Spotswood

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.17m

Monthly median price change[2]

0.43% ↑

Median unit price

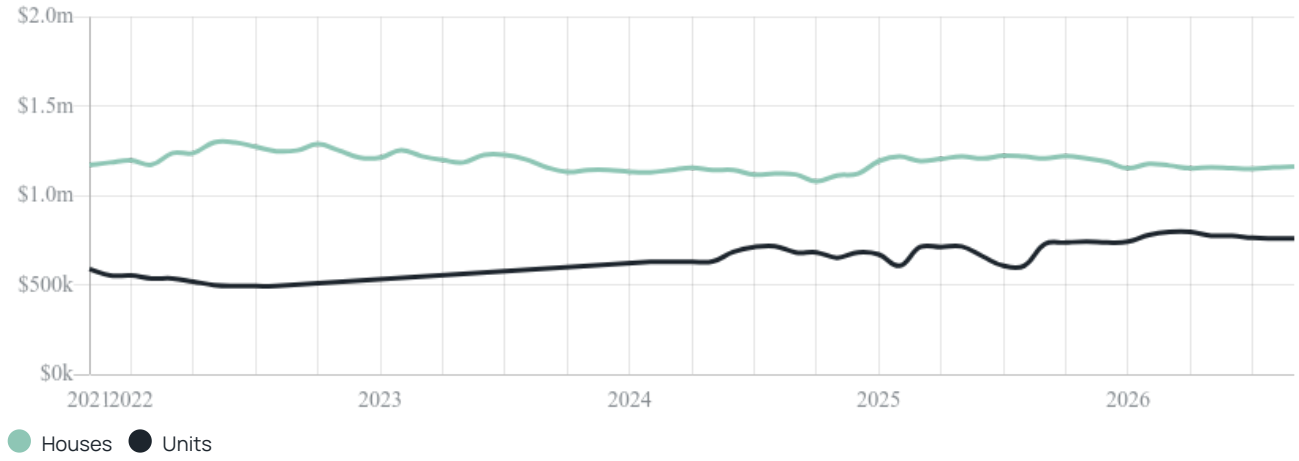
Median[1]

$763k

Monthly median price change[2]

0.00% ↓

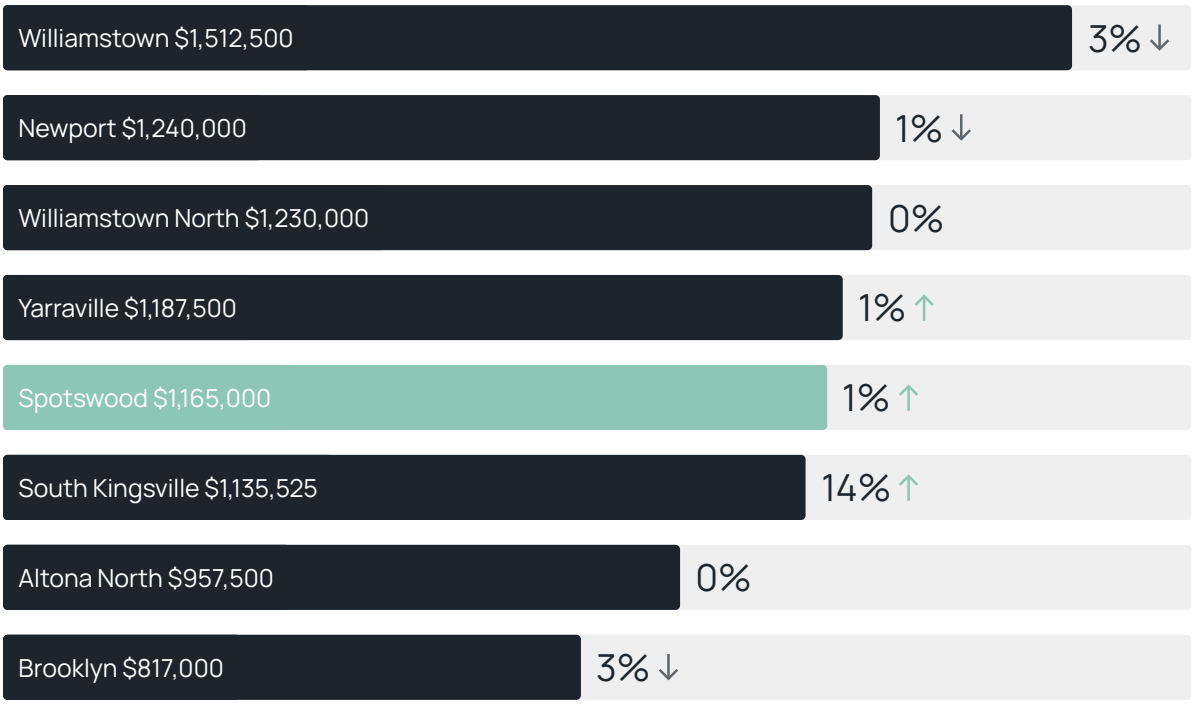
Spotswood monthly median property prices[3]



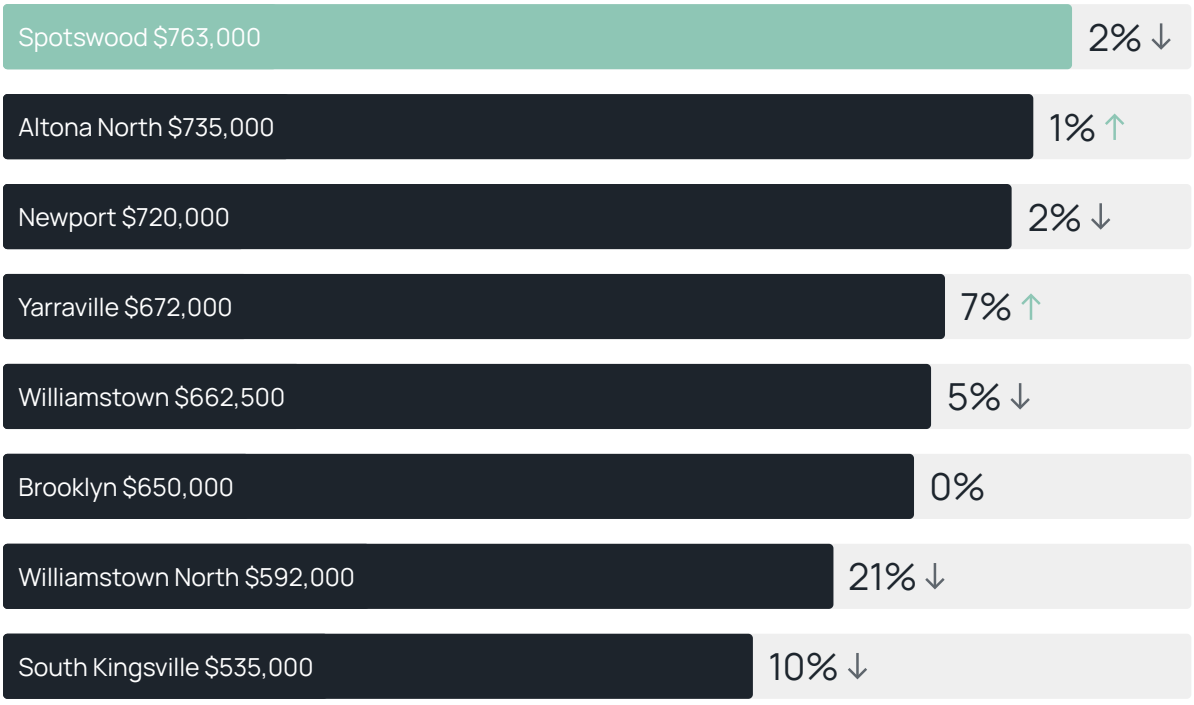


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

63%

Median days on market[5]

House	Unit
37 days	45 days

Jellis Craig average inspection attendance per listing[6]

18 groups

Average hold period[1]

House	Unit
16.1 years	16.3 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

2,820

Median age[7]

37 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$800	$600

Rental yield[8]

House	Unit
3.35%	4.81%

Sold Properties

Recent Spotswood sales[5]

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
	106 West/637 Melbourne Road Spotswood	2	Apartment	$579,000	28 Oct 2026
	103 East/637 Melbourne Road Spotswood	2	Apartment	$599,000	26 Oct 2026
	15 Arras Street Spotswood	5	House	$1,345,000	24 Oct 2026
	9 Vernon Street Spotswood	4	House	$970,000	22 Oct 2026
	405 East/637 Melbourne Road Spotswood	2	Apartment	$649,000	21 Oct 2026
	15A Andrews Street Spotswood	3	Townhouse	$1,080,000	21 Oct 2026
	206 East/637 Melbourne Road Spotswood	2	Apartment	$639,254	19 Oct 2026
	4 Forrest Street Spotswood	5	House	$1,650,000	30 Sep 2026
	41 Birmingham Street Spotswood	3	Townhouse	Undisclosed	29 Sep 2026
	306/637 Melbourne Road Spotswood	2	Apartment	$634,295	28 Sep 2026

Address		Bedrooms	Type	Price	Sold
	2/39 Stephenson Street Spotswood	2	Townhouse	$670,000	09 Sep 2026
	303 East/637 Melbourne Road Spotswood	2	Apartment	$649,000	04 Sep 2026
	203 East/637 Melbourne Road Spotswood	2	Apartment	$637,000	02 Sep 2026
	103 West/637 Melbourne Road Spotswood	2	Apartment	Undisclosed	31 Aug 2026
	203 West/637 Melbourne Road Spotswood	2	Apartment	$624,724	29 Aug 2026
	2/1 Stephenson Street Spotswood	3	Townhouse	$760,000	28 Aug 2026
	34 Robert Street Spotswood	3	House	$1,160,000	28 Aug 2026
	204 West/637 Melbourne Road Spotswood	2	Apartment	$626,475	26 Aug 2026
	15 Strong Street Spotswood	4	House	$1,100,000	23 Aug 2026
	11 Hick Street Spotswood	4	House	$1,542,500	22 Aug 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 102 East/637 Melbourne Road Spotswood	2	Apartment	$635,250	22 Aug 2026
 402/637 Melbourne Road Spotswood	2	Apartment	$642,180	18 Aug 2026
 202 East/637 Melbourne Road Spotswood	2	Apartment	$662,622	16 Aug 2026
 302/637 Melbourne Road Spotswood	2	Apartment	$651,174	14 Aug 2026
 5B Hick Street Spotswood	4	House	$1,750,000	13 Aug 2026
 104 West/637 Melbourne Road Spotswood	2	Apartment	Undisclosed	12 Aug 2026
 163A Hudsons Road Spotswood	3	House	$1,250,000	08 Aug 2026
 304/637 Melbourne Road Spotswood	2	Apartment	$681,709	08 Aug 2026
 401/637 Melbourne Road Spotswood	2	Apartment	$708,707	29 Jul 2026
 404/637 Melbourne Road Spotswood	2	Apartment	$726,929	27 Jul 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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