



West Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

WEST MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.49m

Quarterly price change

-0.16% ↓

Median unit price<sup>1</sup>

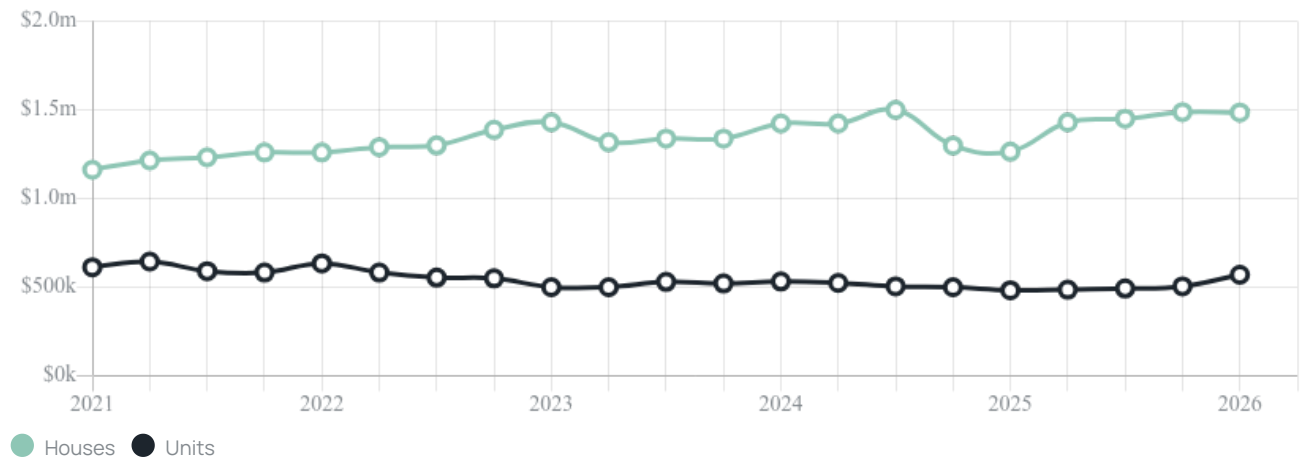
Median

\$570k

Quarterly price change

12.87% ↑

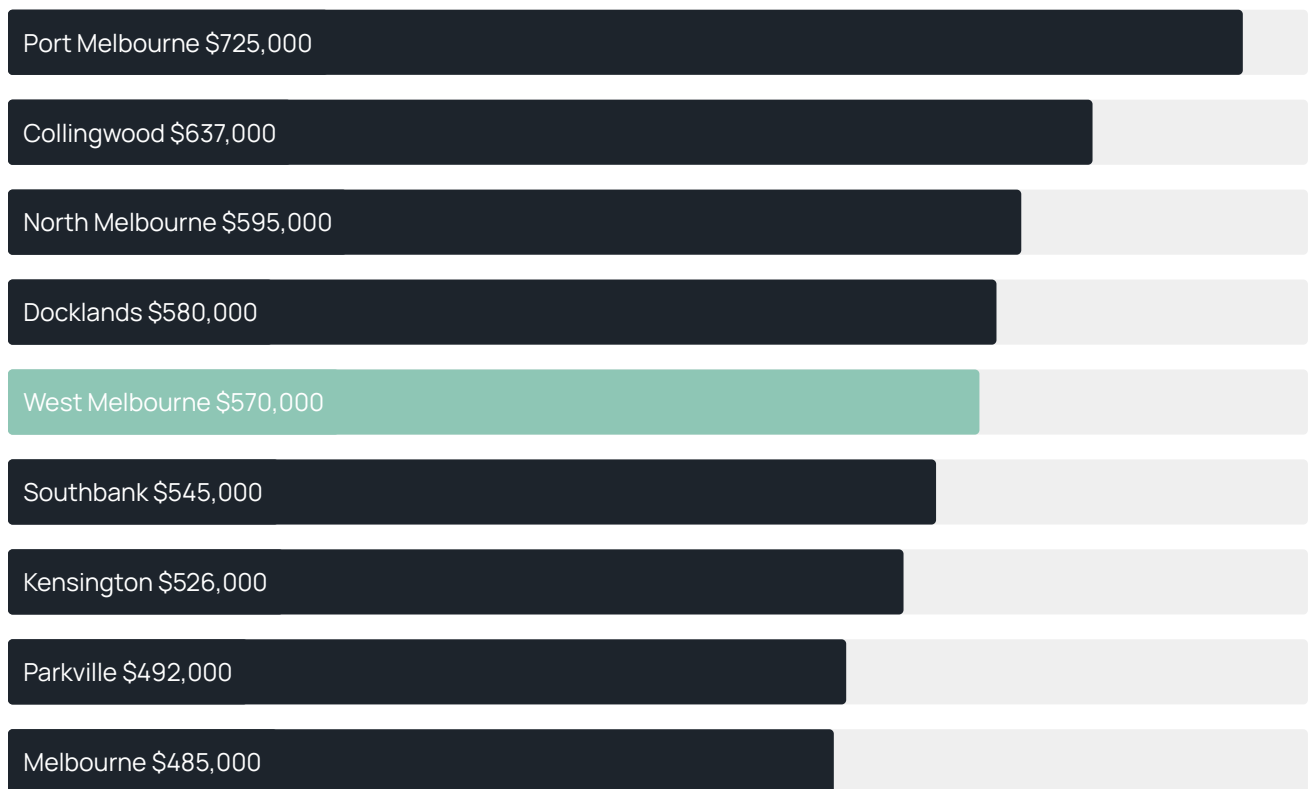
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 16%  
● Private 84%

Auction clearance rate<sup>3</sup>

58.33%

Median days on market<sup>3</sup>

35 days

Average hold period<sup>1</sup>

5.6 years

Dwelling type<sup>5</sup>



● Houses 1% ● Units 99%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

8,025

Median asking rent<sup>1</sup>

\$783 per week

Population growth<sup>5</sup>

45.51%

Rental yield<sup>1</sup>

2.52%

Median age<sup>5</sup>

31 years











Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 405/105 Rosslyn St West Melbourne	1	Apartment	\$395,000	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
 216/118 Dudley St West Melbourne	3	Apartment	\$666,000	13 May 2026
 4/61-63 Stanley St West Melbourne	1	Unit	\$374,600	13 May 2026
 102/107 Hawke St West Melbourne	2	Apartment	\$503,000	04 May 2026
 314/429 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$300,000	28 Apr 2026

## WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 409/102 Stanley St West Melbourne	2	Flat/Unit/Apartment	\$665,000	27 Apr 2026
 594 Spencer St West Melbourne	3	House	\$1,295,000	25 Apr 2026
 1202/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$426,000	24 Apr 2026
 305/28 Curzon St West Melbourne	1	Apartment	\$590,000	23 Apr 2026
 2605/105 Batman St West Melbourne	1	Apartment	\$450,000	22 Apr 2026
 403/28 Curzon St West Melbourne	3	Apartment	\$1,355,000	20 Apr 2026
 25/43-51 Jeffcott St West Melbourne	3	Townhouse	\$1,087,000	19 Apr 2026
 5/5 Anderson St West Melbourne	2	Apartment	\$866,000	18 Apr 2026
 87/33 Jeffcott St West Melbourne	2	Apartment	\$595,000	17 Apr 2026
 2402/105 Batman St West Melbourne	1	Apartment	\$455,000	16 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 205/5 Stawell St West Melbourne	2	Apartment	\$595,000	15 Apr 2026
 107/9 Dryburgh St West Melbourne	2	Apartment	\$565,000	14 Apr 2026
 805/10 Wominjeka Wlk West Melbourne	3	Flat/Unit/Apartment	\$928,000	14 Apr 2026
 802/45 Dudley St West Melbourne	2	Apartment	\$530,000	13 Apr 2026
 204/105 Rosslyn St West Melbourne	2	Apartment	\$560,000	13 Apr 2026
 310/5 Wominjeka Wlk West Melbourne	2	Flat/Unit/Apartment	\$595,000	13 Apr 2026
 408/393 Spencer St West Melbourne	1	Apartment	\$408,000	11 Apr 2026
 7/53 Batman St West Melbourne	1	Apartment	\$265,000	03 Apr 2026
 101/33 Jeffcott St West Melbourne	3	Unit	\$780,000	02 Apr 2026
 506/408 Spencer St West Melbourne	2	Apartment	\$530,000	02 Apr 2026



**Jellis Craig Kensington**  
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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.

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Data is current as of PDF generation date 01/06/2026

- 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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