



West Melbourne

Suburb Report



Your connection to property insights



JellisCraig

WEST MELBOURNE SUBURB REPORT

Median house price¹

Median

\$1.30m

Quarterly price change

-3.53% ↓

Median unit price¹

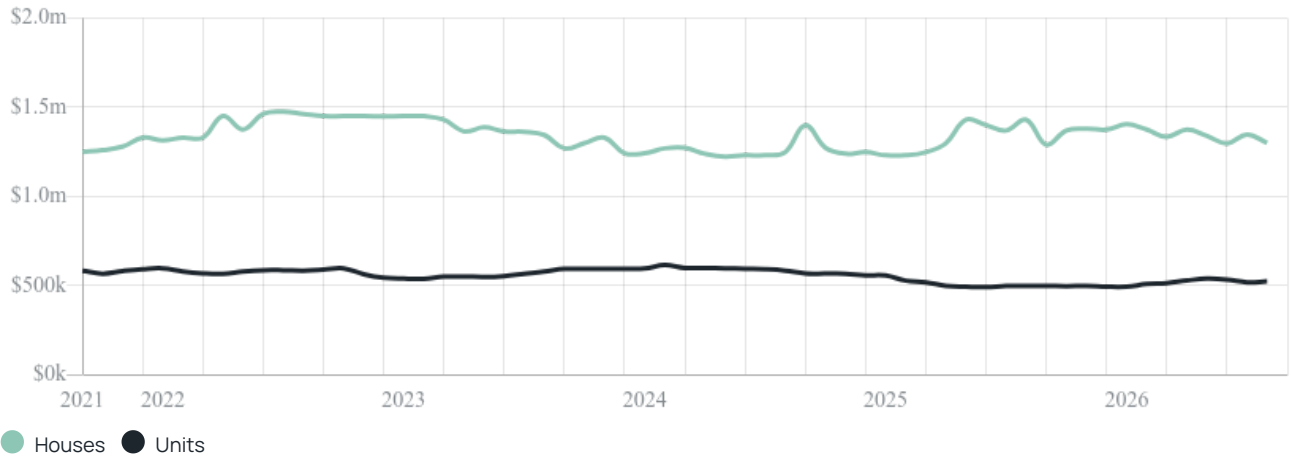
Median

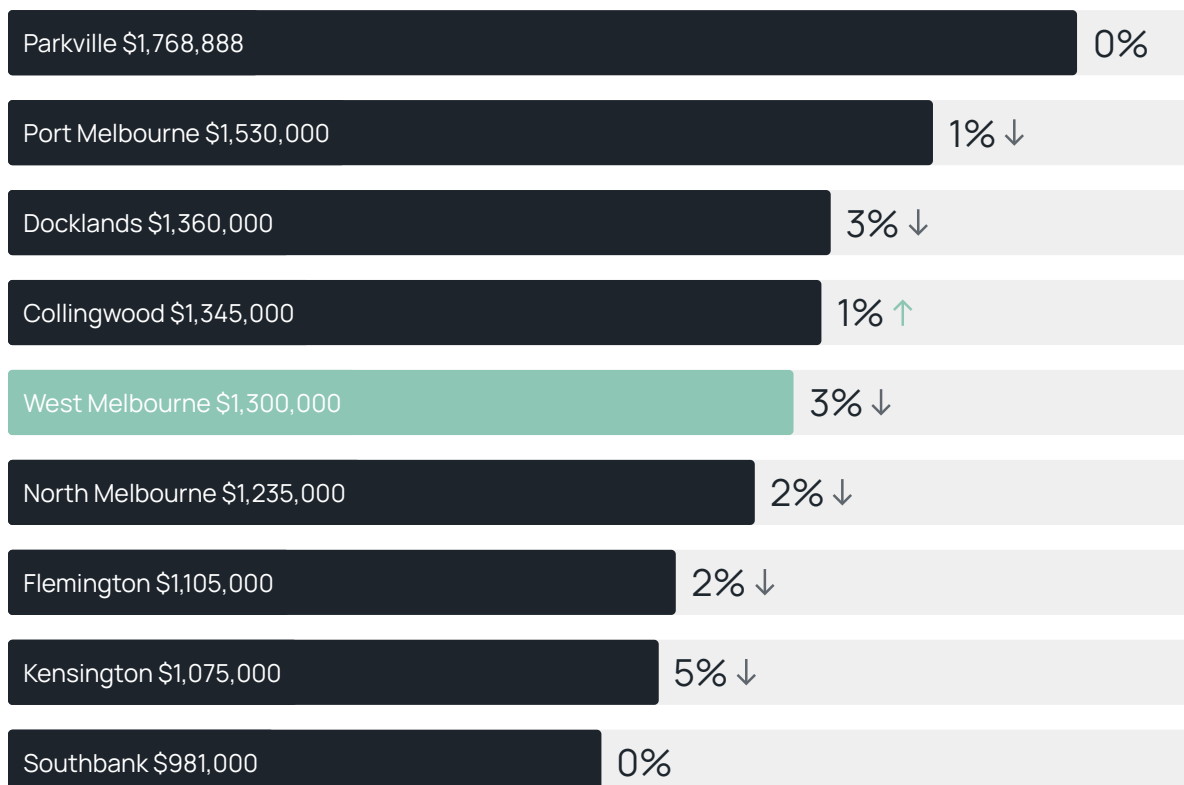
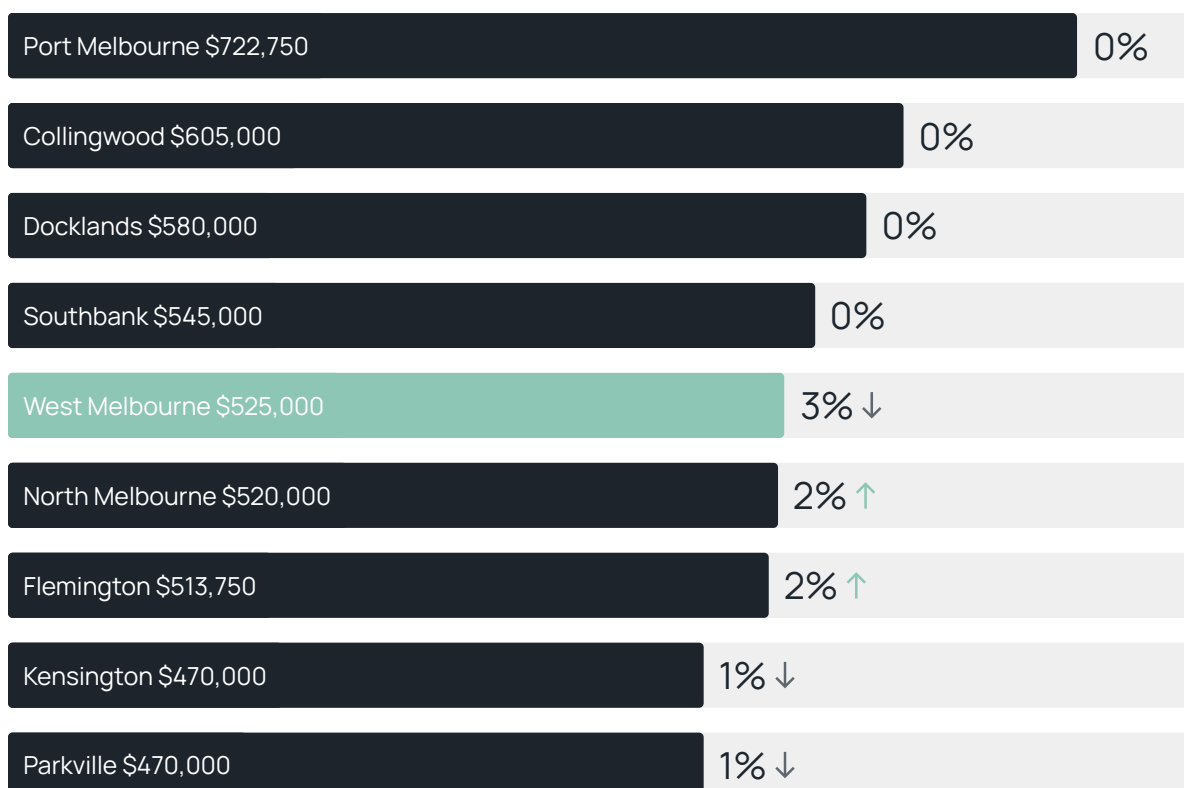
\$525k

Quarterly price change

0.96% ↑

West Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 8%
● Private 92%

Auction clearance rate³

25%

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

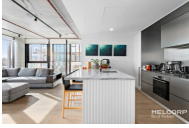
1.9 people

Recent West Melbourne sales²

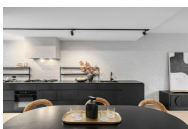
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 2/110 Railway Place West Melbourne	3	Apartment	Undisclosed	26 Aug 2026
 6/55 Batman Street West Melbourne	2	Apartment	\$880,000	21 Aug 2026
 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

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Address	Bedrooms	Type	Price	Sold
 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
 305/58 Jeffcott Street West Melbourne	2	Apartment	Undisclosed	31 Jul 2026
 607/25 wominjecka walk West Melbourne	2	Apartment	Undisclosed	30 Jul 2026
 11/28 Ireland Street West Melbourne	3	Townhouse	\$975,000	30 Jul 2026
 310/105 Batman Street West Melbourne	2	Apartment	\$500,000	29 Jul 2026
 910/23 Batman Street West Melbourne	1	Apartment	\$360,000	28 Jul 2026
 1008/112 Adderley Street West Melbourne	2	Apartment	\$770,000	24 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 3/218 Rosslyn Street West Melbourne	3	Townhouse	Undisclosed	23 Jul 2026
 108/5 Stawell Street West Melbourne	1	Apartment	\$360,000	21 Jul 2026
 1207/58 Jeffcott Street West Melbourne	1	Apartment	\$440,000	20 Jul 2026
 1308/408 Spencer Street West Melbourne	1	Apartment	\$390,000	16 Jul 2026
 608/9 Dryburgh Street West Melbourne	2	Apartment	\$568,000	14 Jul 2026
 508/94 Stanley Street West Melbourne	2	Unit	Undisclosed	13 Jul 2026
 222 Rosslyn Street West Melbourne	4	Townhouse	Undisclosed	10 Jul 2026
 6/218 Rosslyn Street West Melbourne	3	Townhouse	Undisclosed	10 Jul 2026
 710/53 Batman Street West Melbourne	1	Apartment	\$262,000	08 Jul 2026
 202/23 Batman Street West Melbourne	2	Apartment	\$515,000	08 Jul 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.

Data is current as of PDF generation date 06/09/2026

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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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