



West Melbourne

Suburb Report



Your connection to property insights



JellisCraig

WEST MELBOURNE SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

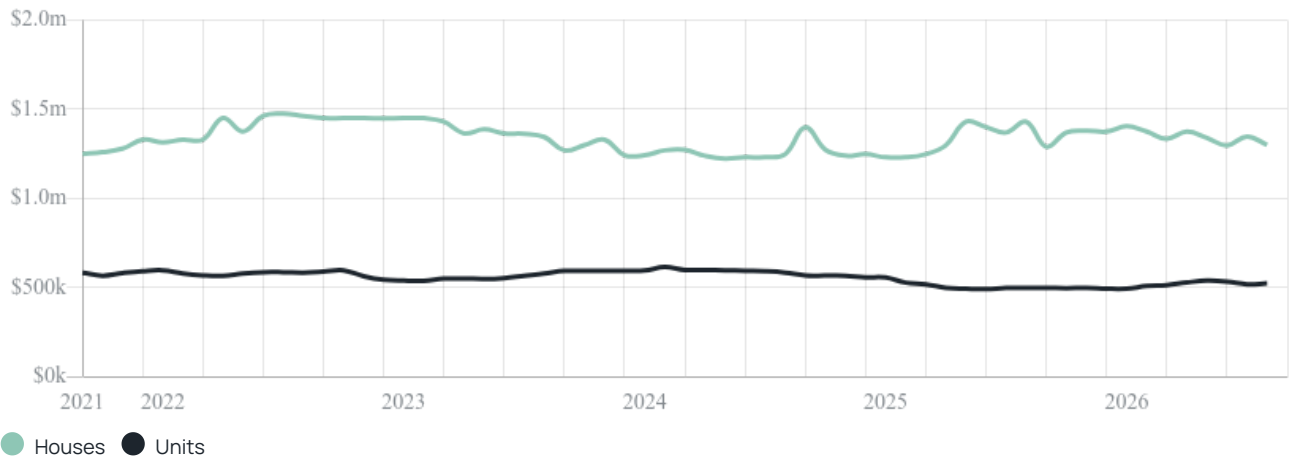
\$1.30m

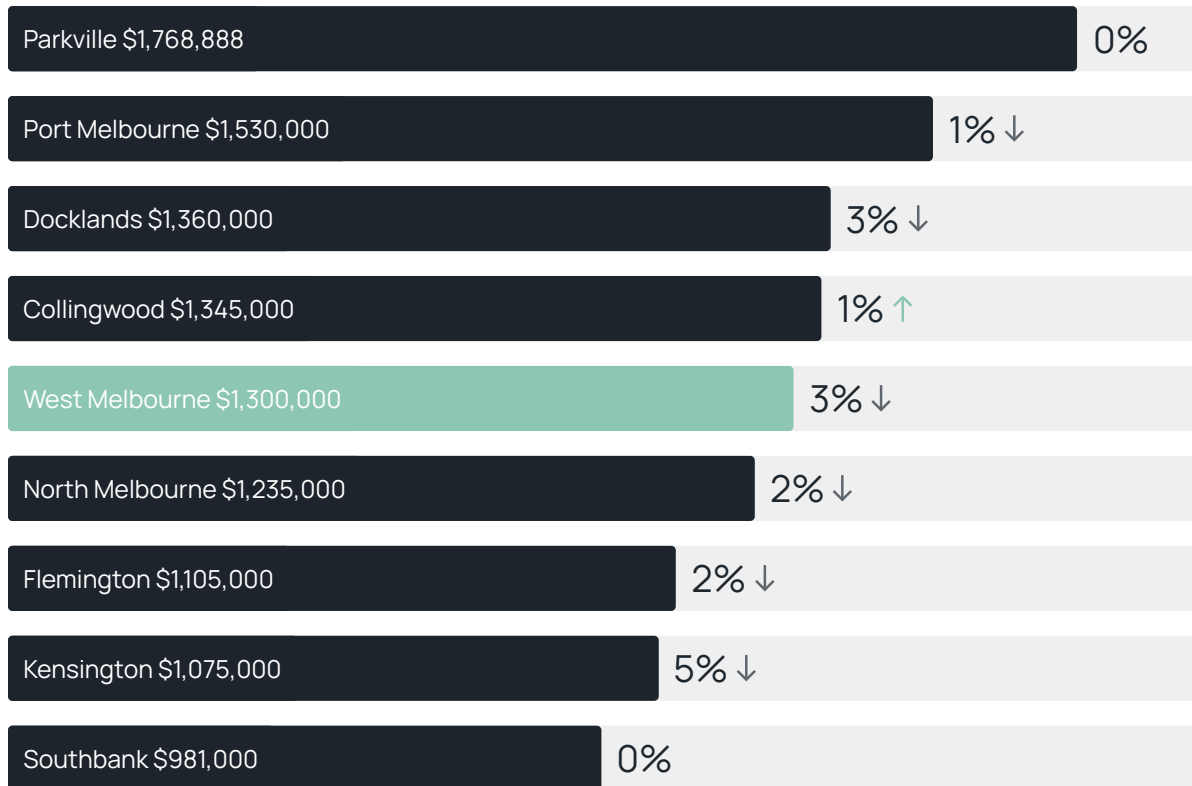
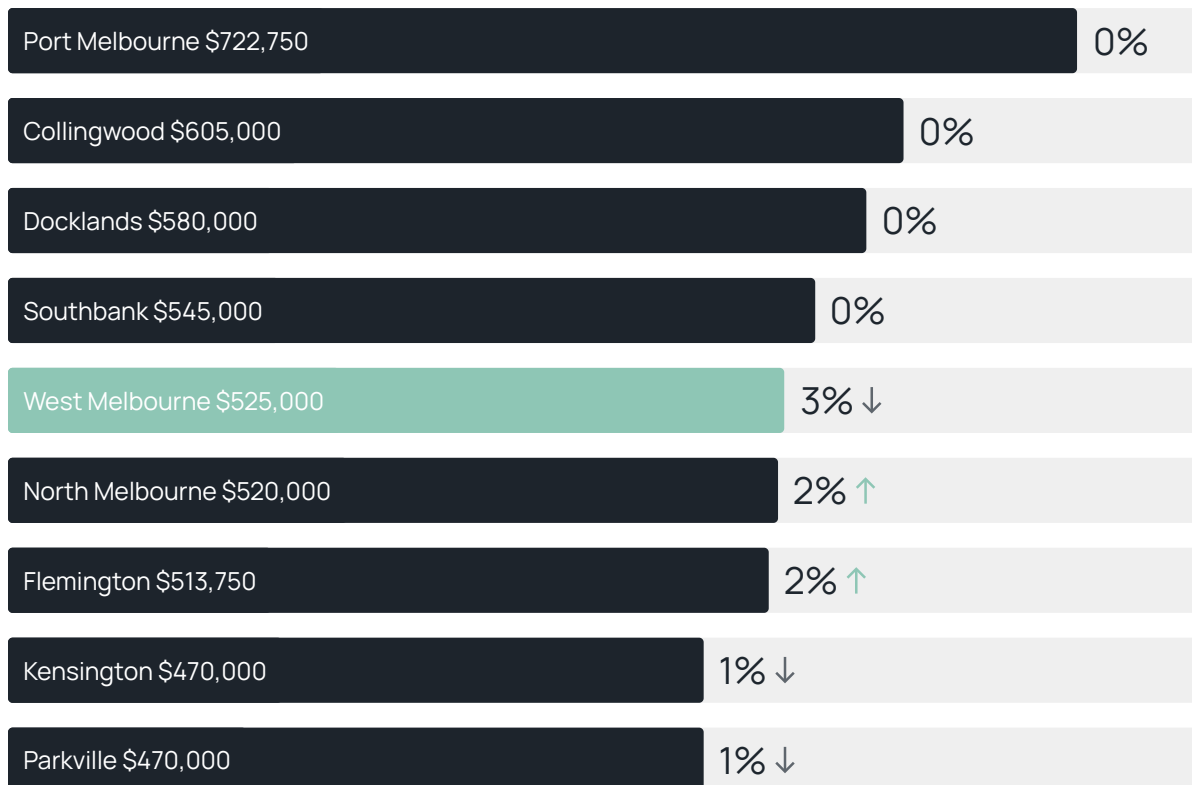
-3.53%↓

\$525k

0.96%↑

West Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 7%
● Private 93%

Auction clearance rate³

40%

Median days on market³

House

Unit

36 days

44 days

Average hold period¹

House

Unit

14.9 years

10.1 years

Dwelling type⁵

● Houses 1% ● Units 99%

Ownership⁵

● Owned outright 12% ● Mortgaged 21% ● Rented 67%

Population⁵

8,025

Median asking rent per week¹

Unit

\$780

\$640

Population growth⁵

45.51%

Rental yield¹

House

Unit

3.41%

6.6%

Median age⁵

31 years

Median household size⁵

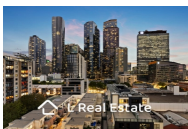
1.9 people

Recent West Melbourne sales²

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
 614/23 Batman Street West Melbourne	2	Apartment	Undisclosed	30 Sep 2026
 1813/105 Batman Street West Melbourne	2	Apartment	\$635,000	28 Sep 2026
 405/162 Rosslyn Street West Melbourne	1	Apartment	\$380,000	24 Sep 2026
 309/23 Batman Street West Melbourne	1	Apartment	\$470,000	22 Sep 2026
 5/44 Chetwynd Street West Melbourne	1	Apartment	\$465,000	19 Sep 2026
 38 Dudley Street West Melbourne	5	House	Undisclosed	17 Sep 2026
 1603/23 Batman Street West Melbourne	2	Apartment	Undisclosed	11 Sep 2026
 1504/45 Dudley Street West Melbourne	1	Apartment	\$395,000	10 Sep 2026
 411/23 Batman Street West Melbourne	2	Apartment	\$697,500	09 Sep 2026
 301/493 Victoria Street West Melbourne	2	Apartment	\$565,000	08 Sep 2026

WEST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 408/58 Jeffcott Street West Melbourne	1	Apartment	\$434,000	01 Sep 2026
 3103/65 Dudley Street West Melbourne	3	Apartment	\$1,200,000	01 Sep 2026
 304/112 Ireland Street West Melbourne	2	Apartment	\$470,000	31 Aug 2026
 202/2 Hawke Street West Melbourne Sold off market	2	Apartment	\$719,500	31 Aug 2026
 10/166 Stanley Street West Melbourne	3	Townhouse	Undisclosed	28 Aug 2026
 1012/58 Jeffcott Street West Melbourne	1	Apartment	\$291,000	26 Aug 2026
 6/220 Roden Street West Melbourne	2	Townhouse	Undisclosed	26 Aug 2026
 2/110 Railway Place West Melbourne	3	Apartment	Undisclosed	26 Aug 2026
 75/33 Jeffcott Street West Melbourne	2	Apartment	\$620,000	21 Aug 2026
 6/55 Batman Street West Melbourne	2	Apartment	\$880,000	21 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 311/107 Roden Street West Melbourne	1	Apartment	\$427,000	17 Aug 2026
 2605/65 Dudley St West Melbourne	2	Apartment	\$530,000	13 Aug 2026
 14/43-51 Jeffcott Street West Melbourne	2	Apartment	\$698,000	11 Aug 2026
 310/141-149 Roden Street West Melbourne	1	Apartment	\$330,000	10 Aug 2026
 606/25 Wominjeka Walk West Melbourne	2	Apartment	Undisclosed	08 Aug 2026
 502/53 Batman Street West Melbourne	1	Apartment	Undisclosed	07 Aug 2026
 1007/5 Wominjeka Walk West Melbourne	2	Apartment	\$730,000	06 Aug 2026
 810/23 Batman Street West Melbourne	1	Apartment	Undisclosed	04 Aug 2026
 305/429 Spencer Street West Melbourne	2	Apartment	\$381,000	04 Aug 2026
 707/112 Adderley Street West Melbourne	1	Apartment	\$420,000	31 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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