



West Melbourne

Suburb Report



Your connection to property insights



JellisCraig

WEST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

2.58% ↑

Median unit price¹

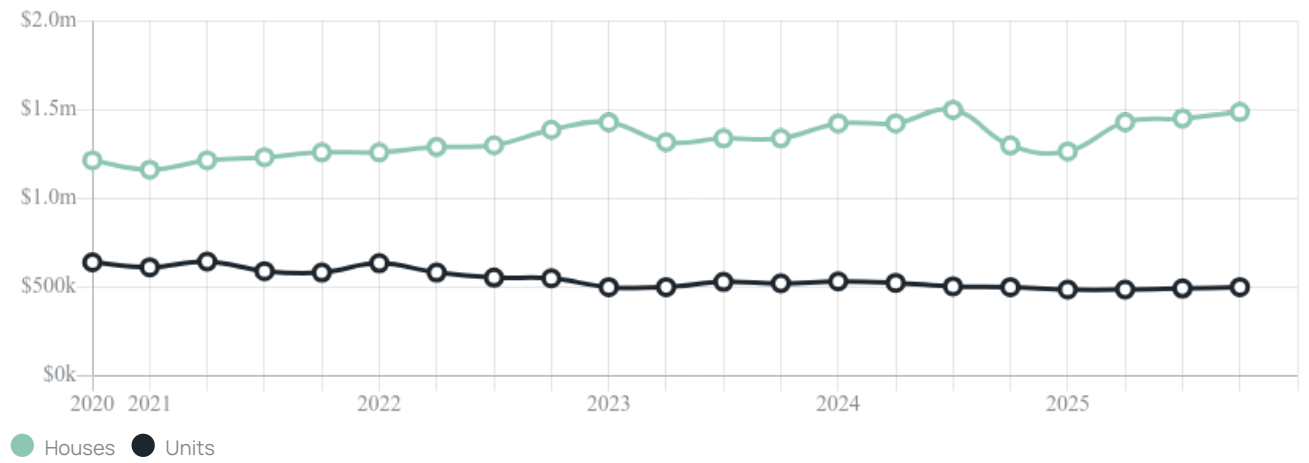
Median

\$500k

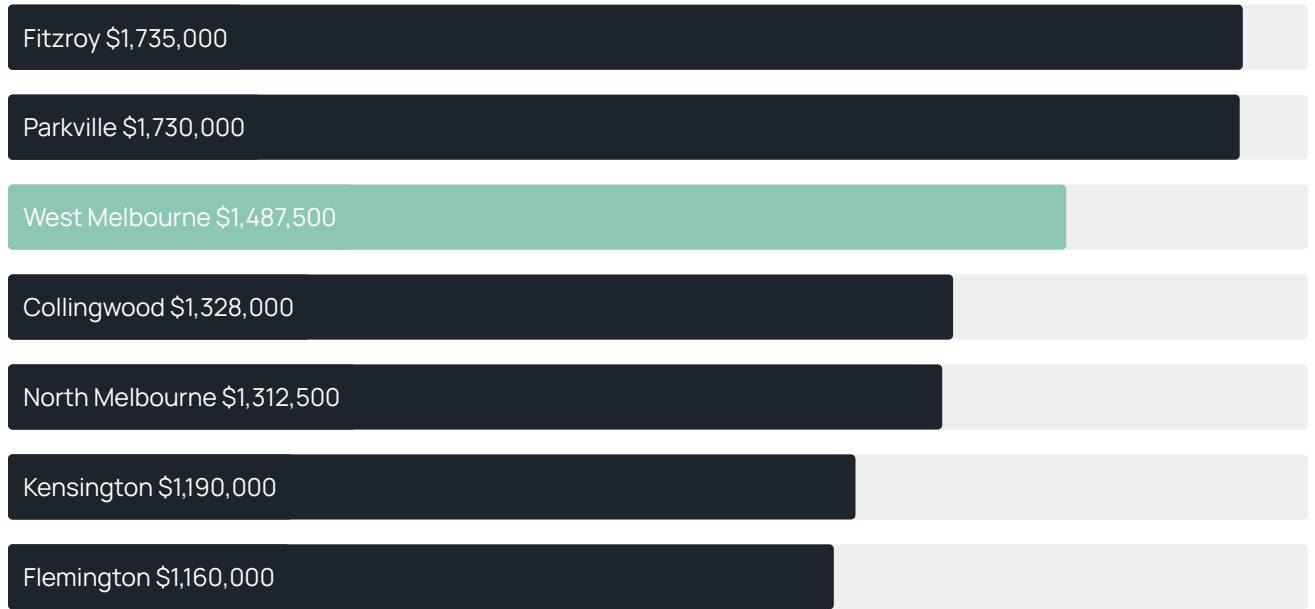
Quarterly price change

1.52% ↑

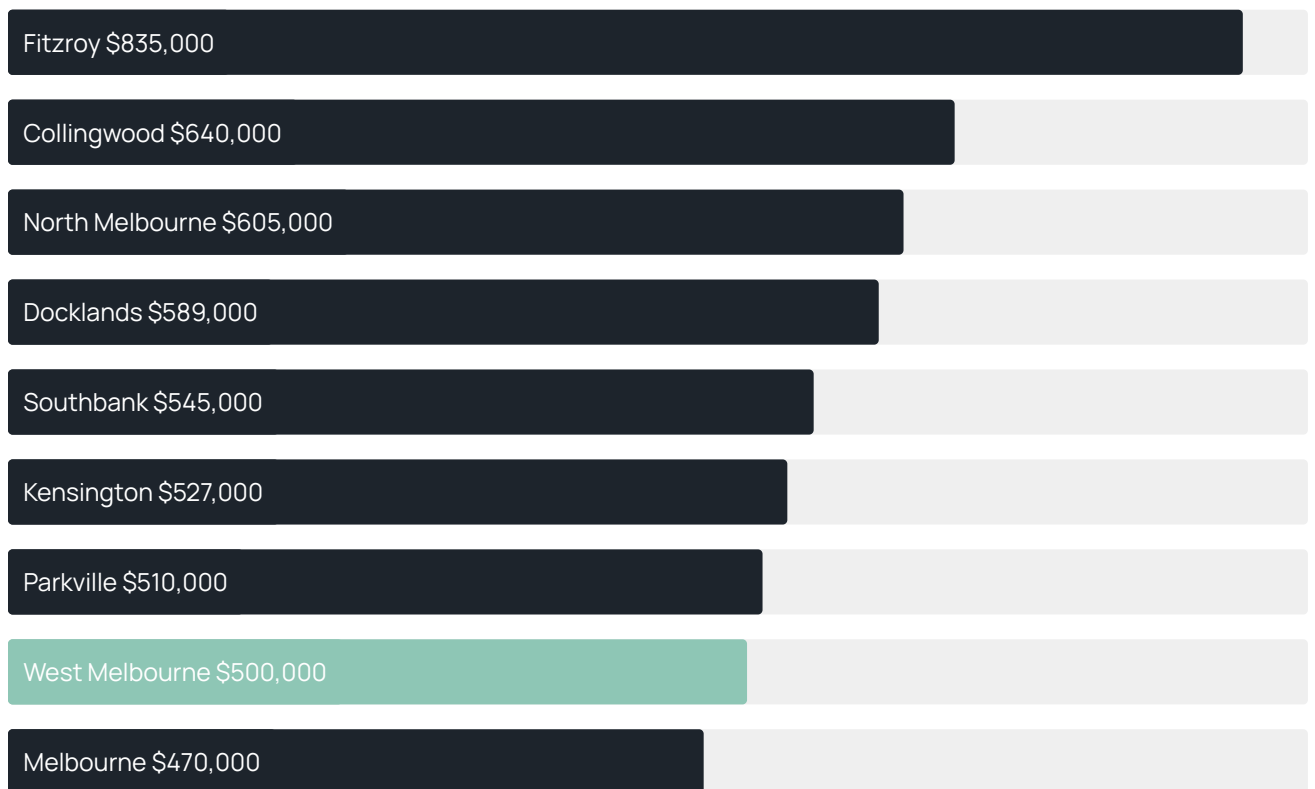
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 17%
● Private 83%

Auction clearance rate³

60%

Median days on market³

31 days

Average hold period¹

5.6 years

Dwelling type⁵



● Houses 1% ● Units 99%

Ownership⁵



● Owned outright 13% ● Mortgaged 23% ● Rented 64%

Population⁵

8,025

Median asking rent¹

\$800 per week

Population growth⁵

45.51%

Rental yield¹

2.52%

Median age⁵

31 years







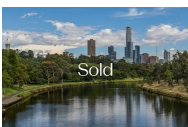



Median household size⁵

1.9 people











WEST MELBOURNE SUBURB REPORT

Recent West Melbourne 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
 803/65 Dudley St West Melbourne	2	Apartment	\$505,000	17 Mar 2026
 1301/58 Jeffcott St West Melbourne	2	Apartment	\$780,000	13 Mar 2026
 701/53 Batman St West Melbourne	1	Apartment	\$305,000	11 Mar 2026
 402/408 Spencer St West Melbourne	2	Apartment	\$780,000	10 Mar 2026
 155/480 La Trobe St West Melbourne	2	Apartment	\$705,000	06 Mar 2026
 511/23 Batman St West Melbourne	2	Apartment	\$668,000	04 Mar 2026
 206/25 Wominjeka Wlk West Melbourne	2	Apartment	\$710,000	04 Mar 2026
 54 Abbotsford St West Melbourne	3	House	\$1,300,000	03 Mar 2026
 810/53 Batman St West Melbourne	1	Apartment	\$275,000	02 Mar 2026
 508/55 Jeffcott St West Melbourne	1	Apartment	\$435,000	02 Mar 2026

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 602/393 Spencer St West Melbourne	2	Apartment	\$642,000	01 Mar 2026
 104/288 Adderley St West Melbourne	3	Apartment	\$1,200,000	26 Feb 2026
 405/112 Adderley St West Melbourne	2	Flat/Unit/Apartment	\$821,000	24 Feb 2026
 1113/65 Dudley St West Melbourne	2	Flat/Unit/Apartment	\$400,000	24 Feb 2026
 80 Hawke St West Melbourne	5	House	\$1,580,000	21 Feb 2026
 304/130 Dudley St West Melbourne	2	Apartment	\$520,000	20 Feb 2026
 907/58 Jeffcott St West Melbourne	1	Apartment	\$450,000	20 Feb 2026
 1011/23 Batman St West Melbourne	2	Flat/Unit/Apartment	\$720,000	20 Feb 2026
 2/53 Ireland St West Melbourne	2	House	\$1,110,000	18 Feb 2026
 403/2 Hawke St West Melbourne	2	Apartment	\$720,000	14 Feb 2026

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 90 Dudley St West Melbourne	2	Apartment	\$710,000	12 Feb 2026
 707/5 Wominjeka Wlk West Melbourne	2	Flat/Unit/Apartment	\$710,000	10 Feb 2026
 902/105 Batman St West Melbourne	2	Flat/Unit/Apartment	\$425,000	10 Feb 2026
 11/1 Flagstaff La West Melbourne	2	Apartment	\$741,000	09 Feb 2026
 11/9 Dryburgh St West Melbourne	1	Flat/Unit/Apartment	\$370,000	07 Feb 2026
 6/24 Ireland St West Melbourne	1	Apartment	\$585,000	07 Feb 2026
 2316/65 Dudley St West Melbourne	2	Flat/Unit/Apartment	\$562,000	05 Feb 2026
 15/43-51 Jeffcott St West Melbourne	2	Apartment	\$661,800	04 Feb 2026
 6/61 Stanley St West Melbourne	1	Flat/Unit/Apartment	\$400,000	04 Feb 2026
 503/9 Dryburgh St West Melbourne	2	Apartment	\$600,000	04 Feb 2026



Jellis Craig Kensington
291 Racecourse Road, Kensington
03 8378 0500

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 01/04/2026

- 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.