



Williamstown

# Suburb Report



Your connection to property insights



JellisCraig

WILLIAMSTOWN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.55m

Quarterly price change

-0.76% ↓

Median unit price<sup>1</sup>

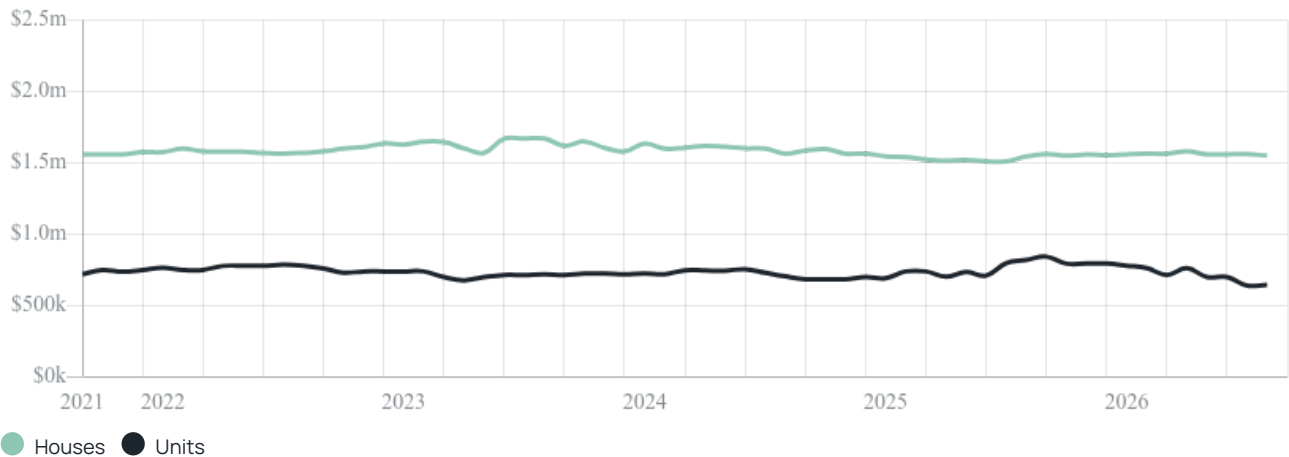
Median

\$648k

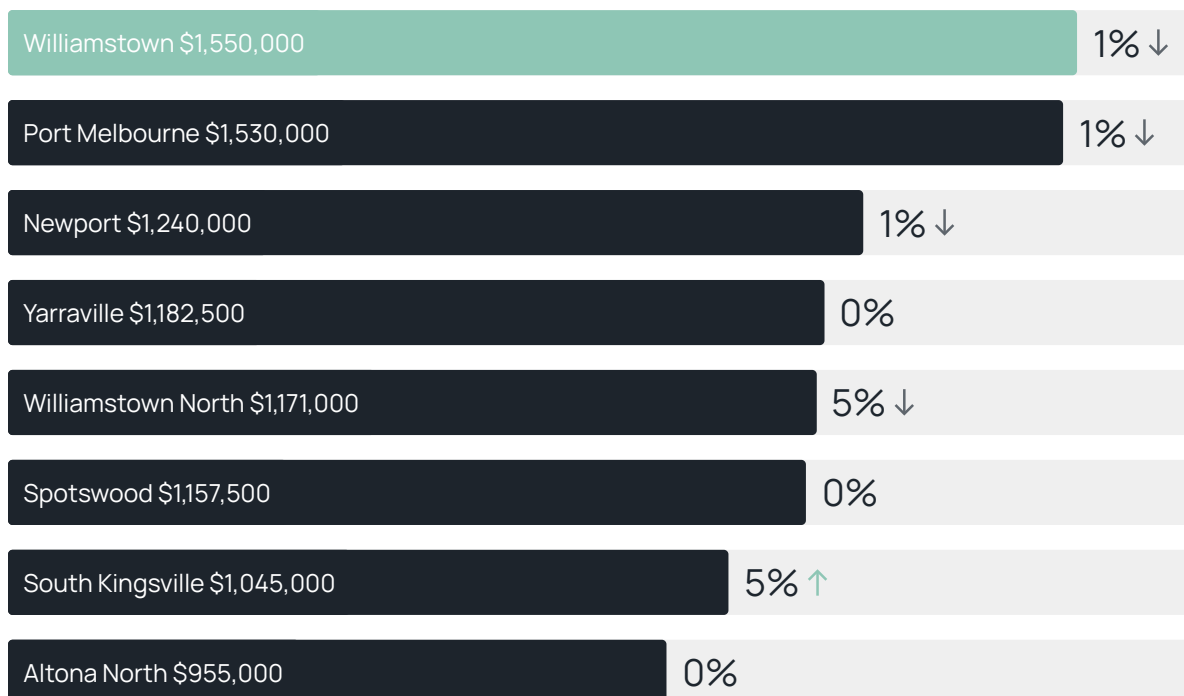
Quarterly price change

1.17% ↑

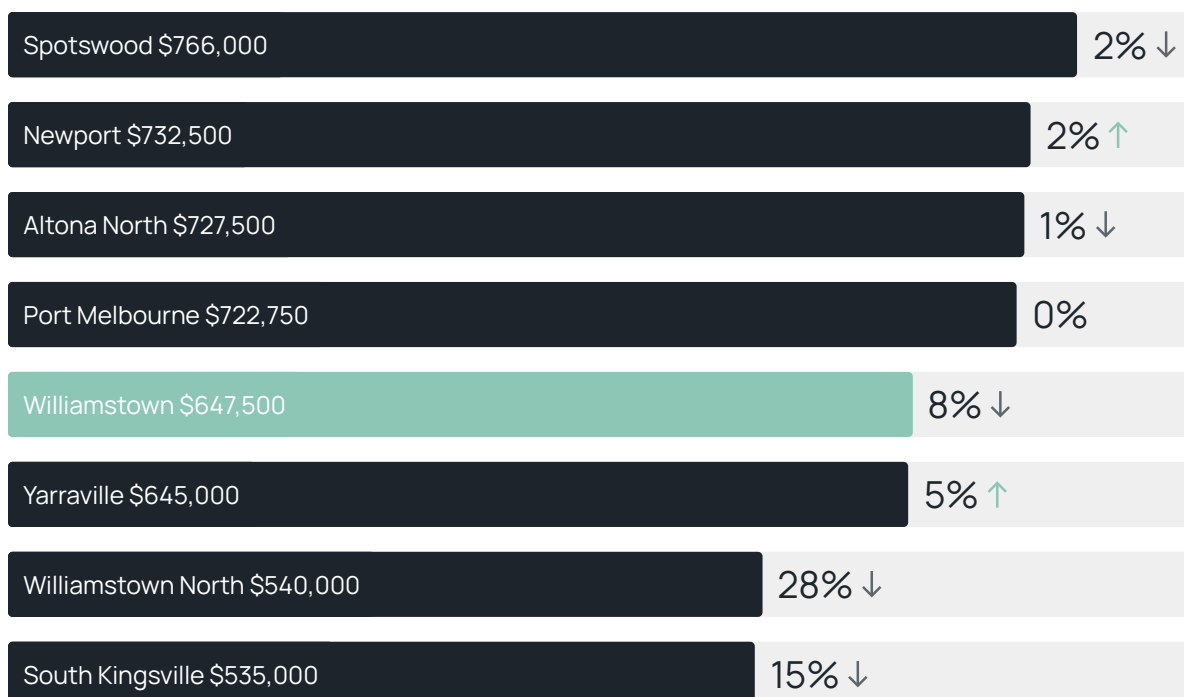
Williamstown quarterly median property prices<sup>1</sup>



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



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



Sale method<sup>2</sup>

● Auction 45%  
● Private 55%

Auction clearance rate<sup>3</sup>

50%

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

House

Unit

33 days

58 days

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

27 groups

Average hold period<sup>1</sup>

House

Unit

15.3 years

11.2 years

Dwelling type<sup>5</sup>

● Houses 81% ● Units 19%

Ownership<sup>5</sup>

● Owned outright 41% ● Mortgaged 34% ● Rented 25%

Population<sup>5</sup>

14,407

Median asking rent per week<sup>1</sup>

Unit

\$850

\$550

Median age<sup>5</sup>

45 years

Rental yield<sup>1</sup>

House

Unit

3.17%

4.31%

Median household size<sup>5</sup>

2.5 people

Recent Williamstown sales<sup>2</sup>

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

| Address                                                                                                                     | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  13 Yarra Street<br>Williamstown           | 3        | House     | \$1,920,000 | 28 Sep 2026 |
|  703/29 Waterline<br>Place<br>Williamstown | 1        | Apartment | \$675,000   | 23 Sep 2026 |
|  1 Kokoda Road<br>Williamstown             | 2        | House     | \$870,000   | 22 Sep 2026 |
|  219a Osborne<br>Street<br>Williamstown   | 3        | House     | Undisclosed | 19 Sep 2026 |
|  28 Ann Street<br>Williamstown           | 3        | House     | \$1,325,000 | 19 Sep 2026 |
|  9 Alfred Place<br>Williamstown          | 2        | House     | \$850,000   | 19 Sep 2026 |
|  2/14 Victoria<br>Street<br>Williamstown | 2        | Unit      | \$910,000   | 14 Sep 2026 |
|  102/27 Aitken<br>Street<br>Williamstown | 2        | Apartment | \$670,000   | 12 Sep 2026 |
|  52 Parker Street<br>Williamstown        | 4        | House     | Undisclosed | 12 Sep 2026 |
|  179 Osborne<br>Street<br>Williamstown   | 3        | House     | \$2,065,000 | 11 Sep 2026 |

## WILLIAMSTOWN SUBURB REPORT

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  23 Sunset Drive<br>Williamstown            | 3        | House     | \$1,000,000 | 10 Sep 2026 |
|  614/29 Waterline<br>Place<br>Williamstown  | 1        | Apartment | \$625,000   | 07 Sep 2026 |
|  44 Pasco Street<br>Williamstown            | 3        | House     | Undisclosed | 05 Sep 2026 |
|  2/8 The Strand<br>Williamstown             | 2        | Unit      | \$1,140,000 | 05 Sep 2026 |
|  6 Dalgarno Street<br>Williamstown         | 2        | House     | Undisclosed | 29 Aug 2026 |
|  27A Stewart<br>Street<br>Williamstown    | 1        | House     | \$807,500   | 28 Aug 2026 |
|  4/87-115 Nelson<br>Place<br>Williamstown | 3        | Townhouse | Undisclosed | 28 Aug 2026 |
|  48 Electra Street<br>Williamstown        | 4        | House     | \$1,950,000 | 27 Aug 2026 |
|  5 Station Road<br>Williamstown           | 4        | House     | \$950,000   | 27 Aug 2026 |
|  5/99 Verdon<br>Street<br>Williamstown    | 2        | Apartment | \$515,000   | 21 Aug 2026 |

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| Address                                                                                                                       | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4/72 Dover Road<br>Williamstown             | 3        | House     | \$985,000   | 18 Aug 2026 |
|  309/25 Windsor<br>Terrace<br>Williamstown   | 2        | Apartment | \$1,250,000 | 15 Aug 2026 |
|  105/29 Waterline<br>Place<br>Williamstown   | 2        | Apartment | Undisclosed | 15 Aug 2026 |
|  9 Smith Street<br>Williamstown              | 2        | House     | \$985,000   | 15 Aug 2026 |
|  2 Parker Mews<br>Williamstown              | 3        | House     | \$1,080,000 | 13 Aug 2026 |
|  412/25 Windsor<br>Terrace<br>Williamstown | 2        | Apartment | \$780,000   | 13 Aug 2026 |
|  22 Victoria Street<br>Williamstown        | 6        | House     | \$2,571,000 | 08 Aug 2026 |
|  67 Parker Street<br>Williamstown          | 3        | House     | \$1,241,000 | 08 Aug 2026 |
|  24 Giffard Street<br>Williamstown         | 3        | House     | \$1,260,000 | 08 Aug 2026 |
|  6/4 Lyons Street<br>Williamstown          | 2        | Unit      | \$622,500   | 07 Aug 2026 |



**Jellis Craig Williamstown**  
84 Ferguson Street, Williamstown  
03 8387 0000

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 01/10/2026

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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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