

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

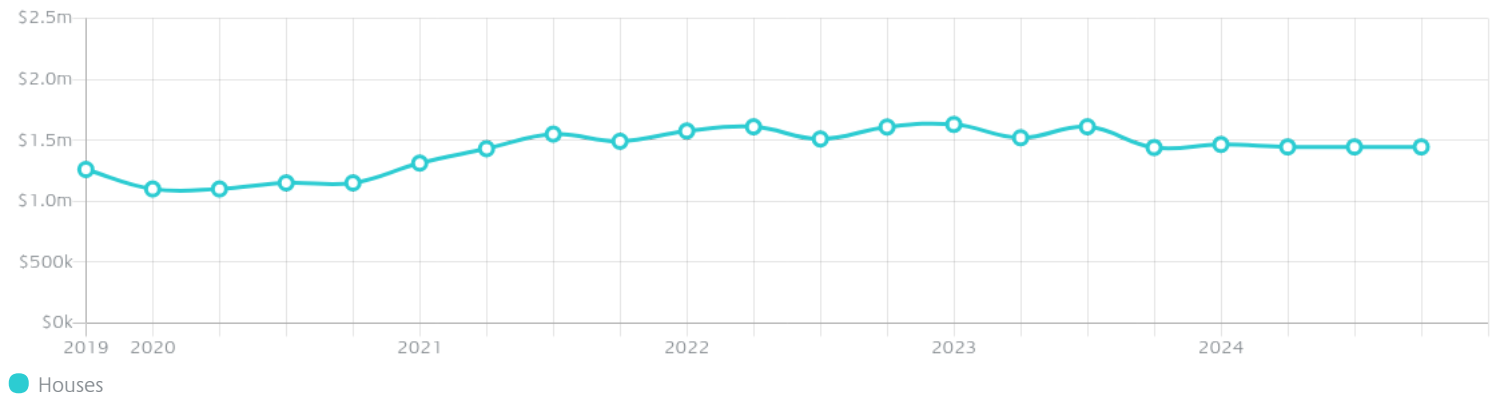
Median

**\$1.45m**

Quarterly Price Change

**0.00% ↓**

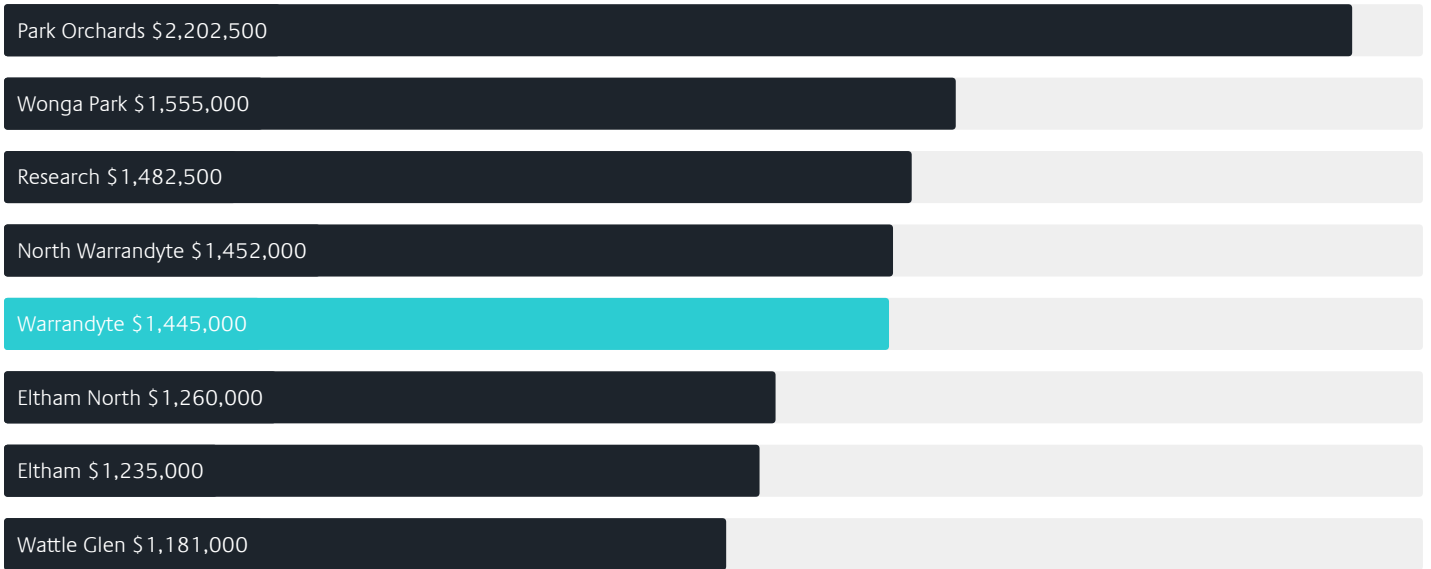
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 16%  
● Private 84%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

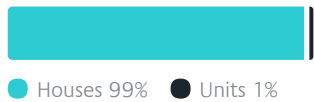
43 days

## Average Hold Period<sup>\*</sup>

9.1 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 99% ● Units 1%

## Ownership<sup>^</sup>



● Owned Outright 48% ● Mortgaged 47% ● Rented 5%

## Population<sup>^</sup>

5,541

## Median Asking Rent per week<sup>\*</sup>

\$700

## Population Growth<sup>^</sup>

0.71%

## Rental Yield<sup>\*</sup>

2.53%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>













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 [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 134 Brackenbury St Warrandyte	4	House	\$1,390,000	31 Mar 2025
 10 Meaka Ct Warrandyte	5	House	\$2,400,000	29 Mar 2025
 379 Heidelberg Warrandyte Rd Warrandyte	4	House	\$995,000	26 Mar 2025
 381 Heidelberg Warrandyte Rd Warrandyte	4	House	\$1,300,000	26 Mar 2025
 387a Heidelberg Warrandyte Rd Warrandyte	4	House	\$1,550,000	18 Mar 2025
 8 Clematis Ct Warrandyte	5	House	\$2,050,000	05 Mar 2025
 13 Mopoke Hill Rd Warrandyte	4	House	\$990,000	17 Feb 2025
 8 Pickn Pan Way Warrandyte	5	House	\$1,080,000	15 Feb 2025
 17-19 Pound Rd Warrandyte	4	House	\$3,400,000	14 Feb 2025
 22 Lynette Av Warrandyte	4	House	\$1,330,888	11 Feb 2025
 89 Melbourne Hill Rd Warrandyte	3	House	\$900,000	05 Feb 2025
 125 Brackenbury St Warrandyte	3	House	\$1,070,000	29 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Third St Warrandyte	3	House	\$1,280,000	27 Jan 2025
 24 Mitchell Av Warrandyte	4	House	\$1,215,000	21 Jan 2025
 29 Fossickers Way Warrandyte	4	House	\$980,000	01 Jan 2025
 54 Leber St Warrandyte	4	House	\$1,412,500	19 Dec 2024
 33 Brackenbury St Warrandyte	3	House	\$970,000	16 Dec 2024
 1-3 Pigtail Rd Warrandyte	5	House	\$1,800,000	13 Dec 2024
 131-133 Brackenbury St Warrandyte	3	House	\$1,230,000	09 Dec 2024
 2/3 Anderson St Warrandyte	3	House	\$858,000	07 Dec 2024
 4 Shelagh Ct Warrandyte	5	House	\$3,080,000	04 Dec 2024
 86 Melbourne Hill Rd Warrandyte	3	House	\$947,500	02 Dec 2024
 16 Valley Way Warrandyte	5	House	\$1,123,000	30 Nov 2024
 9 Mopoke Hill Rd Warrandyte	4	House	\$1,330,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Shelagh Ct Warrandyte	5	House	\$2,500,000	25 Nov 2024
 251-255 Tindals Rd Warrandyte	4	House	\$2,538,888	19 Nov 2024
 8 Lynette Av Warrandyte	4	House	\$1,200,000	17 Nov 2024
 13 Orchard Gr Warrandyte	4	House	\$1,308,000	16 Nov 2024
 3 Lynette Av Warrandyte	4	House	\$1,350,000	14 Nov 2024
 4 Alan Pl Warrandyte	4	House	\$952,000	11 Nov 2024
 82 Melbourne Hill Rd Warrandyte	3	House	\$995,500	07 Nov 2024
 1 Aylesbury Way Warrandyte	5	House	\$2,375,000	07 Nov 2024
 5 West End Rd Warrandyte	5	House	\$1,900,000	30 Oct 2024
 324 Ringwood Warrandyte Rd Warrandyte	2	House	\$740,000	28 Oct 2024
 36 Mitchell Av Warrandyte	4	House	\$1,102,000	26 Oct 2024
 3 Orchard Gr Warrandyte	3	House	\$1,670,000	26 Oct 2024



Doncaster Office  
Level 1 / 1006 Doncaster Road, Doncaster  
03 8841 4888

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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