

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

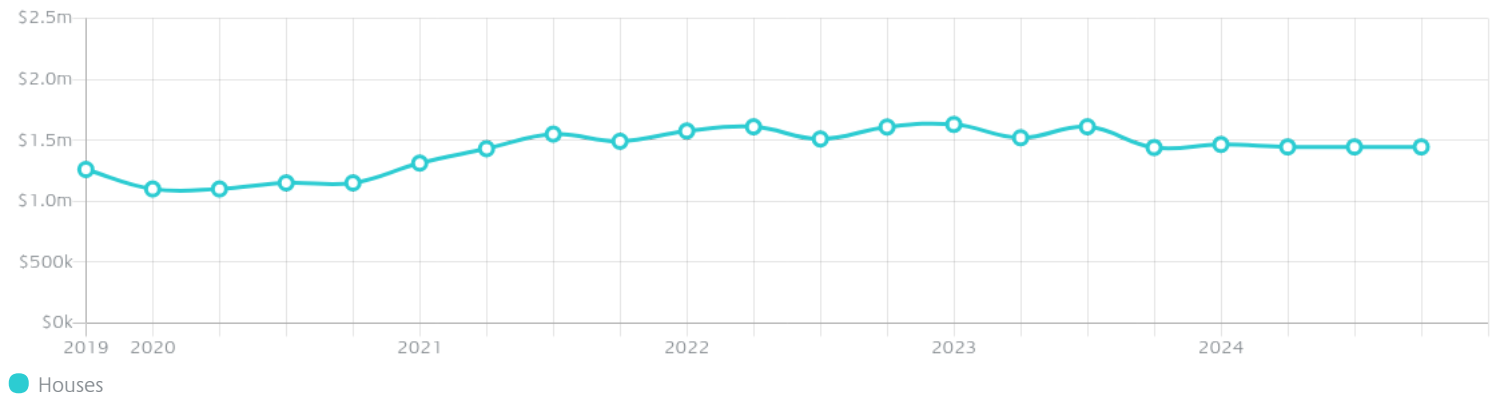
Median

**\$1.45m**

Quarterly Price Change

**0.00% ↓**

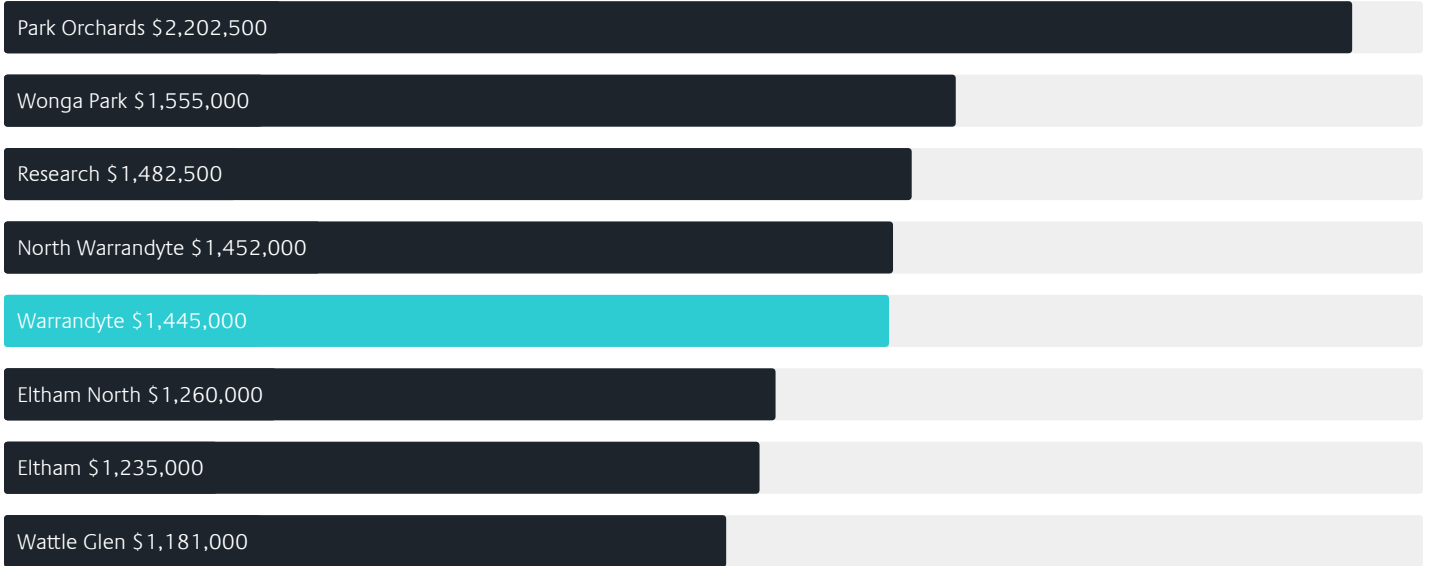
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 23%  
● Private 77%

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

66.67%

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

30 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>









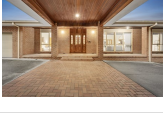



3 people

# Sold Properties~










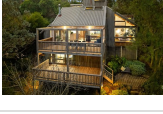
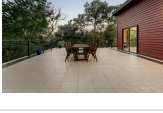

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 33 Brackenbury St Warrandyte	3	House	\$970,000	17 Jan 2025
 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
 9 Mopoke Hill Rd Warrandyte	4	House	\$1,330,000	30 Nov 2024
 16 Valley Way Warrandyte	5	House	\$1,123,000	30 Nov 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 42 Yarra St Warrandyte	3	House	\$1,020,000	22 Oct 2024
 4 Speers Ct Warrandyte	5	House	\$2,020,000	16 Oct 2024
 81 Yarra St Warrandyte	4	House	\$1,650,000	16 Oct 2024
 33 Hutchinson Av WARRANDYTE	4	House	\$1,838,000	30 Sep 2024
 2 Maree Ct Warrandyte	4	House	\$1,445,000	18 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Tunnel St Warrandyte	4	House	\$1,353,000	17 Sep 2024
 8 Gold Memorial Rd Warrandyte	5	House	\$1,803,000	16 Sep 2024
 6 Karen Ct Warrandyte	4	House	\$1,120,000	16 Sep 2024
 5 Houghton Rd Warrandyte	3	House	\$1,360,000	16 Sep 2024
 54 Pound Rd Warrandyte	4	House	\$1,565,000	11 Sep 2024
 9 Mahoneys Ct Warrandyte	4	House	\$2,310,000	02 Sep 2024
 6 Rivulet Pl WARRANDYTE	4	House	\$3,040,000	02 Sep 2024
 149 Brackenbury St Warrandyte	3	House	\$725,000	02 Aug 2024
 210 Yarra St Warrandyte	4	House	\$900,000	24 Jul 2024
 4 Carol Ct Warrandyte	4	House	\$1,300,000	24 Jul 2024
 4-6 Lorraine Av Warrandyte	6	House	\$1,550,000	14 Jul 2024
 19 Webb St WARRANDYTE	4	House	\$1,400,000	09 Jul 2024



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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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