



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>

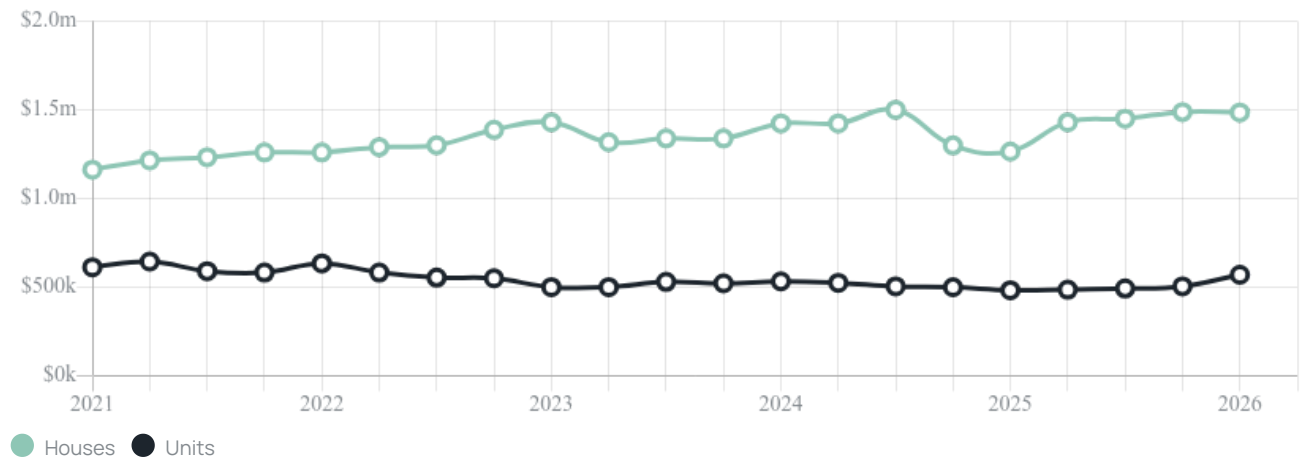
Median

\$570k

Quarterly price change

12.87% ↑

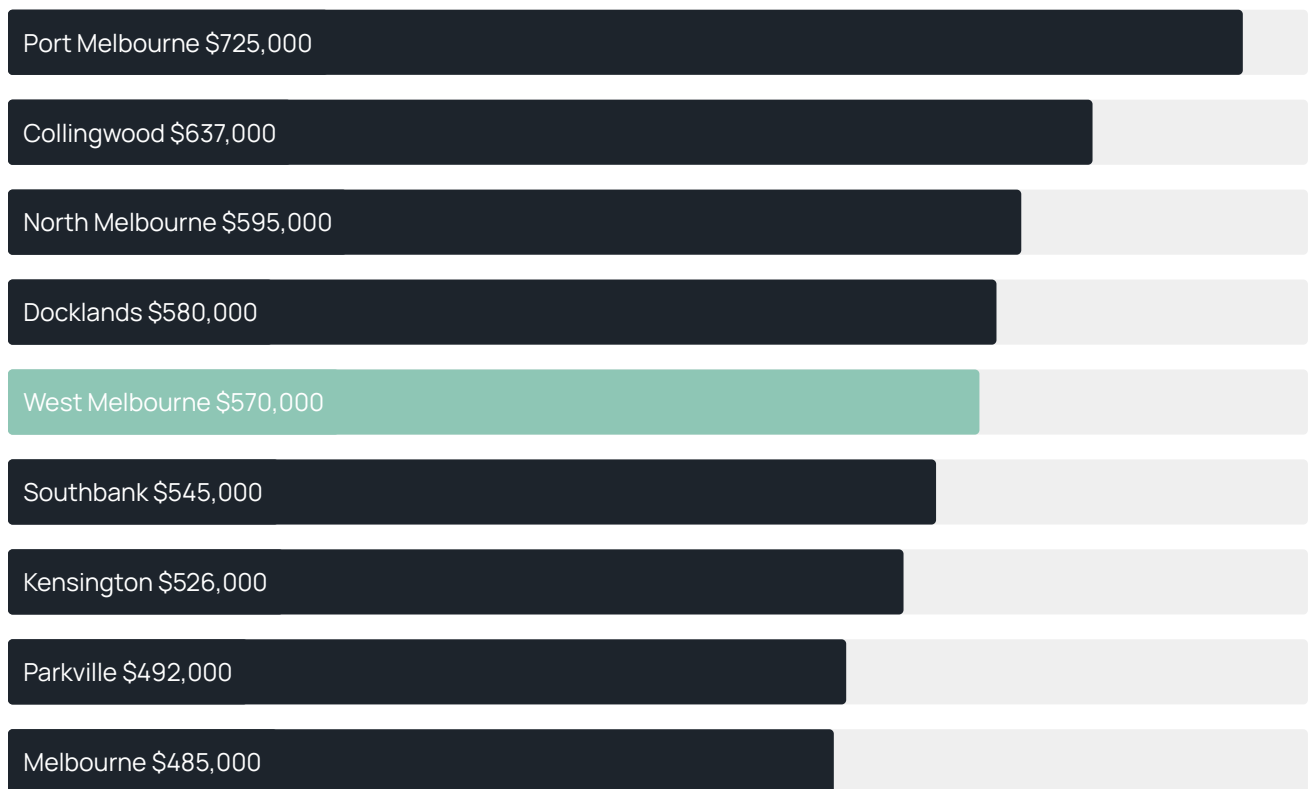
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 14%  
● Private 86%

Auction clearance rate<sup>3</sup>

75%

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

31 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










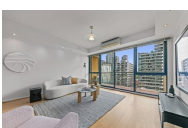
Median household size<sup>5</sup>

1.9 people











WEST MELBOURNE SUBURB REPORT

## Recent West Melbourne sales








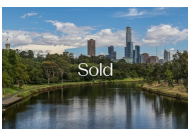


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 594 Spencer St West Melbourne	3	House	\$1,295,000	26 Apr 2026
 403/28 Curzon St West Melbourne	3	Apartment	\$1,355,000	20 Apr 2026
 87/33 Jeffcott St West Melbourne	2	Apartment	\$595,000	18 Apr 2026
 5/5 Anderson St West Melbourne	2	Apartment	\$866,000	18 Apr 2026
 205/5 Stawell St West Melbourne	2	Apartment	\$595,000	15 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
 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

## WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 913/65 Dudley St West Melbourne	2	Apartment	\$450,000	30 Mar 2026
 36/28 Jeffcott St West Melbourne	3	Apartment	\$920,000	27 Mar 2026
 3/499 Spencer St West Melbourne	2	Flat/Unit/Apartment	\$610,000	26 Mar 2026
 101/491 Victoria St West Melbourne	2	Apartment	\$625,000	24 Mar 2026
 5/33 Jeffcott St West Melbourne	1	Apartment	\$535,000	23 Mar 2026
 102/9 Dryburgh St West Melbourne	2	Apartment	\$610,000	23 Mar 2026
 405/41 Batman St West Melbourne	2	Apartment	\$397,000	23 Mar 2026
 102/45 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$700,000	20 Mar 2026
 806/392 Spencer St West Melbourne	1	Flat/Unit/Apartment	\$268,000	19 Mar 2026
 803/65 Dudley St West Melbourne	2	Apartment	\$505,000	17 Mar 2026

## WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 103/130 Dudley St West Melbourne	1	Flat/Unit/Apartment	\$553,000	07 Mar 2026
 155/480 La Trobe St West Melbourne	2	Apartment	\$705,000	06 Mar 2026
 505/121 Rosslyn St West Melbourne	2	Flat/Unit/Apartment	\$485,000	05 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
 1104/41 Batman St West Melbourne	2	Flat/Unit/Apartment	\$432,500	03 Mar 2026
 54 Abbotsford St West Melbourne	3	House	\$1,300,000	03 Mar 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 01/05/2026

- 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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