



WE
KNOW
WEST
MELB-
OURNE

SUBURB PROFILE



motionproperty

WEST MELBOURNE



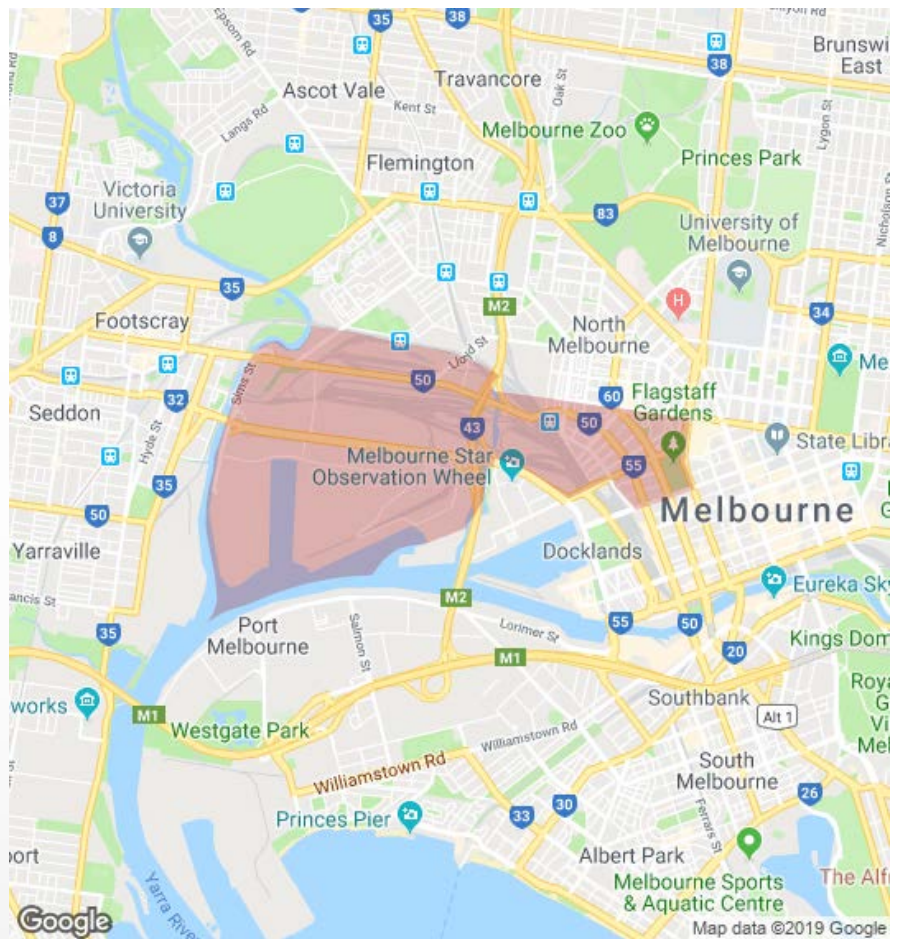
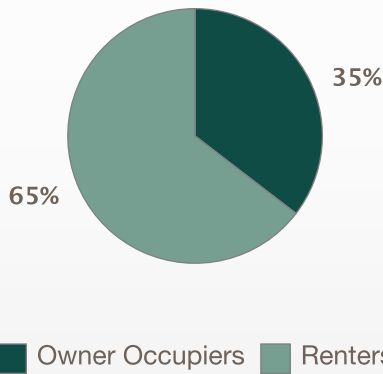
1.6km
Distance from GPO



5.5k
Population
↑47.2%
5 year population change



8 years
Average length of ownership



The size of West Melbourne is approximately 6.4 square kilometres. It has 3 parks covering nearly 1.3% of total area. The population of West Melbourne in 2011 was 3,743 people. By 2016 the population was 5,511 showing a population growth of 47.2% in the area during that time. The predominant age group in West Melbourne is 20-29 years. Households in West Melbourne are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in West Melbourne work in a professional occupation. In 2011, 38.9% of the homes in West Melbourne were owner-occupied compared with 34.5% in 2016. Currently the median sales price of houses in the area is \$1,184,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed



529

23

\$977,962

5



3,310

122

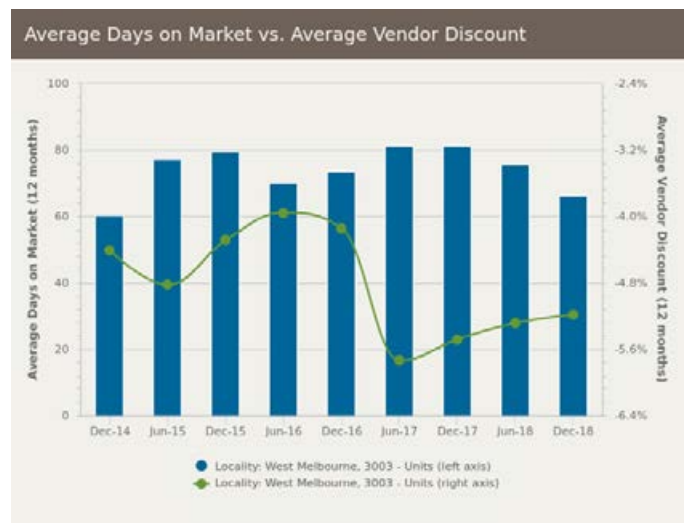
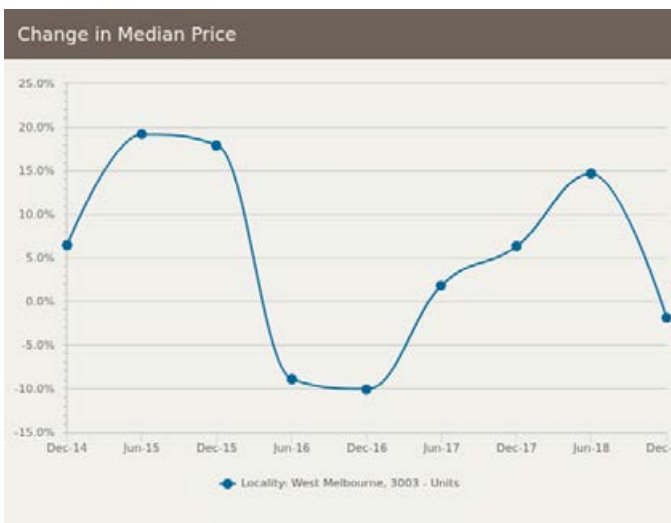
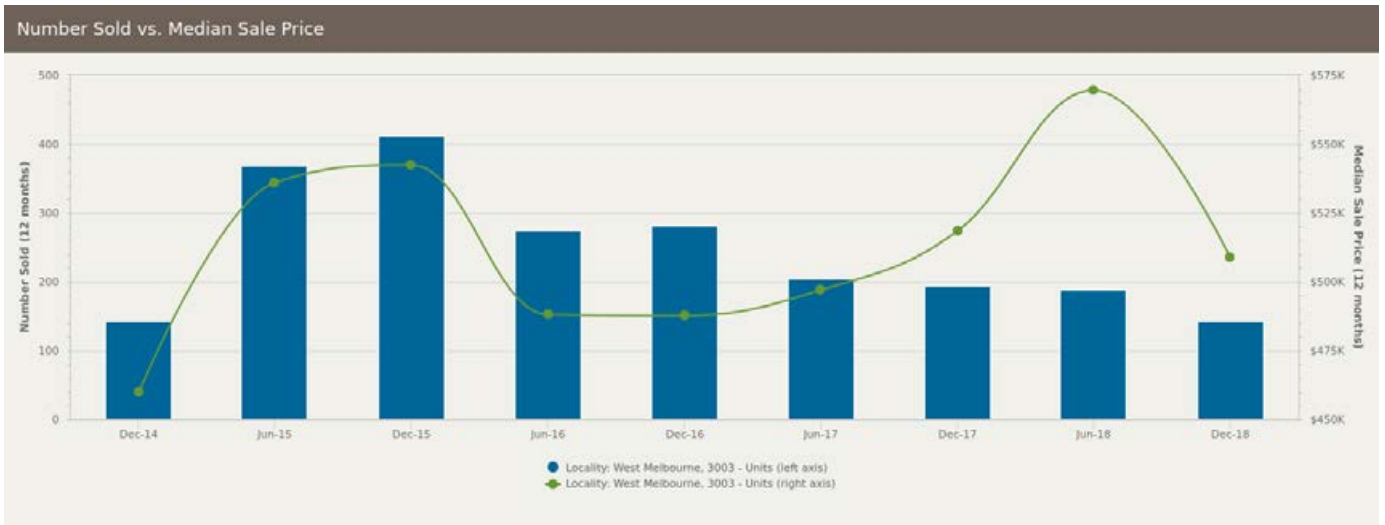
\$529,868

98

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$647,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$508,760

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$423,875

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

36

1
BEDROOMS

RECENTLY SOLD

17

<p>1201/58 Jeffcott Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$399,000 - \$438,900</p> <p> 1 1 3,865m²</p>	<p>108/55-63 Jeffcott Street West Melbourne VIC 3003 Sold on 06 Mar 2019 \$355,000*</p> <p> - 1 892m²</p>
<p>111/15-31 Batman Street West Melbourne VIC 3003 Listed on 15 Mar 2019 \$410,000</p> <p> 1 1 -</p>	<p>506/55-63 Jeffcott Street West Melbourne VIC 3003 Sold on 22 Feb 2019 Not Disclosed</p> <p> 1 1 51m²</p>

52

2
BEDROOMS

29

<p>213/118 Dudley Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$569,950 - \$626,945</p> <p> 1 2 2,809m²</p>	<p>75/33 Jeffcott Street West Melbourne VIC 3003 Sold on 16 Mar 2019 Not Disclosed</p> <p> 1 1 -</p>
<p>6/39-47 Peel Street West Melbourne VIC 3003 Listed on 18 Mar 2019 Contact Agent</p> <p> 2 1 418m²</p>	<p>407/145 Roden Street West Melbourne VIC 3003 Sold on 14 Mar 2019 \$720,000*</p> <p> 1 2 -</p>

9

3
BEDROOMS

3

<p>40 Anderson Street West Melbourne VIC 3003 Listed on 15 Mar 2019 \$999,000 to \$1,039,000</p> <p> 2 3 687m²</p>	<p>G4/493-499 Victoria Street West Melbourne VIC 3003 Sold on 20 Dec 2018 \$503,000</p> <p> - 1 -</p>
<p>512/15-31 Batman Street West Melbourne VIC 3003 Listed on 15 Mar 2019 Not Disclosed</p> <p> 2 2 10m²</p>	<p>34/1 Flagstaff Lane West Melbourne VIC 3003 Sold on 12 Dec 2018 \$1,035,000</p> <p> 1 2 197m²</p>



= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

35

1
BEDROOMS

<p>907/53 Batman Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$420/W</p> <p> 1 1 </p>	<p>508/65 Dudley Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$550/W</p> <p> 1 1 </p>
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34

2
BEDROOMS

<p>102/58 Jeffcott Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$570/W</p> <p> 1 1 3,865m²</p>	<p>1/593-597 Spencer Street West Melbourne VIC 3003 Listed on 18 Mar 2019 \$570/W</p> <p> 2 1 </p>
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11

3
BEDROOMS

<p>G3/82-84 Ireland Street West Melbourne VIC 3003 Listed on 12 Mar 2019 \$890/W</p> <p> 1 2 473m²</p>	<p>115 Abbotsford Street West Melbourne VIC 3003 Listed on 04 Mar 2019 \$952/W</p> <p> 2 3 506m²</p>
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= number of units observed as On the Market for Rent within the last month

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