West Melbourne

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.32m

Monthly median price change[2]

-1.76% ↓

Median unit price

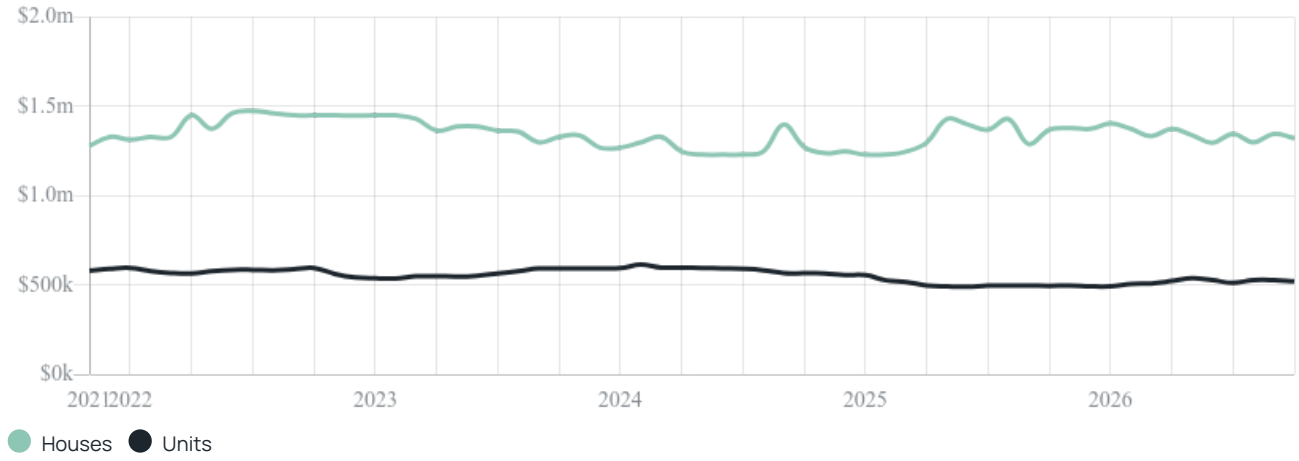
Median[1]

$523k

Monthly median price change[2]

-1.42% ↓

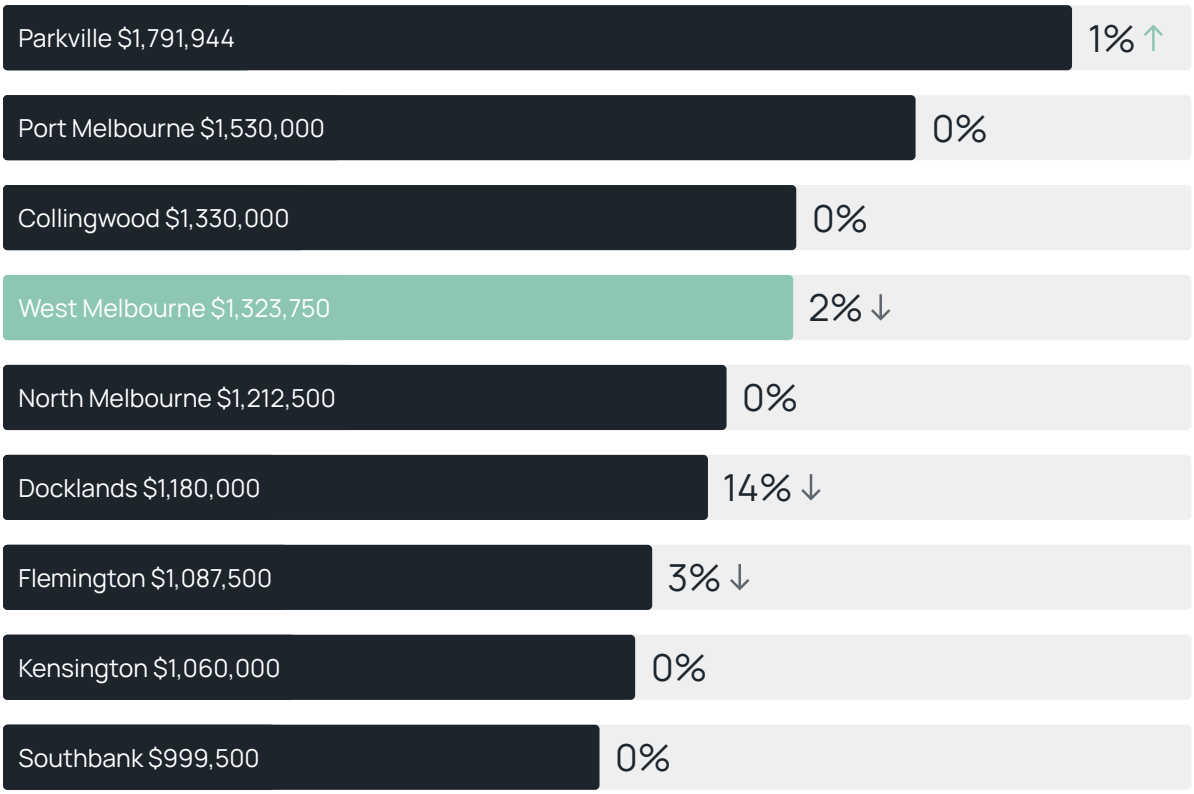
West Melbourne monthly median property prices[3]



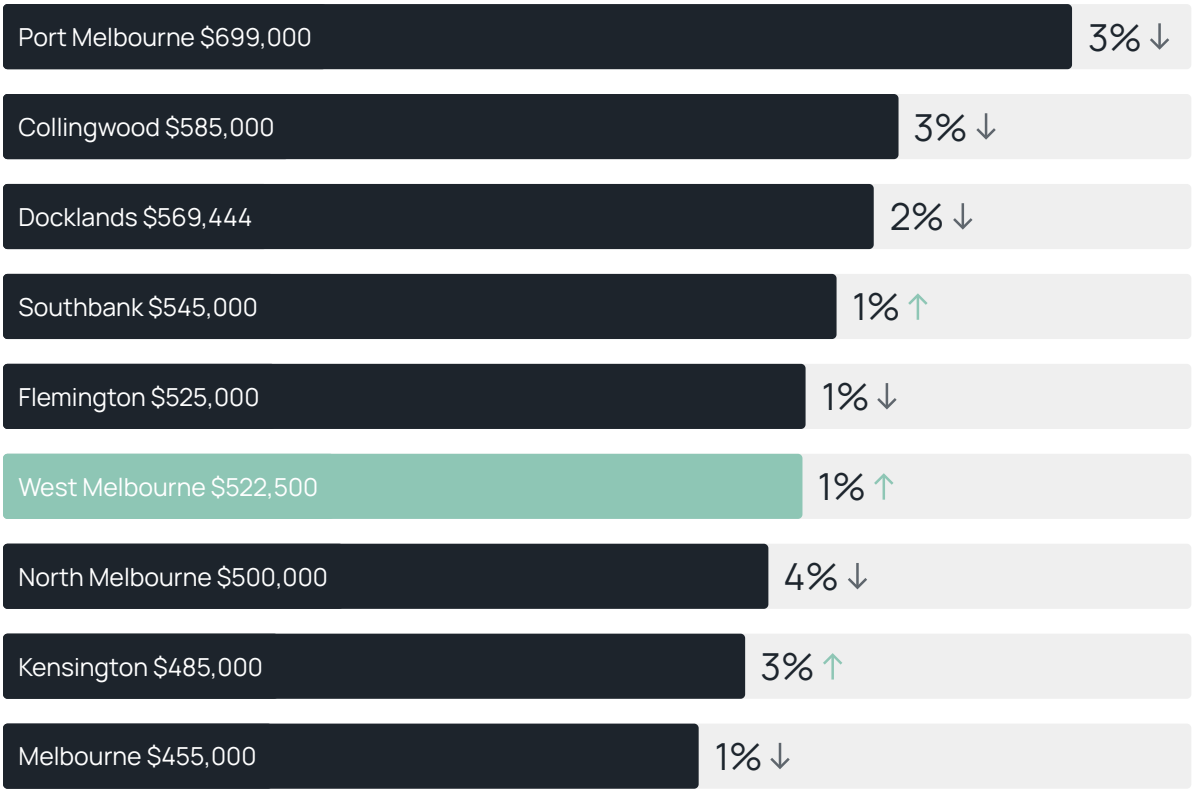


Surrounding Suburbs

Median house price[1,2]

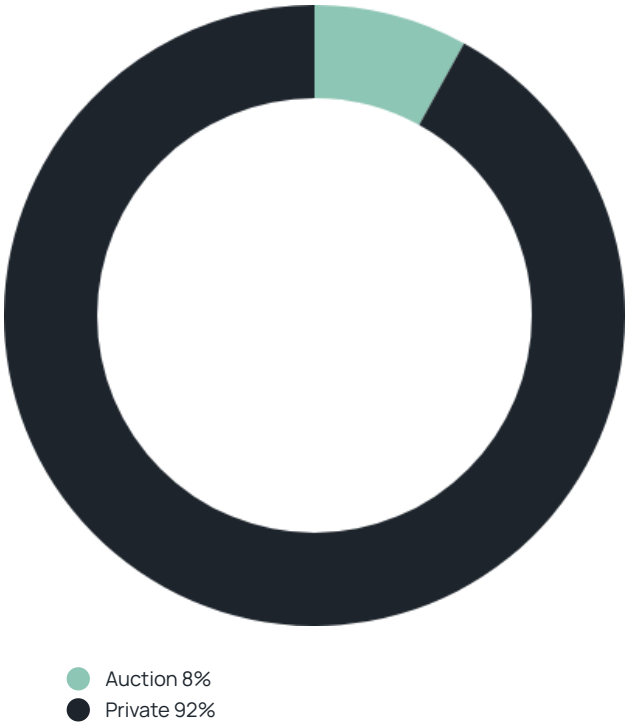


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

43%

Median days on market[5]

House	Unit
39 days	46 days

Average hold period[1]

House	Unit
14.8 years	10.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

8,025

Population growth[7]

45.51%

Median age[7]

31 years

Median household size[7]

1.9 people

Median asking rent per week[1]

House	Unit
$758	$650

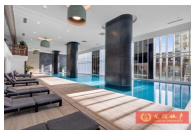
Rental yield[8]

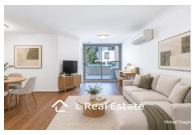
House	Unit
3.44%	6.28%

Sold Properties

Recent West Melbourne sales[5]

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	802/58 Jeffcott Street West Melbourne	1	Apartment	$425,000	06 Nov 2026
	2114/105 Batman Street West Melbourne	1	Apartment	$435,000	05 Nov 2026
	2315/105 Batman Street West Melbourne	1	Unit	Undisclosed	30 Oct 2026
	16/28 Jeffcott Street West Melbourne	2	Apartment	$585,000	30 Oct 2026
	401/53 Batman Street West Melbourne	2	Apartment	$300,000	30 Oct 2026
	33/28 Jeffcott Street West Melbourne	3	Apartment	$960,000	30 Oct 2026
	505/102 Stanley Street West Melbourne	2	Apartment	$700,000	29 Oct 2026
	213/130 Dudley Street West Melbourne	1	Apartment	$365,000	29 Oct 2026
	710/288 Adderley Street West Melbourne	2	Apartment	$788,000	26 Oct 2026
	406/393 Spencer Street West Melbourne	1	Apartment	$415,000	23 Oct 2026

Address		Bedrooms	Type	Price	Sold
	16/18 Ireland Street West Melbourne	1	Apartment	$465,000	19 Oct 2026
	711/41 Batman Street West Melbourne	2	Apartment	$466,000	19 Oct 2026
	308/493 Victoria street West Melbourne	2	Apartment	$560,000	17 Oct 2026
	427 Victoria Street West Melbourne	3	House	$1,115,000	17 Oct 2026
	Unit 6/43-51 Jeffcott Street West Melbourne	2	Apartment	$525,000	16 Oct 2026
	204/58 Jeffcott Street West Melbourne	2	Apartment	$435,000	16 Oct 2026
	35/30 Chetwynd Street West Melbourne	2	Apartment	$576,000	15 Oct 2026
	71 Ireland Street West Melbourne	3	Townhouse	$2,500,000	10 Oct 2026
	69 Ireland Street West Melbourne	3	Townhouse	$3,250,000	10 Oct 2026
	10/18 Dicks Place West Melbourne	1	Apartment	$420,000	08 Oct 2026

Address		Bedrooms	Type	Price	Sold
	16/55 Batman Street West Melbourne	2	Apartment	$817,500	08 Oct 2026
	117/89 Roden Street West Melbourne	2	Apartment	$467,000	07 Oct 2026
	311/118 Dudley Street West Melbourne	1	Apartment	$335,000	05 Oct 2026
	83A Capel Street West Melbourne	2	House	Undisclosed	03 Oct 2026
	614/23 Batman Street West Melbourne	2	Apartment	Undisclosed	30 Sep 2026
	1005/65 Dudley Street West Melbourne	2	Apartment	Undisclosed	29 Sep 2026
	2/43-51 Jeffcott Street West Melbourne	2	Apartment	$595,000	29 Sep 2026
	1813/105 Batman Street West Melbourne	2	Apartment	$635,000	28 Sep 2026
	406/105 Batman Street West Melbourne	2	Apartment	$578,000	25 Sep 2026
	603/9 Dryburgh Street West Melbourne	1	Apartment	$383,000	24 Sep 2026

Jellis Craig Kensington
291 Racecourse Road, Kensington
03 8378 0500

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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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