



West Melbourne

Suburb Report



Your connection to property insights



JellisCraig

WEST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.30m

Quarterly price change

-12.62% ↓

Median unit price¹

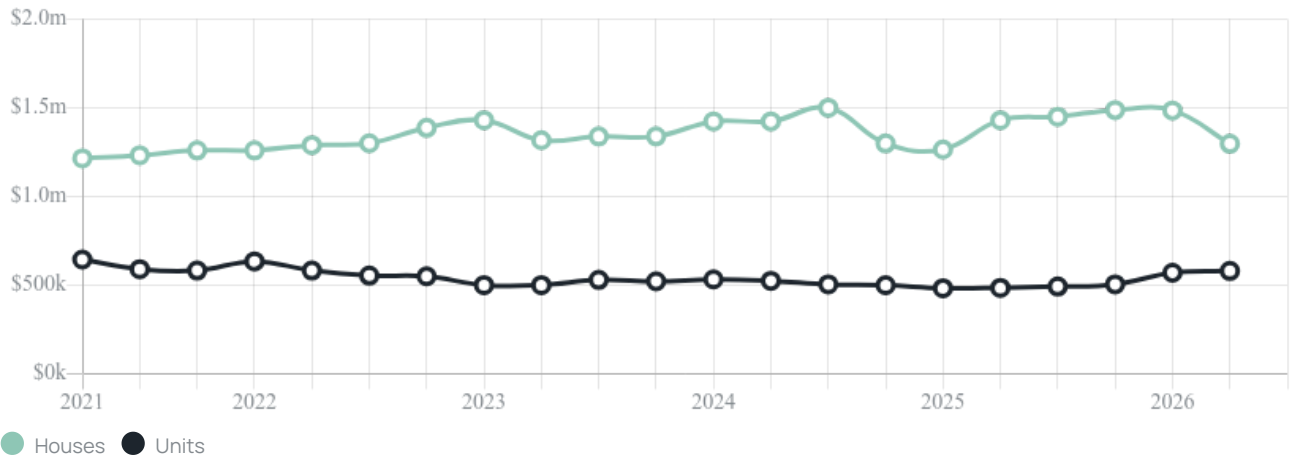
Median

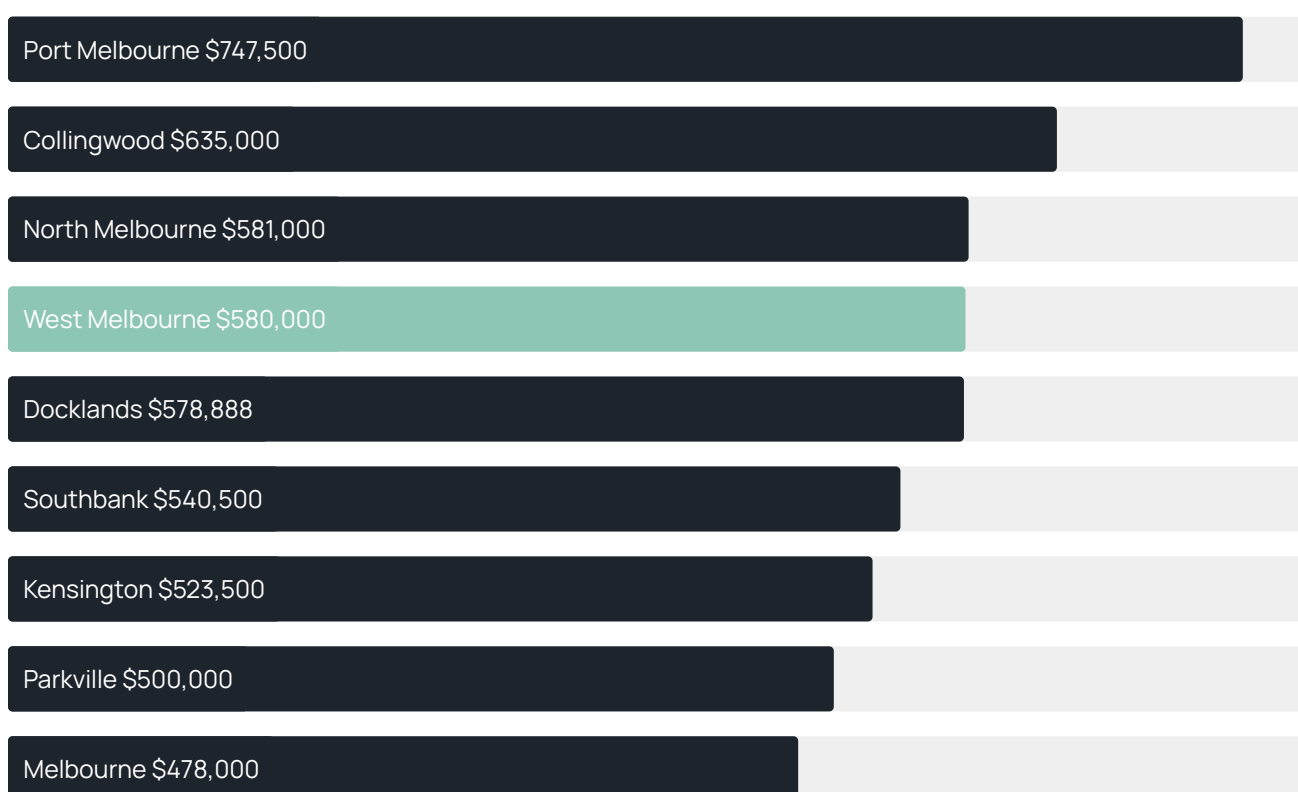
\$580k

Quarterly price change

1.75% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 13%
● Private 87%

Auction clearance rate³

60%

Median days on market³

47 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

\$735 per week

Population growth⁵

45.51%

Rental yield¹

2.52%

Median age⁵

31 years

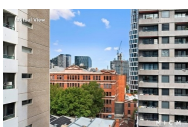
Median household size⁵

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
 608/9 Dryburgh St West Melbourne	2	Apartment	\$568,000	27 Jul 2026
 604/130 Dudley St West Melbourne	2	Apartment	\$478,000	06 Jul 2026
 48 Abbotsford St West Melbourne	2	House	\$1,347,500	04 Jul 2026
 5/30 Chetwynd St West Melbourne	1	Apartment	\$400,000	01 Jul 2026
 1804/105 Batman St West Melbourne	2	Apartment	\$640,000	30 Jun 2026
 1602/105 Batman St West Melbourne	1	Apartment	\$440,000	29 Jun 2026
 22/30 Chetwynd St West Melbourne	2	Apartment	\$605,000	27 Jun 2026
 312/121 Rosslyn St West Melbourne	2	Apartment	\$518,000	24 Jun 2026
 1308/408 Spencer St West Melbourne	1	Apartment	\$390,000	24 Jun 2026
 710/53 Batman St West Melbourne	1	Apartment	\$262,000	24 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 7/24 Ireland St West Melbourne	1	Apartment	\$600,000	23 Jun 2026
 304/94 Stanley St West Melbourne	2	Apartment	\$650,000	19 Jun 2026
 1001/112 Adderley St West Melbourne	1	Apartment	\$565,000	19 Jun 2026
 409/393 Spencer St West Melbourne	1	Apartment	\$410,000	19 Jun 2026
 203/16 Anderson St West Melbourne	1	Unit	\$320,000	18 Jun 2026
 172 Stanley St West Melbourne	1	House	\$950,000	16 Jun 2026
 1306/393 Spencer St West Melbourne	1	Apartment	\$428,000	13 Jun 2026
 903/23 Batman St West Melbourne	2	Flat/Unit/Apartment	\$660,000	06 Jun 2026
 112/53 Batman St West Melbourne	1	Apartment	\$250,000	05 Jun 2026
 450 William St West Melbourne	2	House	\$1,265,000	05 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 16/50 Rosslyn St West Melbourne	2	Apartment	\$388,800	02 Jun 2026
 501/5 Wominjeka Wlk West Melbourne	2	Apartment	\$910,000	02 Jun 2026
 1703/393 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$440,000	02 Jun 2026
 404/107 Hawke St West Melbourne	2	Apartment	\$579,000	01 Jun 2026
 12/50 Rosslyn St West Melbourne	2	Flat/Unit/Apartment	\$369,950	30 May 2026
 104 Ireland St West Melbourne	2	House	\$1,155,000	30 May 2026
 599 King St West Melbourne	4	House	\$1,925,000	30 May 2026
 8/74-80 Ireland St West Melbourne	3	House	\$1,200,000	30 May 2026
 3/456 William St West Melbourne	2	Strata Unit/Flat	\$654,000	29 May 2026
 109/150 Dudley St West Melbourne	2	Apartment	\$570,000	28 May 2026



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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 01/08/2026

- 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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