



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

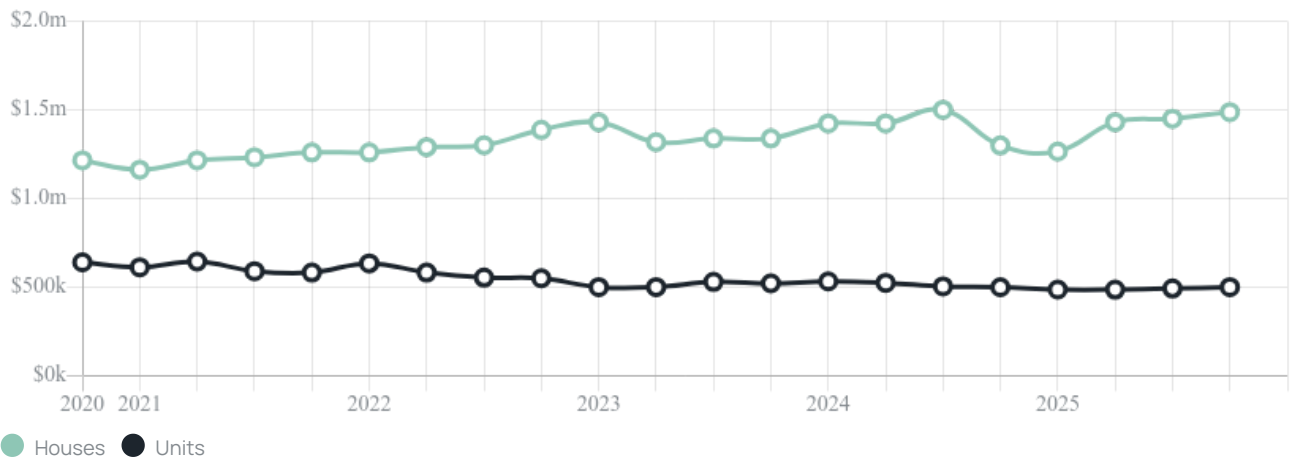
Median

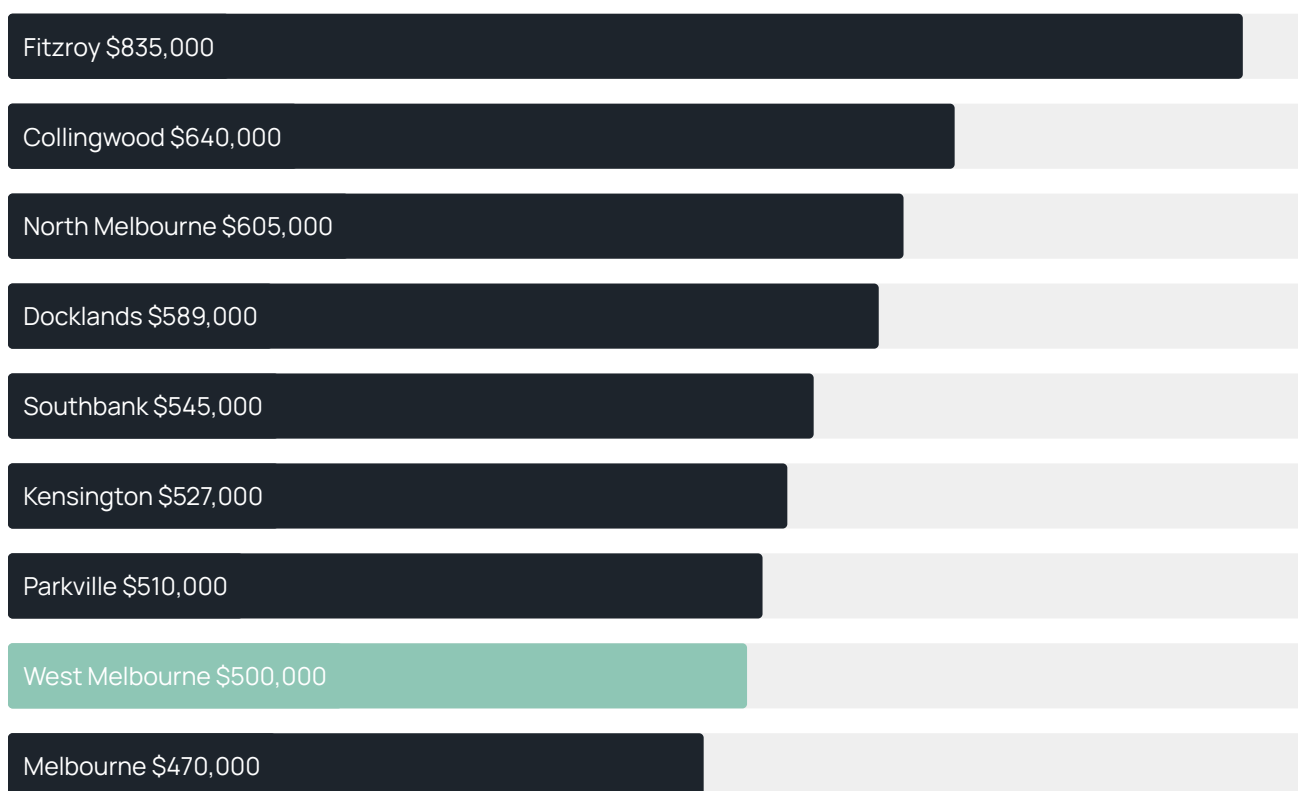
\$500k

Quarterly price change

1.52% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 19%
● Private 81%

Auction clearance rate³

60%

Median days on market³

43 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
 3203/65 Dudley St West Melbourne	2	Apartment	\$670,000	23 Jan 2026
 326/105 Batman St West Melbourne	2	Apartment	\$742,000	13 Jan 2026
 501/130 Dudley St West Melbourne	1	Apartment	\$350,000	10 Jan 2026
 212/9 Dryburgh St West Melbourne	1	Apartment	\$425,000	09 Jan 2026
 101/112 Ireland St West Melbourne	2	Apartment	\$620,000	27 Dec 2025
 902/23 Batman St West Melbourne	2	Flat/Unit/Apartment	\$680,000	24 Dec 2025
 306/25 Wominjeka Wlk West Melbourne	2	Apartment	\$630,000	22 Dec 2025
 401/9 Dryburgh St West Melbourne	2	Apartment	\$572,500	21 Dec 2025
 302/58 Jeffcott St WEST MELBOURNE	1	House	\$453,000	16 Dec 2025
 2213/65 Dudley St West Melbourne	2	Apartment	\$468,000	09 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 224 Adderley St West Melbourne	2	House	\$1,250,000	07 Dec 2025
 2 Laurens St West Melbourne	2	Apartment	\$1,020,000	06 Dec 2025
 601/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$445,000	05 Dec 2025
 103/9 Dryburgh St West Melbourne	2	Apartment	\$580,000	04 Dec 2025
 212/53 Batman St West Melbourne	1	Apartment	\$265,000	04 Dec 2025
 910/58 Jeffcott St WEST MELBOURNE	2	Apartment	\$617,500	03 Dec 2025
 304/16 Anderson St West Melbourne	1	Apartment	\$340,000	03 Dec 2025
 1313/23 Batman St West Melbourne	3	Apartment	\$965,000	02 Dec 2025
 215/23 Batman St West Melbourne	1	Apartment	\$355,000	02 Dec 2025
 1213/23 Batman St West Melbourne	3	Apartment	\$940,000	02 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 113/118 Dudley St West Melbourne	2	Flat/Unit/Apartment	\$535,000	01 Dec 2025
 33 Ireland St West Melbourne	3	Townhouse	\$1,380,000	29 Nov 2025
 107/23 Batman St West Melbourne	1	Apartment	\$400,000	26 Nov 2025
 1702/23 Batman St West Melbourne	3	Flat/Unit/Apartment	\$1,135,000	25 Nov 2025
 45/28 Jeffcott St West Melbourne	4	Apartment	\$935,000	25 Nov 2025
 101/5 Wominjeka Wlk West Melbourne	1	Apartment	\$446,000	24 Nov 2025
 581 King St WEST MELBOURNE	4	House	\$2,095,000	24 Nov 2025
 211/288 Adderley St West Melbourne	1	Apartment	\$500,000	23 Nov 2025
 1203/393 Spencer St West Melbourne	1	Unit	\$425,000	21 Nov 2025
 106/140 Dudley St West Melbourne	1	Apartment	\$375,000	21 Nov 2025



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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 01/02/2026

- 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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