



Spotswood

# Suburb Report



Your connection to property insights



**JellisCraig**

SPOTSWOOD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.18m

Quarterly price change

-4.08% ↓

Median unit price<sup>1</sup>

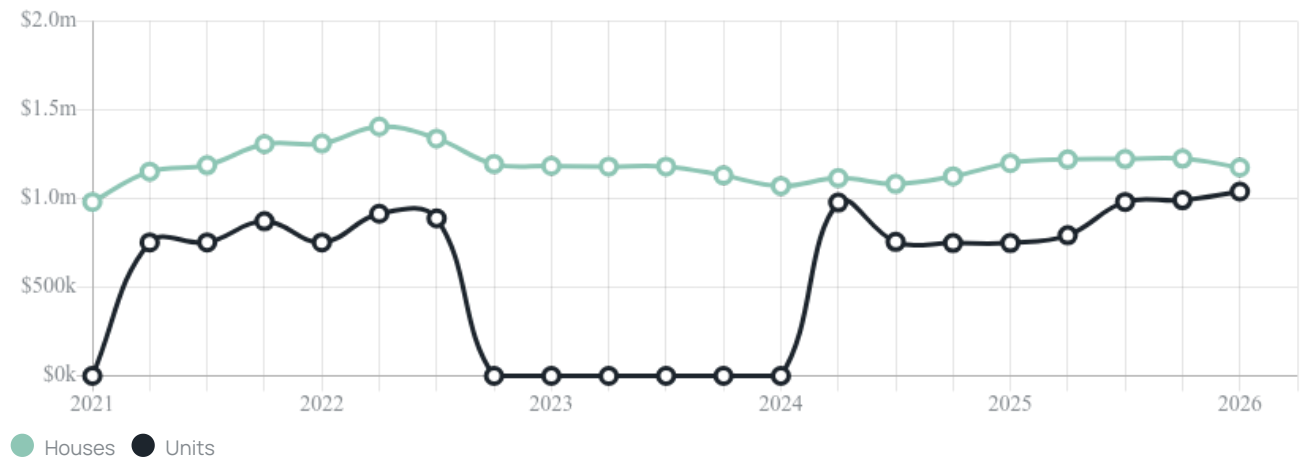
Median

\$1.04m

Quarterly price change

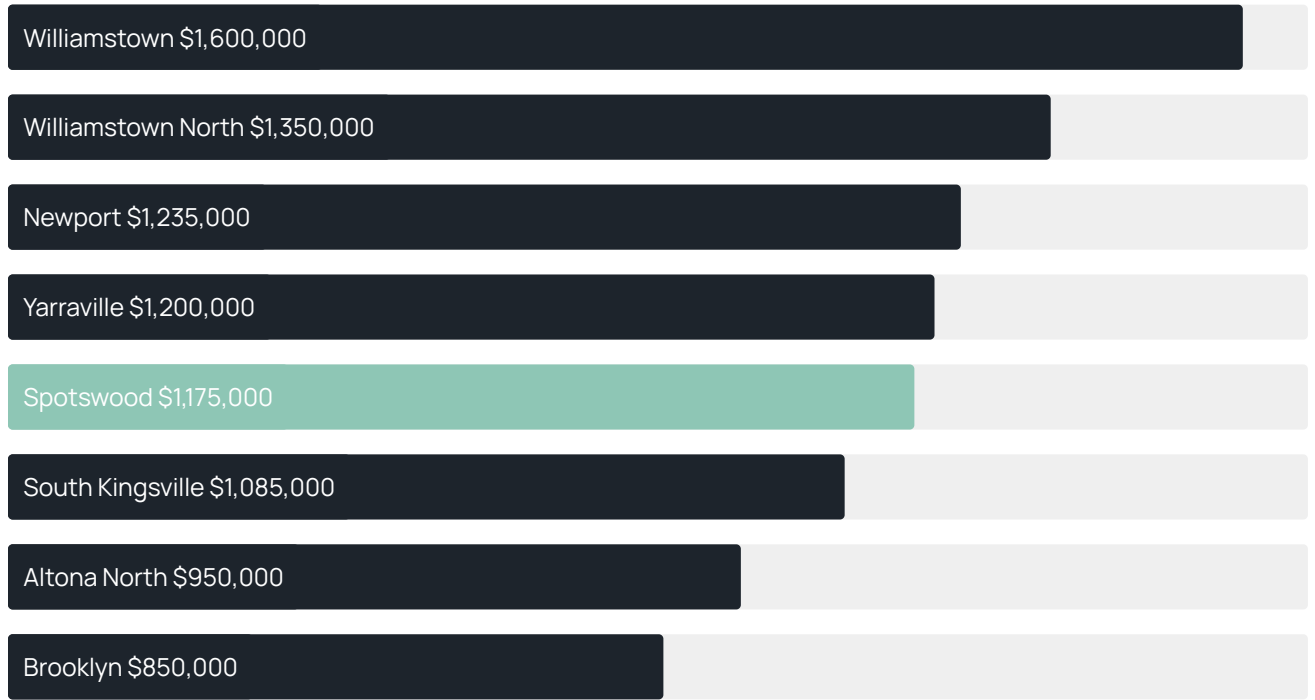
4.94% ↑

Quarterly price change<sup>1</sup>

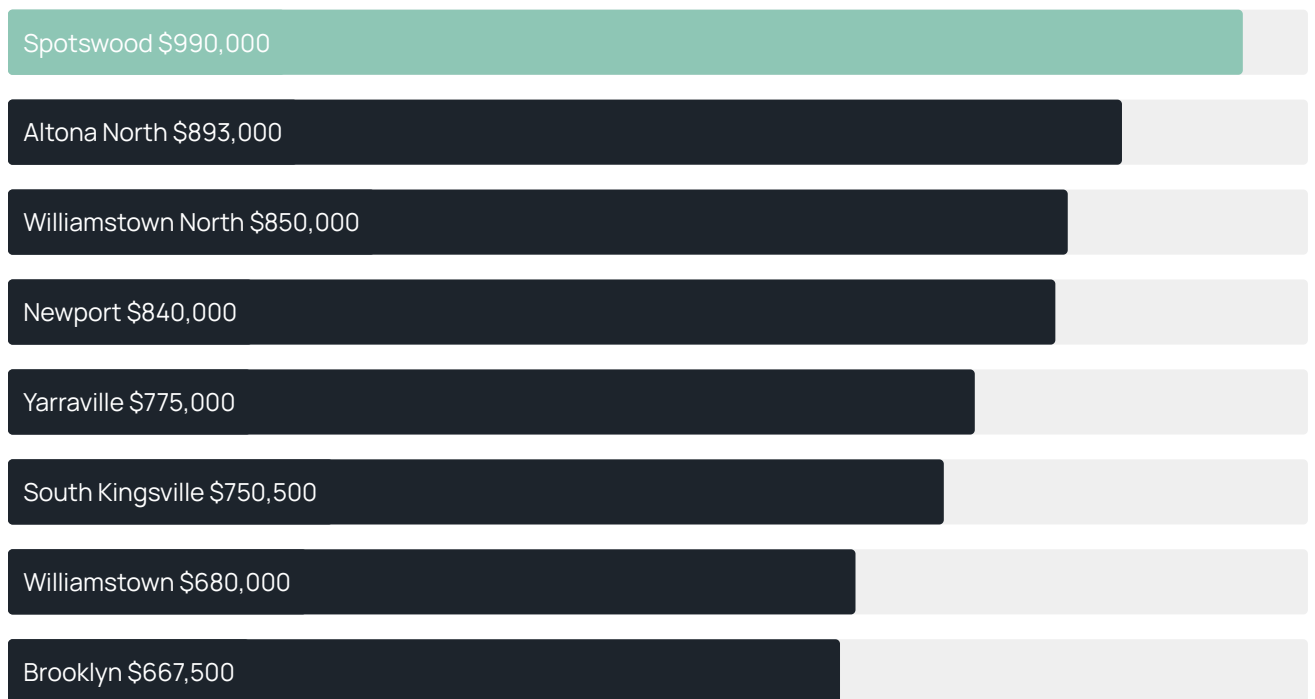


SPOTSWOOD SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 63%
- Private 38%

Auction clearance rate<sup>3</sup>

80%

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

34 days

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

34 groups

Average hold period<sup>1</sup>

7.0 years

Dwelling type<sup>5</sup>



- Houses 66%
- Units 34%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

2,820

Median asking rent<sup>1</sup>

\$680 per week

Median age<sup>5</sup>

37 years

Rental yield<sup>1</sup>

3.28%










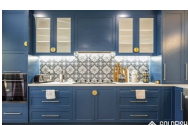
Median household size<sup>5</sup>

2.6 people









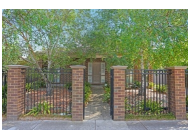

SPOTSWOOD SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 11 Derham St Spotswood	3	Townhouse	\$1,070,000	30 Apr 2026
 7 Derham St Spotswood	3	House	\$1,066,500	25 Apr 2026
 25c The Avenue Spotswood	3	Townhouse	\$1,050,000	23 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
 41 Mary St Spotswood	3	House	\$1,716,500	28 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

## SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 164 Hudsons Rd Spotswood	5	House	\$1,690,000	01 Mar 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
 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
 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
 9 George St Spotswood	4	House	\$2,190,000	05 Feb 2026

## SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Robb St Spotswood	2	House	\$810,000	31 Jan 2026
 25 Reed St Spotswood	2	House	\$1,052,500	23 Jan 2026
 204/23 Birmingham St Spotswood	3	Flat/Unit/Apartment	\$759,000	10 Dec 2025
 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



**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 01/05/2026

- 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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