



Spotswood

Suburb Report



Your connection to property insights



JellisCraig

SPOTSWOOD SUBURB REPORT

Median house price¹

Median

\$1.16m

Quarterly price change

0.65% ↑

Median unit price¹

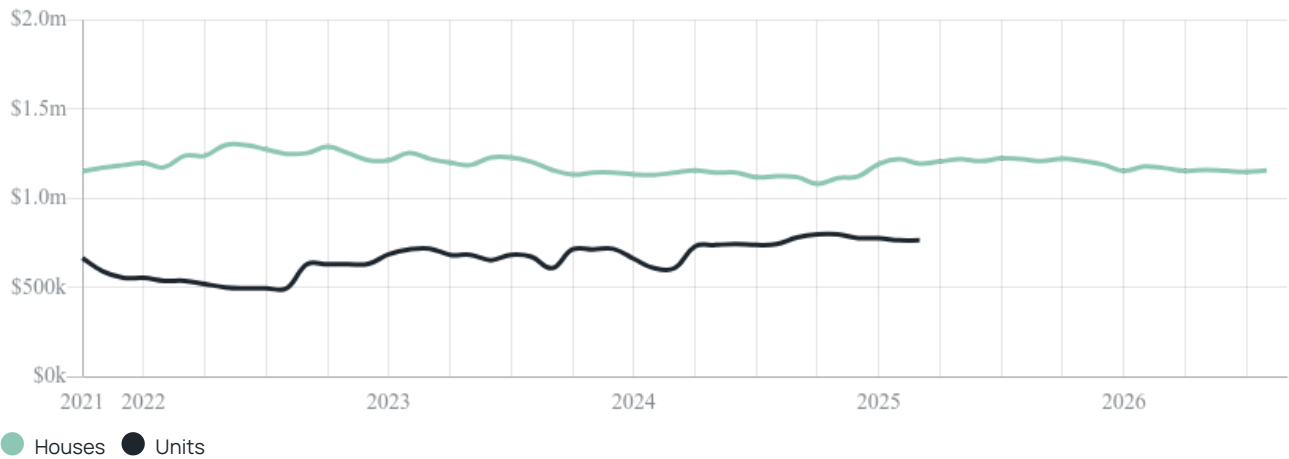
Median

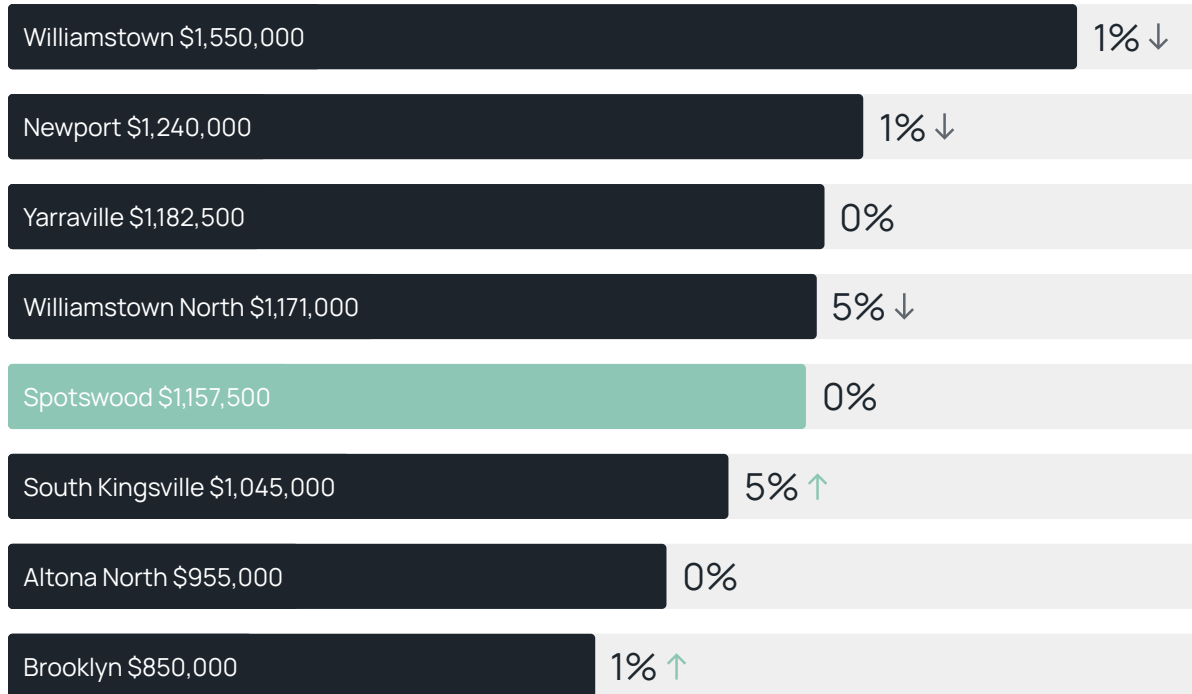
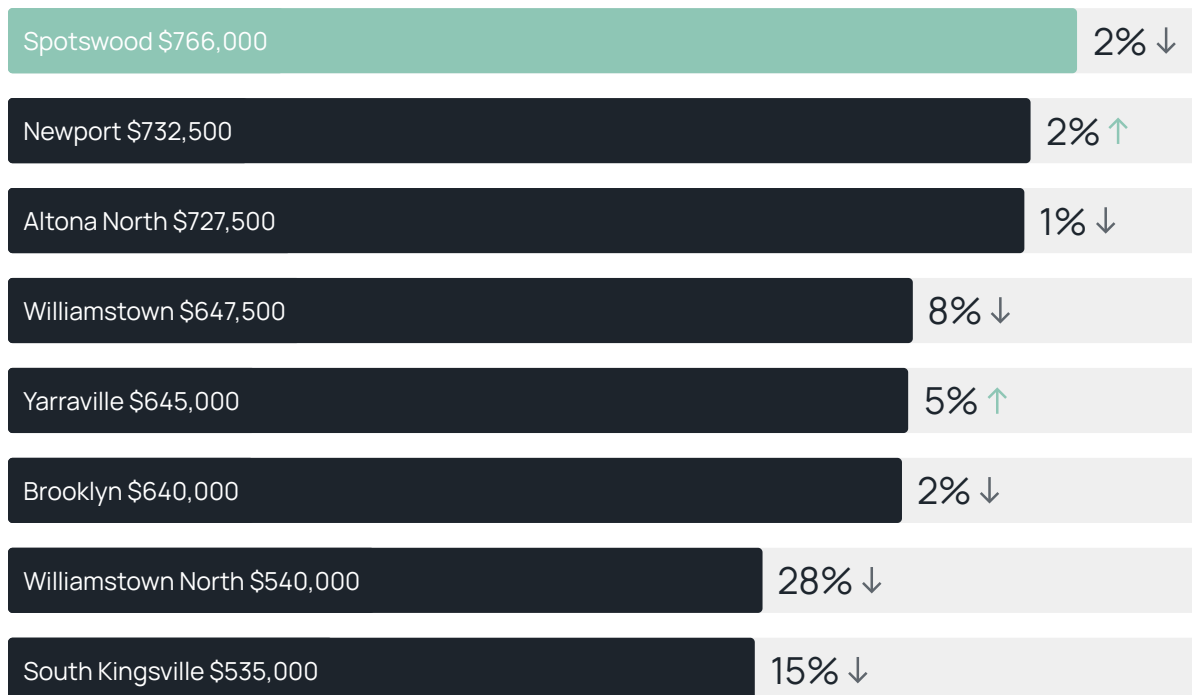
\$766k

Quarterly price change

0.00% ↓

Spotswood quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 33%
● Private 67%

Auction clearance rate³

50%

Median days on market³

House

Unit

37 days

43 days

Jellis Craig average inspection attendance per listing⁴

19 groups

Average hold period¹

House

Unit

15.6 years

16.3 years

Dwelling type⁵

● Houses 96% ● Units 4%

Ownership⁵

● Owned outright 28% ● Mortgaged 39% ● Rented 33%

Population⁵

2,820

Median asking rent per week¹

Unit

\$800

\$600

Median age⁵

37 years

Rental yield¹

House

Unit

3.42%

4.77%

Median household size⁵

2.6 people

Recent Spotswood sales²

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
 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

SPOTSWOOD SUBURB REPORT

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

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Address	Bedrooms	Type	Price	Sold
 305/637 Melbourne Road Spotswood	2	Apartment	\$684,459	24 Jul 2026
 151 Hudsons Road Spotswood	5	House	\$1,280,000	22 Jul 2026
 3/121 The Avenue Spotswood	2	Unit	\$480,000	21 Jul 2026
 403/637 Melbourne Road Spotswood	2	Apartment	\$666,933	21 Jul 2026
 106/637 Melbourne Road Spotswood	2	Apartment	Undisclosed	20 Jul 2026
 101/637 Melbourne Road Spotswood	2	Apartment	\$799,000	18 Jul 2026
 12 Cullen Street Spotswood	3	House	\$1,130,000	16 Jul 2026
 57 Reed Street Spotswood	3	House	\$1,160,000	15 Jul 2026
 105/637 Melbourne Road Spotswood	2	Apartment	\$659,080	14 Jul 2026
 10 Robb Street Spotswood	3	House	\$701,000	11 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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