



West Melbourne

Suburb Report



Your connection to property insights



JellisCraig

WEST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

-0.16% ↓

Median unit price¹

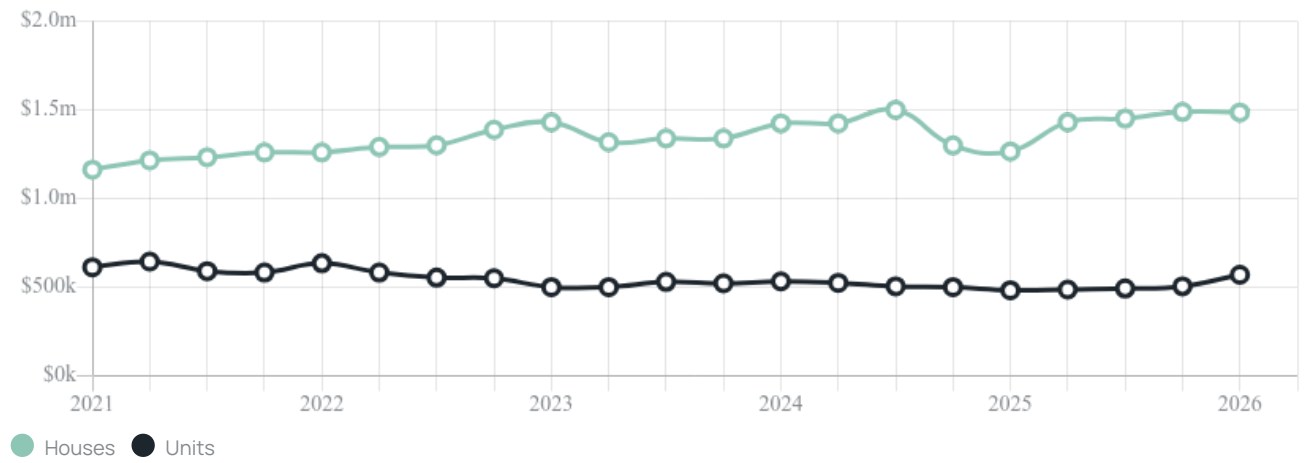
Median

\$570k

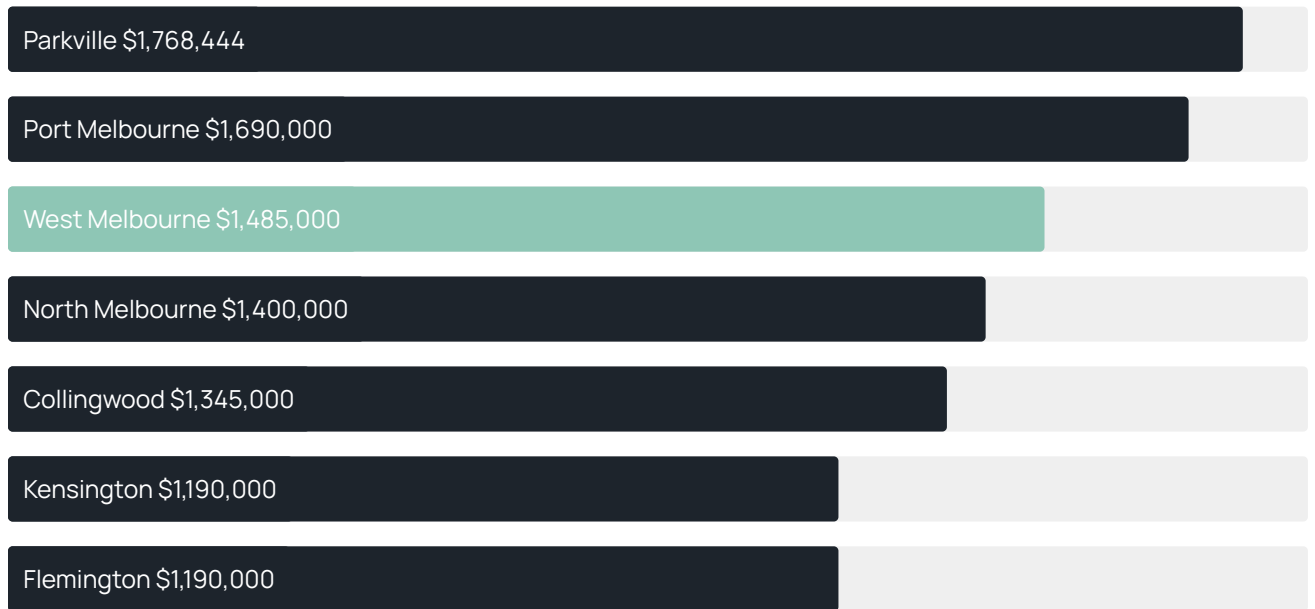
Quarterly price change

12.87% ↑

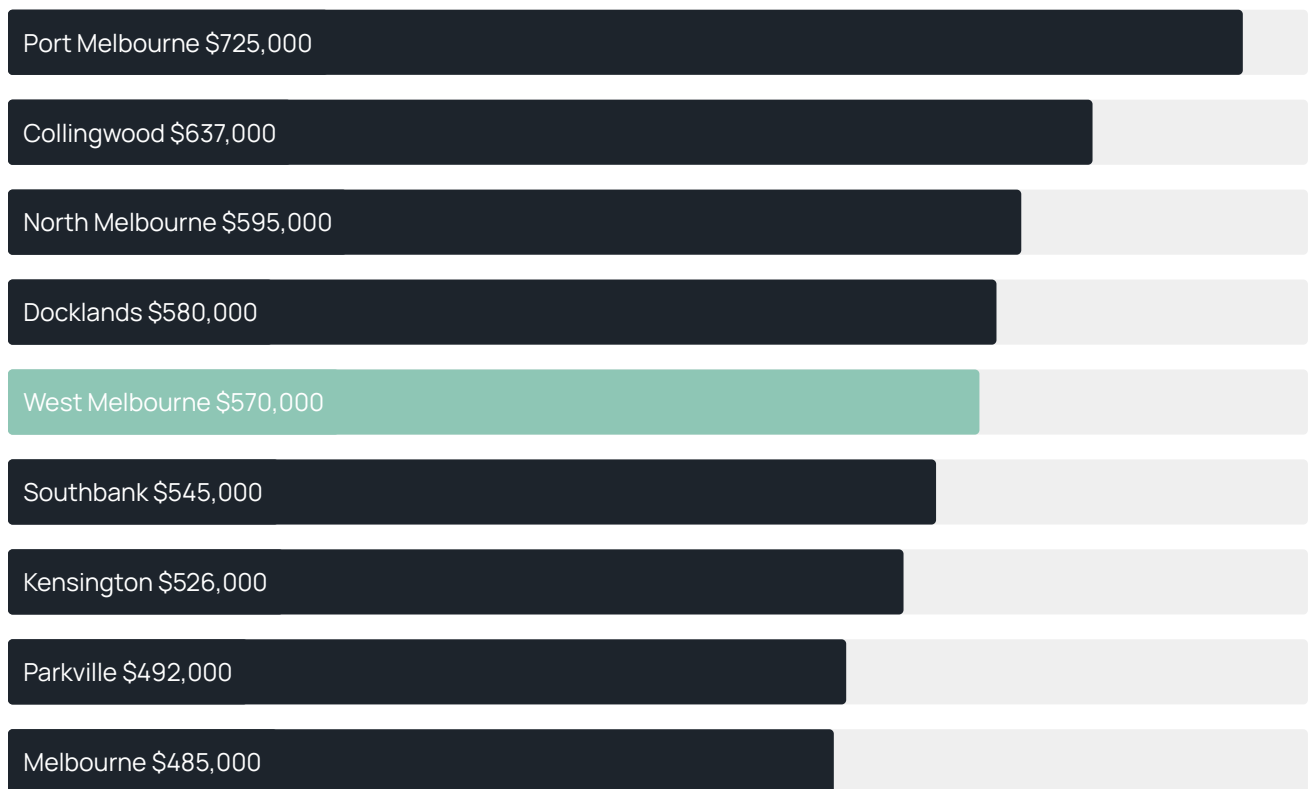
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 16%
- Private 84%

Auction clearance rate³

66.67%

Median days on market³

49 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

\$783 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
 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
 172 Stanley St West Melbourne	1	House	\$950,000	16 Jun 2026
 450 William St West Melbourne	2	House	\$1,265,000	05 Jun 2026
 16/50 Rosslyn St West Melbourne	2	Apartment	\$388,800	02 Jun 2026
 501/5 Wominjeka Wik West Melbourne	2	Apartment	\$910,000	02 Jun 2026
 404/107 Hawke St West Melbourne	2	Apartment	\$579,000	01 Jun 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

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Address	Bedrooms	Type	Price	Sold
 8/74-80 Ireland St West Melbourne	3	House	\$1,200,000	30 May 2026
 109/150 Dudley St West Melbourne	2	Apartment	\$570,000	28 May 2026
 1108/65 Dudley St West Melbourne	1	Apartment	\$360,000	28 May 2026
 1308/105 Batman St West Melbourne	2	Apartment	\$630,000	27 May 2026
 405/105 Rosslyn St West Melbourne	1	Apartment	\$395,000	19 May 2026
 1310/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$380,000	19 May 2026
 1314/58 Jeffcott St West Melbourne	2	Apartment	\$853,000	16 May 2026
 404/41 Dryburgh St West Melbourne	2	Apartment	\$447,000	14 May 2026
 4/61-63 Stanley St West Melbourne	1	Unit	\$374,600	13 May 2026
 216/118 Dudley St West Melbourne	3	Apartment	\$666,000	13 May 2026

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Address	Bedrooms	Type	Price	Sold
 204/162 Rosslyn St West Melbourne	2	Apartment	\$485,000	12 May 2026
 108/55 Jeffcott St West Melbourne	1	Flat/Unit/Apartment	\$340,000	08 May 2026
 202/112 Adderley St West Melbourne	1	Flat/Unit/Apartment	\$495,000	07 May 2026
 1803/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$646,000	06 May 2026
 206/45 Dudley St West Melbourne	1	Strata Unit/Flat	\$569,050	06 May 2026
 1703/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$636,500	06 May 2026
 209/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$579,500	06 May 2026
 207/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$569,050	06 May 2026
 210/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$598,500	06 May 2026
 103/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$760,000	06 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 01/07/2026

- 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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