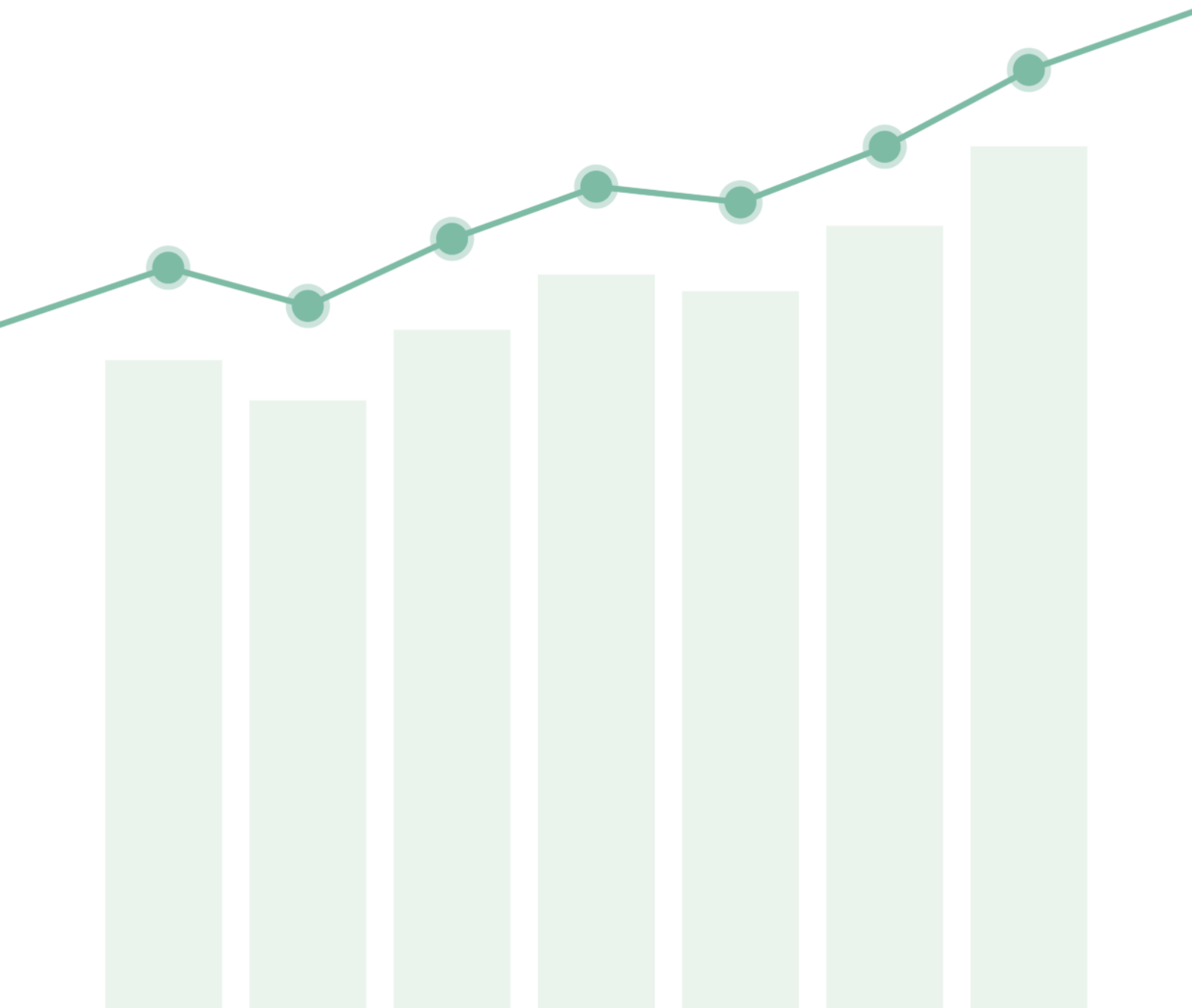


JellisCraig

NORTH WARRANDYTE

Suburb Report

Know your neighbourhood.



NORTH WARRANDYTE SUBURB REPORT

Median House Price*

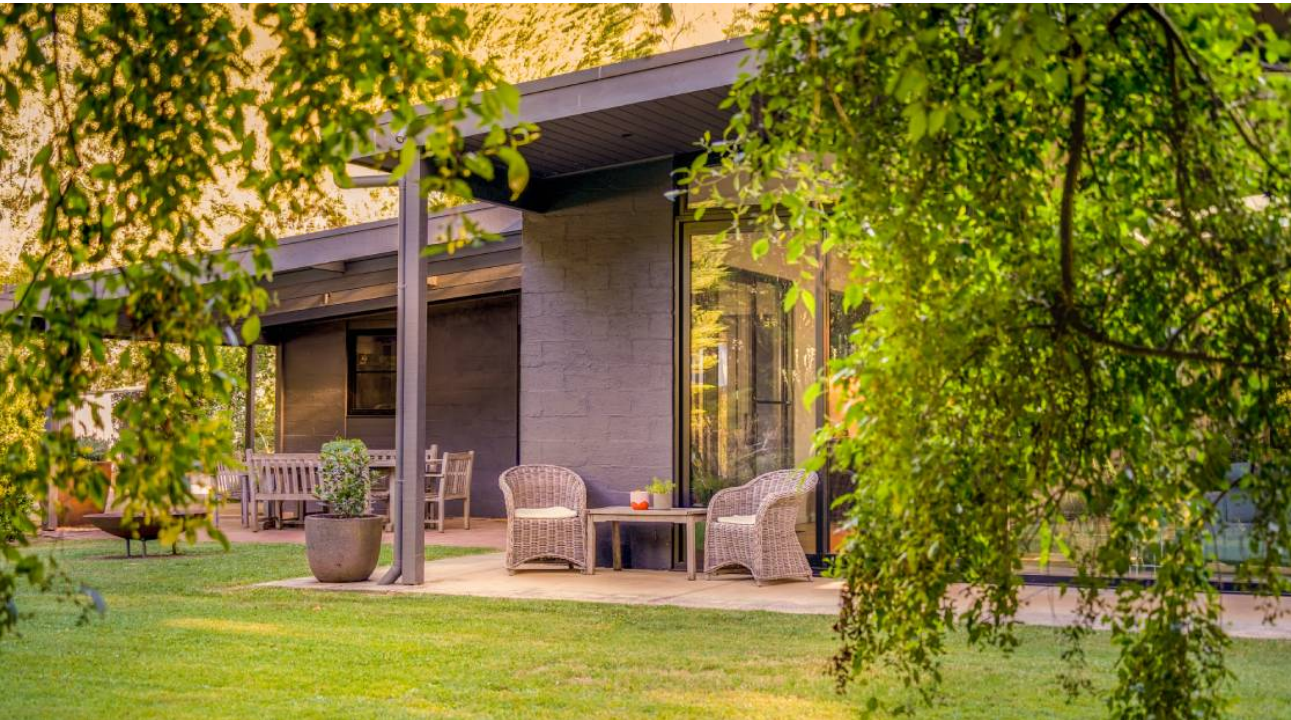
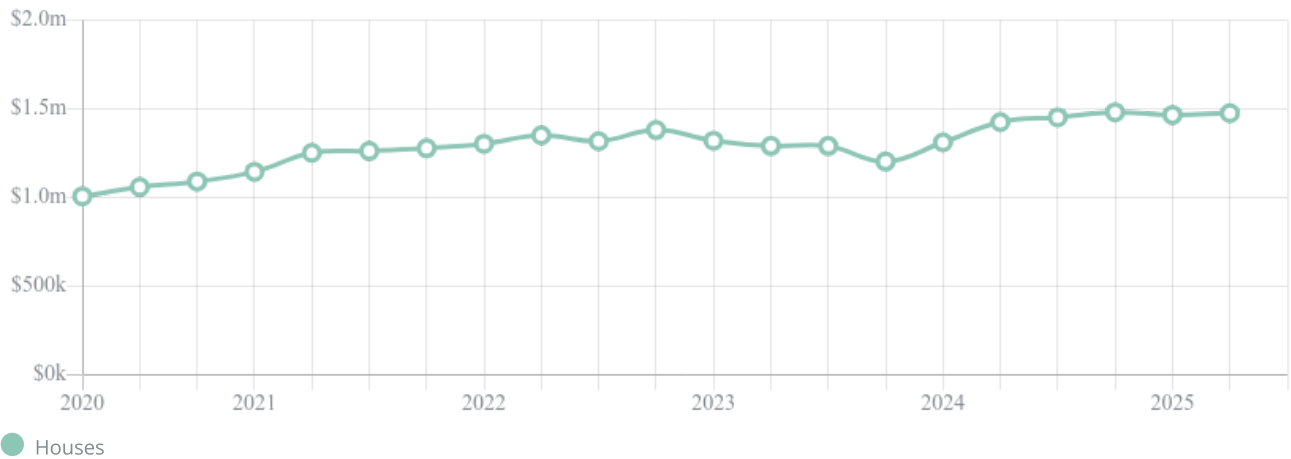
Median

\$1.48m

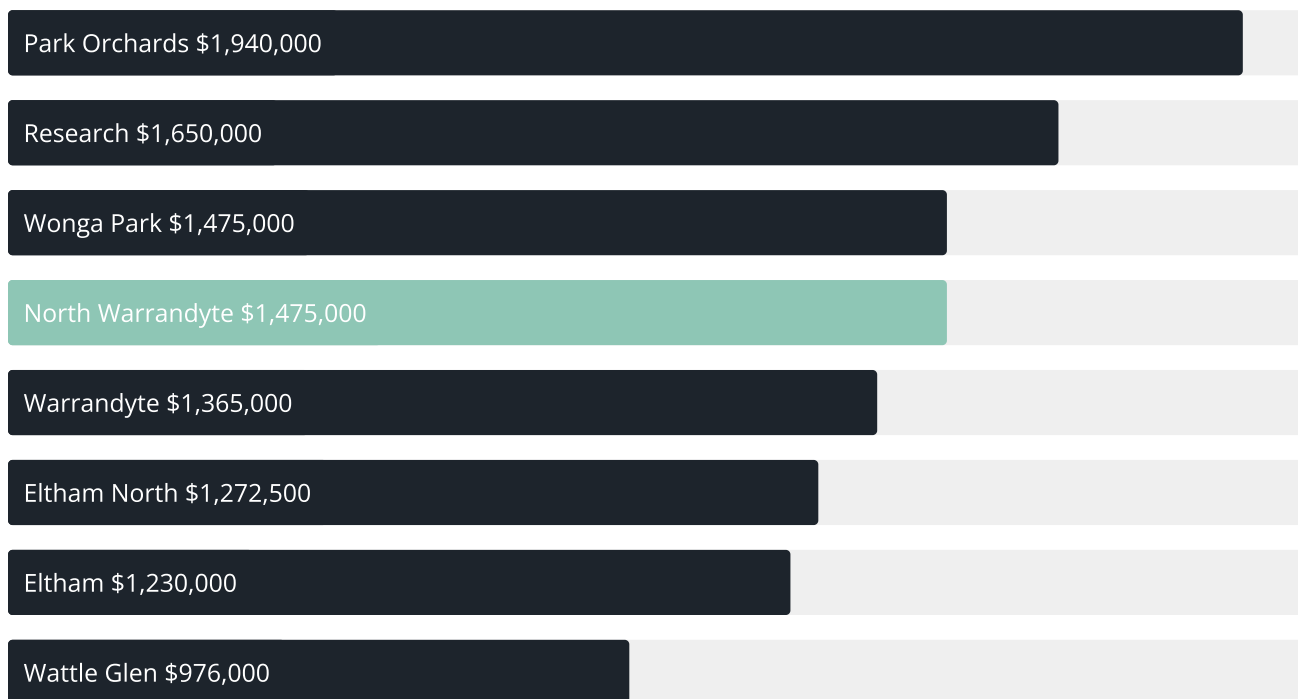
Quarterly Price Change

0.68% ↑

Quarterly Price Change*



NORTH WARRANDYTE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

NORTH WARRANDYTE SUBURB REPORT

Sale Method*



● Auction 7%

● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

25 days

Average Hold Period*

7.5 years

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

NORTH WARRANDYTE SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 50 Osborne Rd North Warrandyte	5	House	\$2,325,000	20 Sep 2025
 155 Overbank Rd North Warrandyte	4	House	\$2,131,000	08 Sep 2025
 35 Kruses Rd North Warrandyte	4	House	\$1,595,000	29 Aug 2025
 49 The Boulevard North Warrandyte	3	House	\$975,000	23 Aug 2025
 6 Castle Rd North Warrandyte	3	House	\$1,600,000	16 Aug 2025
 67 Bradleys La North Warrandyte	3	House	\$1,400,000	29 Jul 2025
 10 Winding Way North Warrandyte	4	House	\$2,150,000	08 Jul 2025
 48 Valias St North Warrandyte	4	House	\$1,619,700	07 Jul 2025
 34 Bradleys La North Warrandyte	4	House	\$1,400,000	01 Jul 2025
 87 Research Warrandyte Rd North Warrandyte	3	House	\$1,285,000	26 Jun 2025

NORTH WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Brogil Rd North Warrandyte	4	House	\$1,362,500	17 Jun 2025
 57 The Boulevard North Warrandyte	3	House	\$1,075,000	17 Jun 2025
 40 Kangaroo Ground Warrandyte Rd North Warrandyte	4	House	\$1,570,000	29 May 2025
 113 Bradleys La North Warrandyte	4	House	\$1,951,300	26 May 2025
 97 Kangaroo Ground Warrandyte Rd North Warrandyte	4	House	\$1,600,000	15 May 2025
 21 Danita Dr NORTH WARRANDYTE	4	House	\$1,372,000	08 May 2025
 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

NORTH WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 230 Research Warrandyte Rd North Warrandyte	5	House	\$3,405,000	31 Jan 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
 44 Dingley Dell Rd North Warrandyte	3	House	\$1,022,000	11 Nov 2024



Eltham Office
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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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