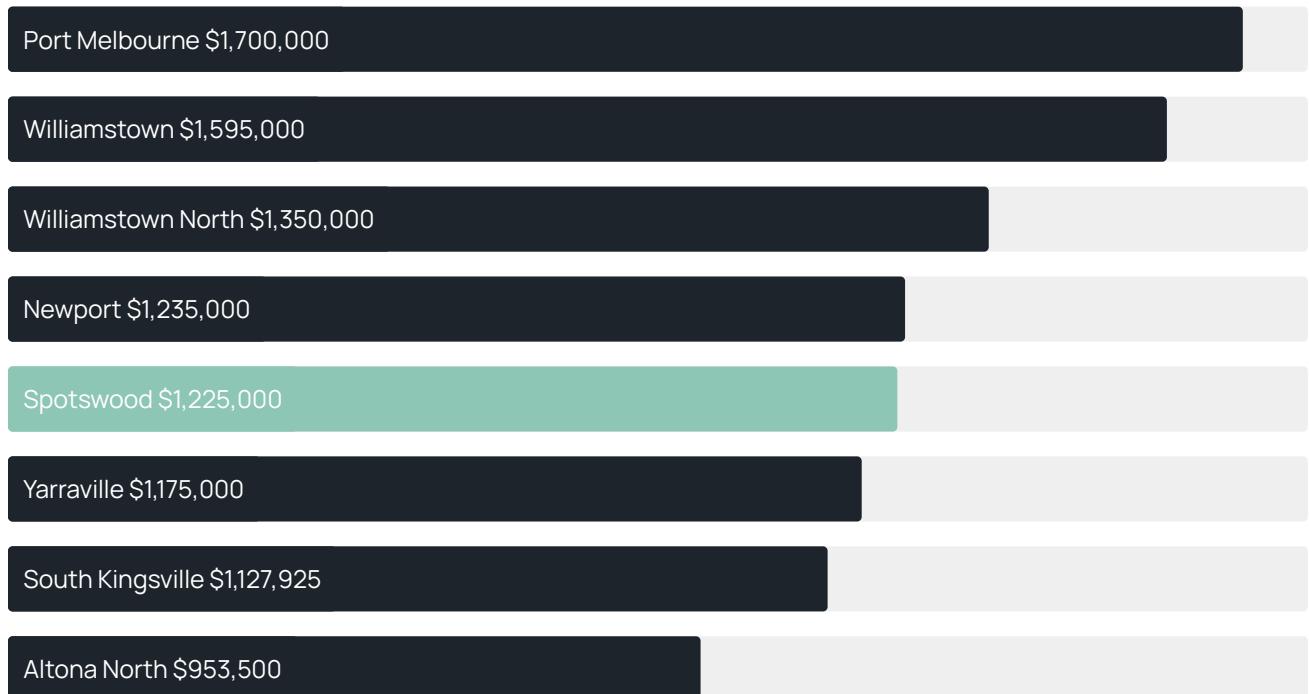
Median
\$990k

Quarterly price change
0.96% 

Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

SPOTSWOOD SUBURB REPORT

Sale method²



● Auction 79%
● Private 21%

Auction clearance rate³

45.45%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.0 years

Insights

Dwelling type⁵



● Houses 66% ● Units 34%

Ownership⁵



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

Population⁵

2,820

Median age⁵

37 years

Median asking rent¹

\$695 per week

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 207/88 Hudsons Rd Spotswood	2	Apartment	\$665,000	04 Dec 2025
 161 The Avenue Spotswood	3	House	\$911,000	01 Dec 2025
 50a Hick St Spotswood	3	Townhouse	\$1,070,000	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
 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

Sold Properties

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

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
 30 Hick St Spotswood	3	House	\$1,270,000	06 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



Jellis Craig Williamstown
84 Ferguson Street, Williamstown
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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 19/01/2026

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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