



Spotswood

Suburb Report



Your connection to property insights



JellisCraig

SPOTSWOOD SUBURB REPORT

Median house price¹

Median

\$1.23m

Quarterly price change

0.18% ↑

Median unit price¹

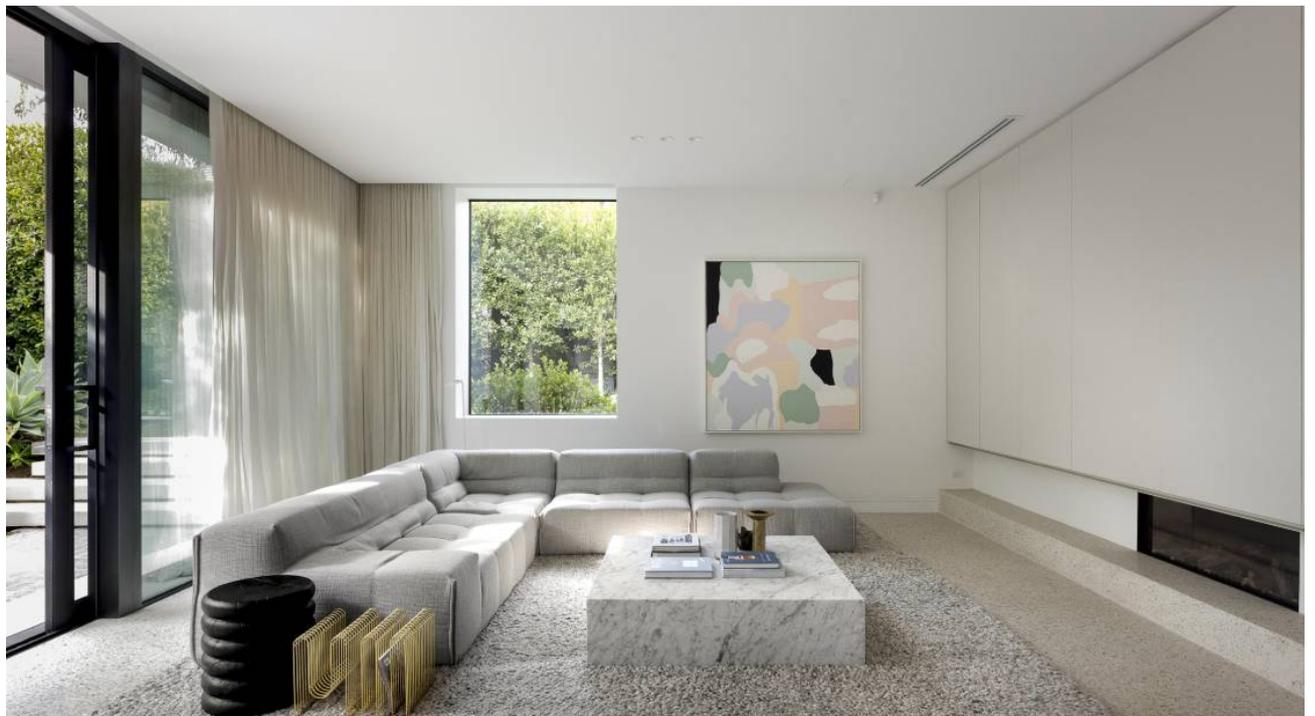
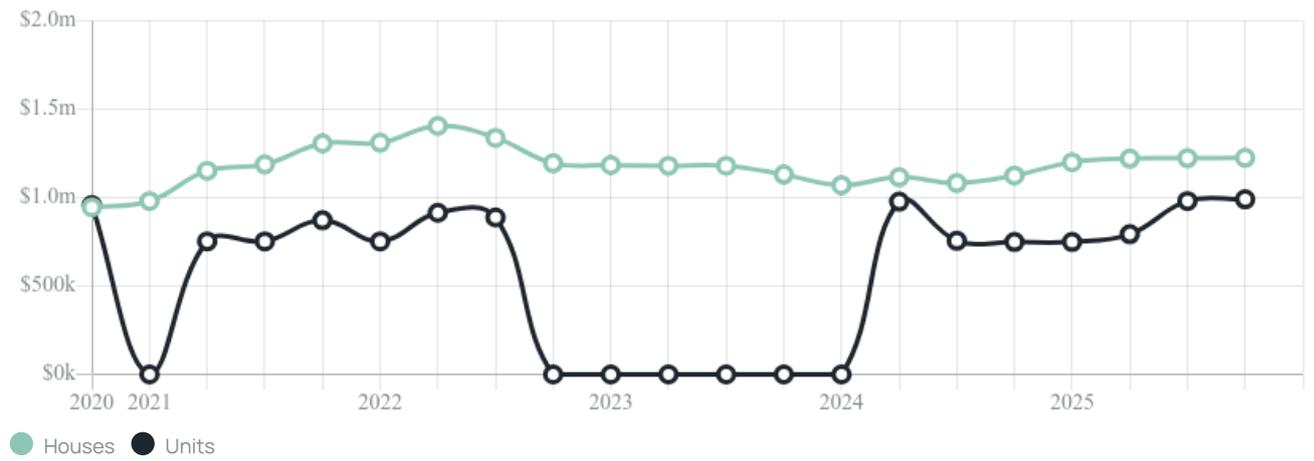
Median

\$990k

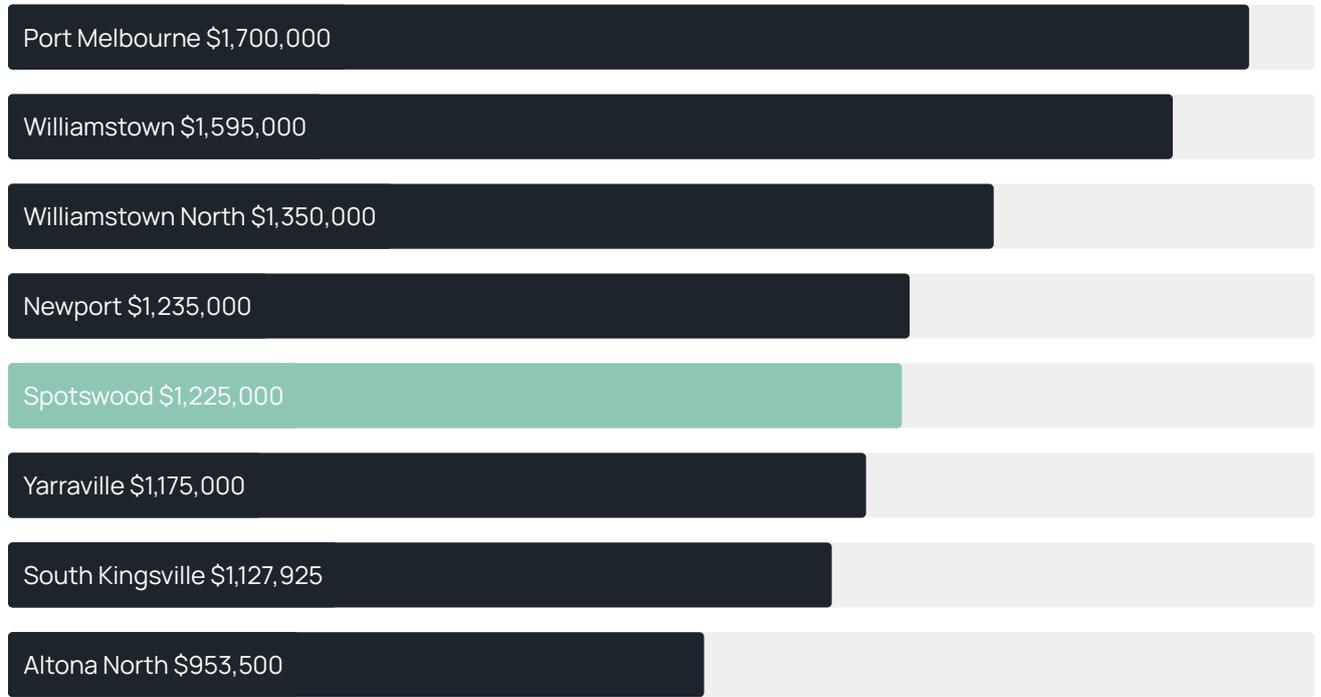
Quarterly price change

0.96% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 94%
● Private 6%

Auction clearance rate³

62.5%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$695 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 21 George St Spotswood	2	House	\$1,039,000	28 Feb 2026
 40a Reed St Spotswood	3	Townhouse	\$1,170,000	28 Feb 2026
 2/184 Hudsons Rd Spotswood	3	Townhouse	\$1,039,000	21 Feb 2026
 1/12 Strong St Spotswood	2	Townhouse	\$766,000	18 Feb 2026
 4/152 Hall St SPOTSWOOD	2	Townhouse	\$805,000	18 Feb 2026
 17 Mary St Spotswood	4	House	\$1,420,000	16 Feb 2026
 1/3 Mary St Spotswood	3	House	\$975,000	13 Feb 2026
 134 The Avenue Spotswood	3	House	\$915,000	05 Feb 2026
 22 Robb St Spotswood	2	House	\$810,000	31 Jan 2026
 204/23 Birmingham St Spotswood	3	Flat/Unit/Apartment	\$759,000	10 Dec 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 312/23 Birmingham St Spotswood	3	Flat/Unit/Apartment	\$1,150,000	09 Dec 2025
 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

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



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 01/03/2026

- 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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