



# Williamstown North Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

WILLIAMSTOWN NORTH SUBURB REPORT

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

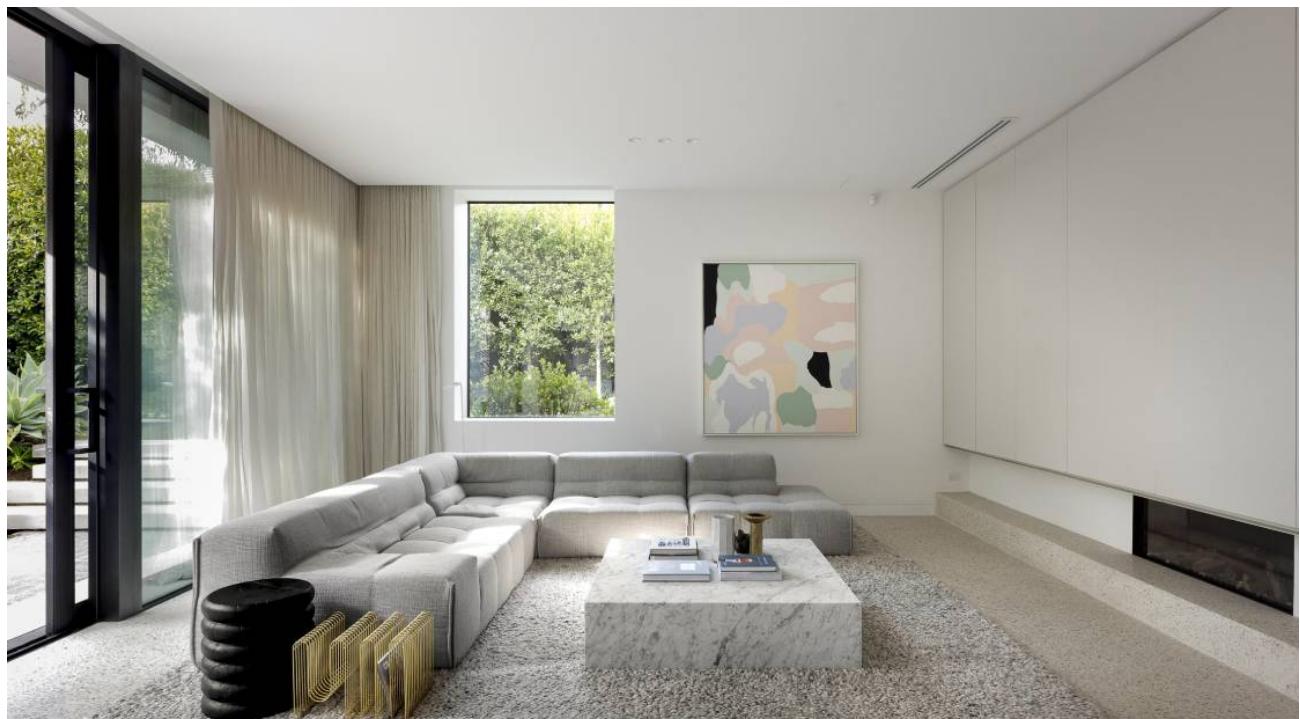
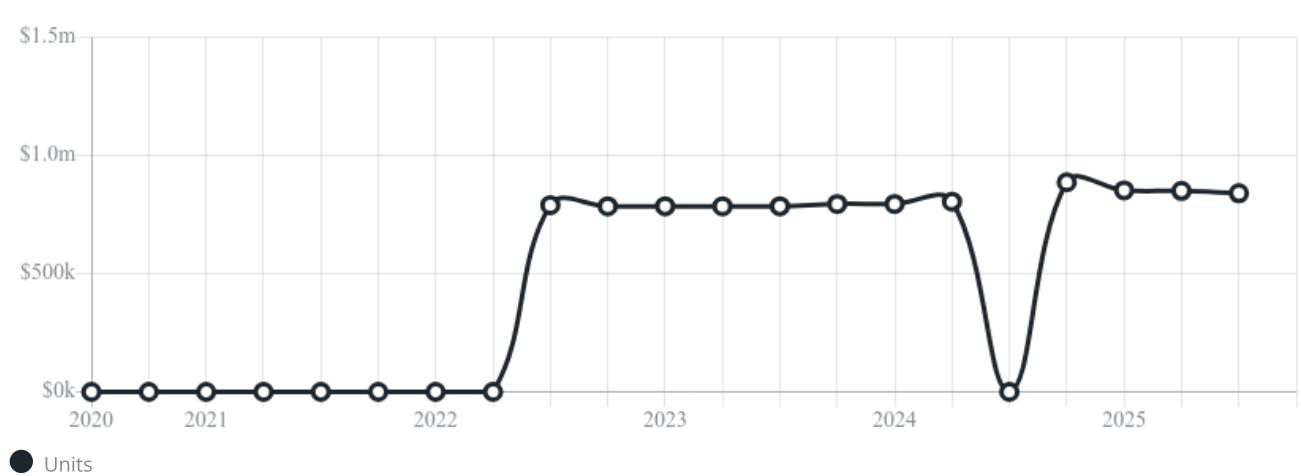
Median

**\$840k**

Quarterly price change

**-1.17% ↓**

## Quarterly price change<sup>1</sup>



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

Port Melbourne \$1,675,000

Williamstown \$1,600,000

Newport \$1,230,000

Spotswood \$1,220,500

Yarraville \$1,200,000

South Kingsville \$1,185,000

Altona North \$955,500

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

Altona North \$867,500

Williamstown North \$840,000

Newport \$840,000

Williamstown \$800,000

Spotswood \$792,500

South Kingsville \$754,000

Yarraville \$720,000

Port Melbourne \$720,000

# Sales Snapshot

## WILLIAMSTOWN NORTH SUBURB REPORT

### Sale method<sup>2</sup>



● Auction 50%  
● Private 50%

### Auction clearance rate<sup>3</sup>

77.78%

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

26 days

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### Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

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### Average hold period<sup>1</sup>

6.7 years

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# Insights

### Dwelling type<sup>5</sup>



● Houses 39% ● Units 61%

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### Population<sup>5</sup>

1,622

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### Median age<sup>5</sup>

42 years

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### Ownership<sup>5</sup>



● Owned outright 28% ● Mortgaged 42% ● Rented 30%

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### Median asking rent<sup>1</sup>

\$720 per week

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### Rental yield<sup>1</sup>

3.08%

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### Median household size<sup>5</sup>

2.3 people

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## WILLIAMSTOWN NORTH SUBURB REPORT

### Recent Williamstown North sales

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

Address	Bedrooms	Type	Price	Sold
 3 Cerberus Cr Williamstown North	3	House	\$1,250,000	13 Dec 2025
 9/7-9 Park Cr Williamstown North	3	Unit	\$750,000	13 Dec 2025
 5 Piccolo Cirt Williamstown North	3	Townhouse	\$850,000	08 Dec 2025
 1/69 Park Cr Williamstown North	4	House	\$1,350,000	27 Nov 2025
 3/43 Park Cr Williamstown North	3	Unit	\$1,080,000	27 Nov 2025
 126 Kororoit Creek Rd Williamstown North	4	House	\$1,305,000	17 Nov 2025
 12 Eliza Cl Williamstown North	5	House	\$1,935,000	12 Nov 2025
 71 Champion Rd Williamstown North	4	House	\$1,550,000	07 Nov 2025
 2 Gem St Williamstown North	4	House	\$830,000	04 Nov 2025
 8/29 Champion Rd Williamstown North	2	Unit	\$465,000	30 Oct 2025

# Sold Properties

## WILLIAMSTOWN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Shepherd Ct Williamstown North	3	House	\$1,550,000	23 Oct 2025
 3 Eliza Cl Williamstown North	5	House	\$1,500,000	18 Oct 2025
 78 Florence St Williamstown North	4	House	\$320,000	13 Oct 2025
 2/43 Park Cr Williamstown North	3	Townhouse	\$1,070,000	11 Oct 2025
 26 Piccolo Cirt Williamstown North	3	Flat/Unit/Apartment	\$845,000	10 Oct 2025
 12 Seastar St Williamstown North	3	House	\$1,280,000	08 Oct 2025
 44 Park Cr Williamstown North	4	House	\$1,080,000	05 Oct 2025
 1b Myrtle St Williamstown North	3	Townhouse	\$1,112,000	04 Oct 2025
 5 Seastar St Williamstown North	4	House	\$1,355,000	02 Oct 2025
 11 Piccolo Cirt Williamstown North	3	Townhouse	\$850,000	25 Sep 2025

# Sold Properties

## WILLIAMSTOWN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Florence St Williamstown North	4	House	\$882,000	20 Sep 2025
 226 Kororoit Creek Rd Williamstown North	3	Townhouse	\$870,000	18 Sep 2025
 7/69 Park Cr Williamstown North	2	Townhouse	\$770,000	13 Sep 2025
 1 Seastar St Williamstown North	4	House	\$1,305,000	28 Aug 2025
 8/46 Kororoit Creek Rd Williamstown North	2	Apartment	\$452,000	26 Aug 2025
 33 Park Cr Williamstown North	5	House	\$1,920,000	23 Aug 2025
 59 Florence St Williamstown North	2	House	\$700,000	12 Aug 2025
 4/68 Florence St Williamstown North	3	Unit	\$795,000	11 Aug 2025
 1/100 Kororoit Creek Rd Williamstown North	3	Townhouse	\$1,040,000	31 Jul 2025
 3 Seastar St Williamstown North	4	House	\$1,355,000	29 Jul 2025



**Jellis Craig Williamstown**  
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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 08/01/2026

- 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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