



Spotswood

Suburb Report



Your connection to property insights



JellisCraig

SPOTSWOOD SUBURB REPORT

Median house price¹

Median

\$1.18m

Quarterly price change

-4.08% ↓

Median unit price¹

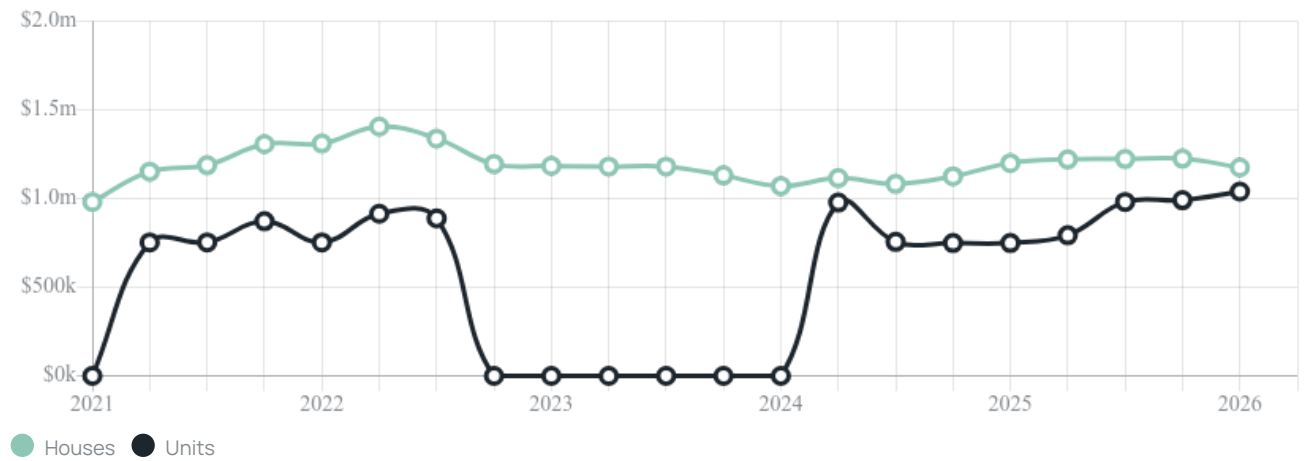
Median

\$1.04m

Quarterly price change

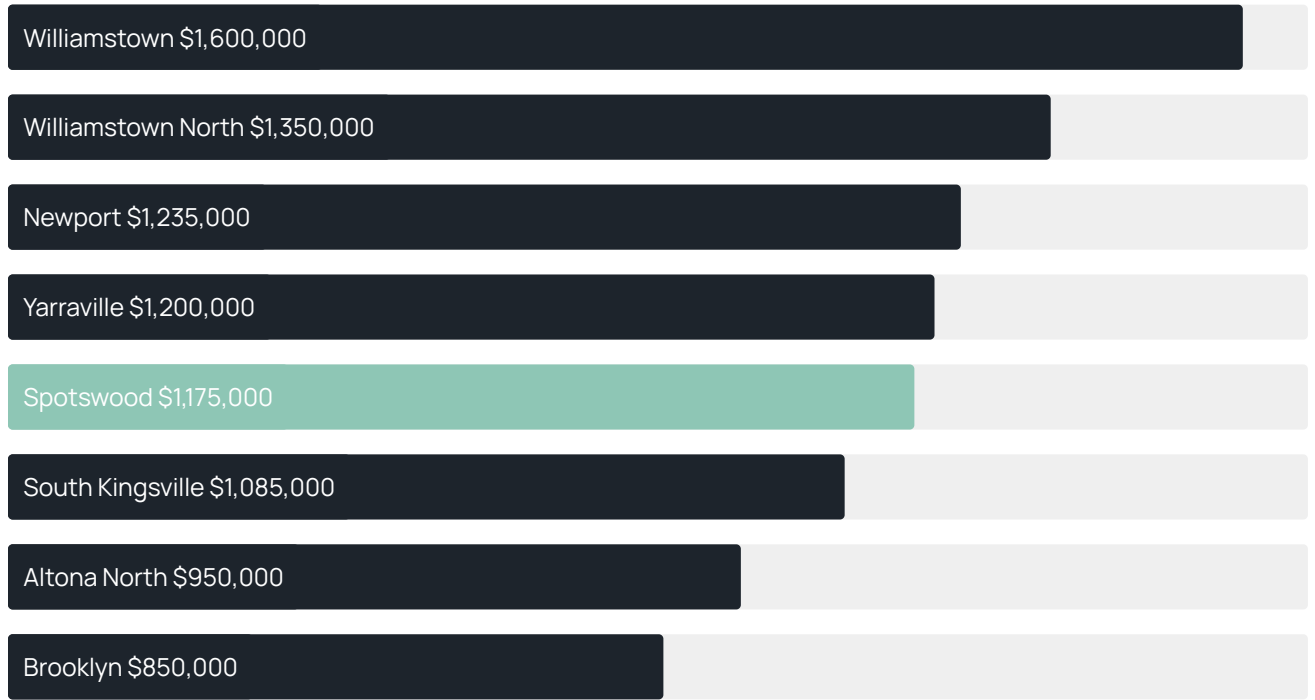
4.94% ↑

Quarterly price change¹

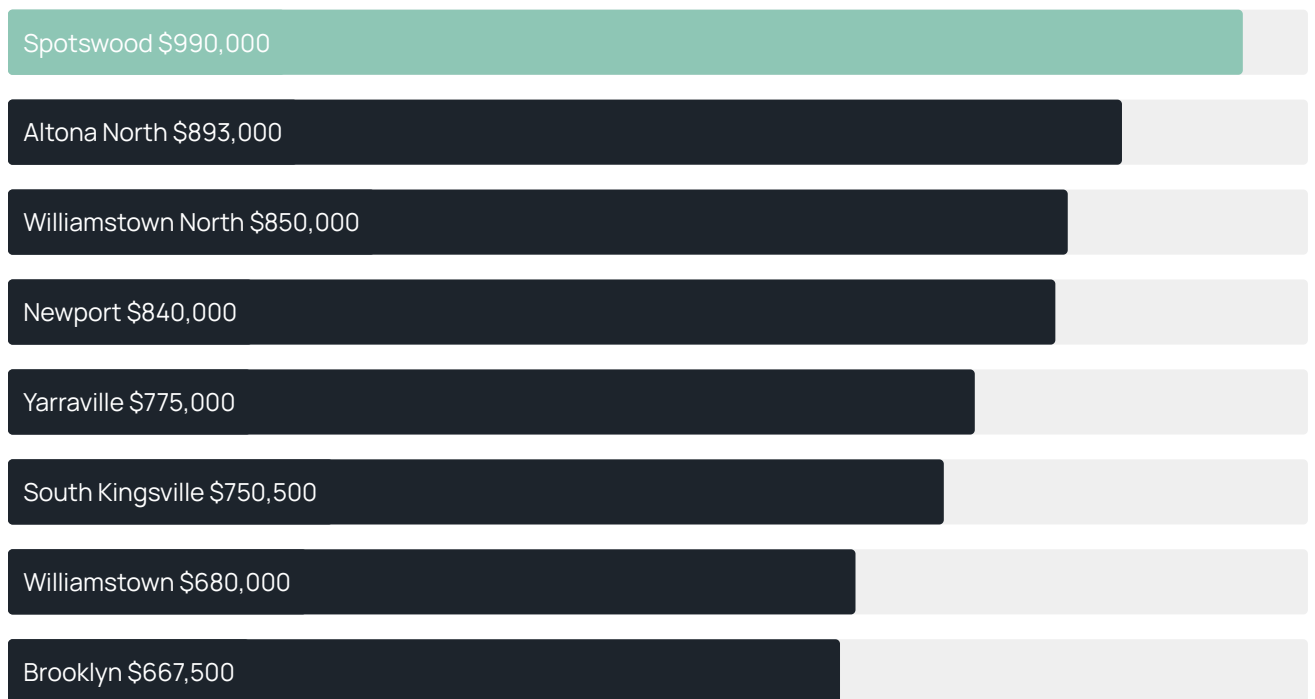


SPOTSWOOD SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

63.64%

Median days on market³

45 days

Jellis Craig average inspection attendance per listing⁴

45 groups

Average hold period¹

7.0 years

Dwelling type⁵



Ownership⁵



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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 2/12 Andrews St Spotswood	4	Townhouse	\$812,000	26 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
 37 Hick St Spotswood	3	House	\$1,350,000	08 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

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25c The Avenue Spotswood	3	Townhouse	\$1,050,000	18 Apr 2026
 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

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Ferguson St Spotswood	4	House	\$1,450,000	12 Mar 2026
 14 Raleigh St Spotswood	5	House	\$1,350,000	10 Mar 2026
 164 Hudsons Rd Spotswood	5	House	\$1,690,000	01 Mar 2026
 40b Reed St Spotswood	3	House	\$1,185,000	28 Feb 2026
 40a Reed St Spotswood	3	Townhouse	\$1,170,000	28 Feb 2026
 21 George St Spotswood	2	House	\$1,039,000	28 Feb 2026
 16 Reed St Spotswood	3	House	\$1,236,000	28 Feb 2026
 2/184 Hudsons Rd Spotswood	3	Townhouse	\$1,039,000	21 Feb 2026
 4/152 Hall St SPOTSWOOD	2	Townhouse	\$805,000	18 Feb 2026
 1/12 Strong St Spotswood	2	Townhouse	\$766,000	18 Feb 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 01/07/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.