

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

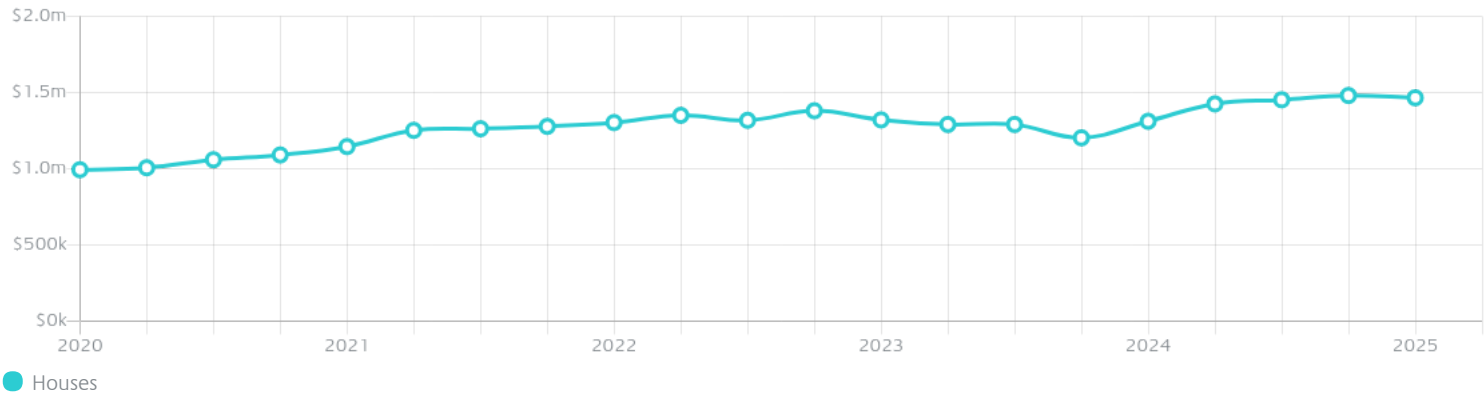
Median

\$1.47m

Quarterly Price Change

-1.01% ↓

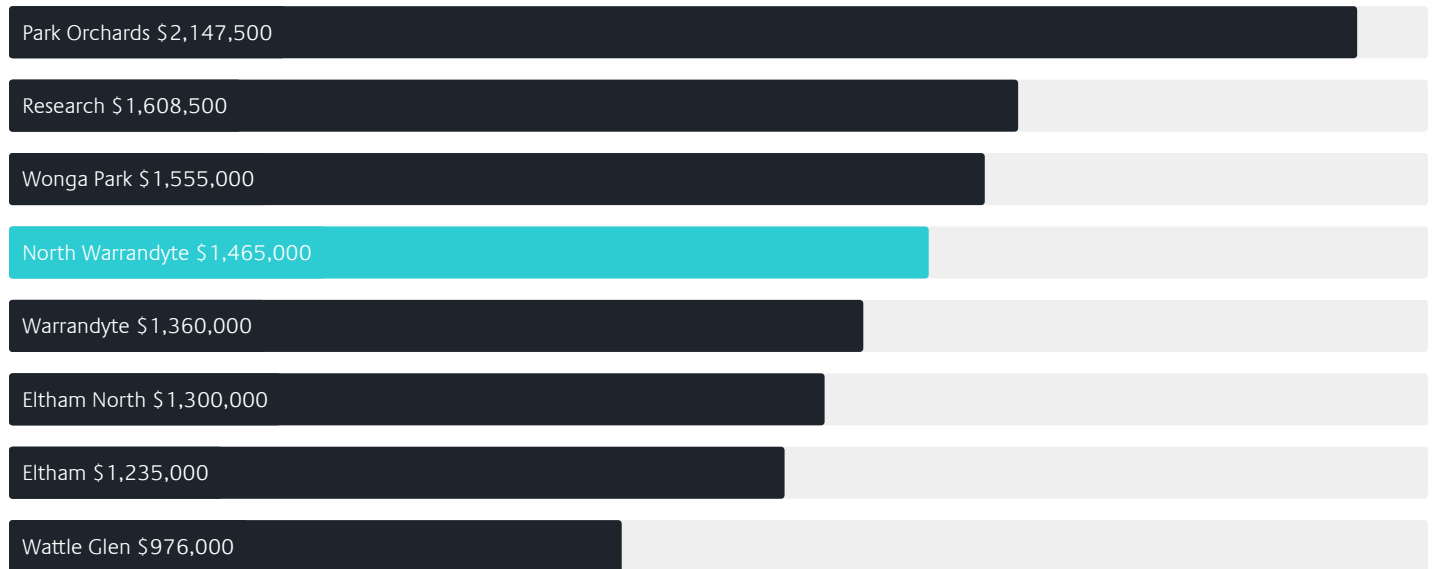
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 25%  
● Private 75%

Auction Clearance Rate\*

66.67%

Median Days on Market^

43 days

Average Hold Period\*

7.5 years

## Insights

Dwelling Type^



● Houses 100% ● Units 0%

Ownership^



● Owned Outright 40% ● Mortgaged 57% ● Rented 3%

Population^

3,027

Median Asking Rent per week\*

\$665

Population Growth^

2.40%

Rental Yield\*

3.28%

Median Age^











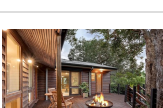
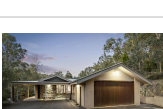
42 years

Median Household Size^





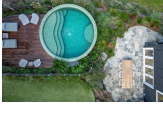





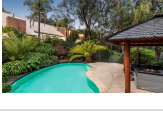

3 people

# Sold Properties~

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/suburbinsights](https://jellisraig.com.au/suburbinsights)



Address	Bedrooms	Type	Price	Sold
 9 Weerona Way North Warrandyte	6	House	\$1,470,000	06 May 2025
 19 Boyd St North Warrandyte	3	House	\$980,000	01 Apr 2025
 45 Osborne Rd North Warrandyte	4	House	\$1,995,000	29 Mar 2025
 34 Hamilton Rd North Warrandyte	3	House	\$1,150,000	12 Mar 2025
 11 Valias St North Warrandyte	2	House	\$850,000	26 Feb 2025
 61 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE	4	House	\$1,535,000	19 Feb 2025
 176 Research Warrandyte Rd North Warrandyte	2	House	\$1,001,000	18 Feb 2025
 254 Research Warrandyte Rd North Warrandyte	4	House	\$1,250,000	31 Jan 2025
 5 Yarra River Ct North Warrandyte	4	House	\$1,535,000	18 Jan 2025
 69 Blooms Rd North Warrandyte	5	House	\$1,540,000	21 Nov 2024
 113 Research Warrandyte Rd North Warrandyte	4	House	\$1,010,000	19 Nov 2024
 7 Charlotte Ct North Warrandyte	4	House	\$1,665,000	19 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 87 Research Warrandyte Rd North Warrandyte	3	House	\$1,160,000	12 Nov 2024
 44 Dingley Dell Rd North Warrandyte	3	House	\$1,022,000	11 Nov 2024
 9 Aton St North Warrandyte	4	House	\$1,430,000	04 Nov 2024
 11 Bradleys La North Warrandyte	5	House	\$1,560,000	28 Oct 2024
 15 Pigeon Bank Rd North Warrandyte	4	House	\$1,860,000	26 Oct 2024
 9 Morilla Pl North Warrandyte	4	House	\$1,640,000	24 Oct 2024
 9 Hamilton Rd NORTH WARRANDYTE	4	House	\$1,732,500	16 Oct 2024
 6 Morilla Pl North Warrandyte	4	House	\$1,730,000	13 Oct 2024
 126 Research Warrandyte Rd North Warrandyte	4	House	\$1,165,000	09 Oct 2024
 37 The Boulevard North Warrandyte	3	House	\$910,000	01 Oct 2024
 5 Lawrence Ct North Warrandyte	4	House	\$1,740,000	25 Sep 2024
 38a Osborne Rd North Warrandyte	3	House	\$1,805,000	24 Aug 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Brogil Rd North Warrandyte	4	House	\$1,230,000	08 Aug 2024
 131-133 Research Warrandyte Rd North Warrandyte	4	House	\$1,760,000	01 Aug 2024
 30 Aton St North Warrandyte	5	House	\$1,480,000	22 Jul 2024
 39 Bradleys La North Warrandyte	4	House	\$2,107,000	19 Jul 2024
 72 Bradleys La NORTH WARRANDYTE	3	House	\$1,625,000	13 Jul 2024
 46 Dingley Dell Rd NORTH WARRANDYTE	3	House	\$1,040,000	03 Jul 2024
 6 The Boulevard North Warrandyte	5	House	\$1,255,000	17 Jun 2024



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1022 Main Road, Eltham  
03 9431 1222

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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