

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

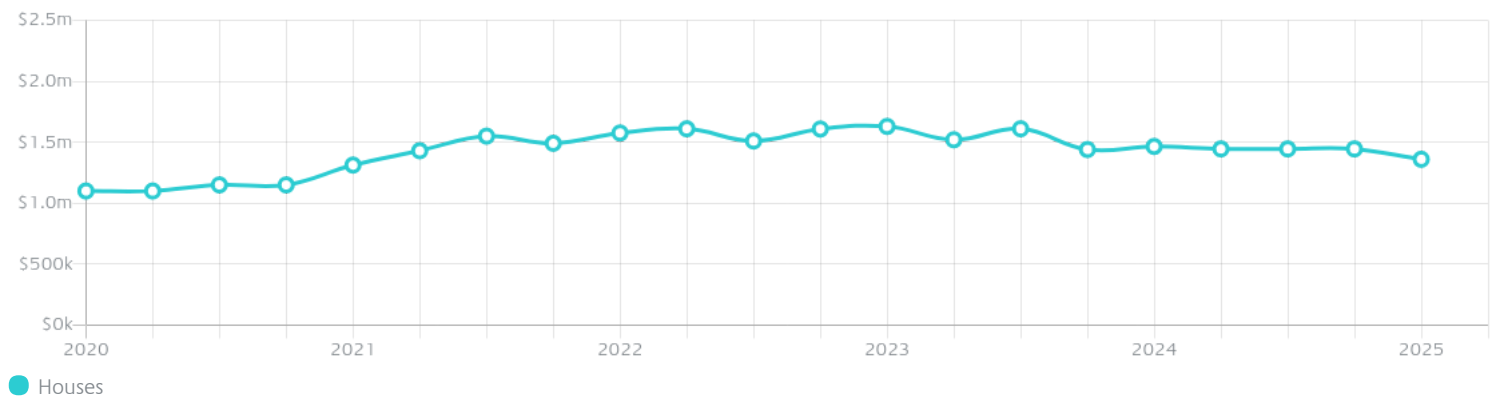
Median

\$1.36m

Quarterly Price Change

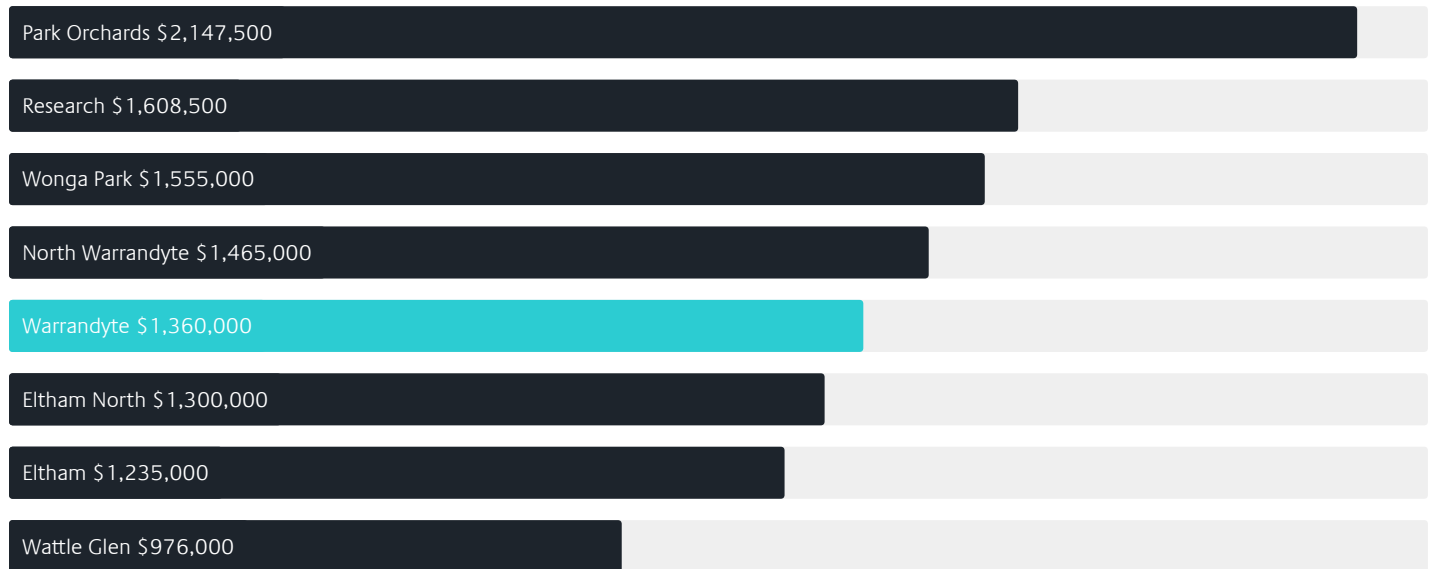
-5.88% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 14%
● Private 86%

Auction Clearance Rate*

66.67%

Median Days on Market^

30 days

Average Hold Period*

9.1 years

Insights

Dwelling Type^



● Houses 99% ● Units 1%

Ownership^



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

Population^

5,541

Median Asking Rent per week*

\$765

Population Growth^

0.71%

Rental Yield*

2.53%

Median Age^












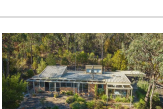
45 years

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

Address	Bedrooms	Type	Price	Sold
 67-71 Beauty Gully Rd Warrandyte	7	House	\$3,260,000	20 Jun 2025
 5 Campbell Ct Warrandyte	6	House	\$2,530,000	29 May 2025
 7 Judith Av Warrandyte	5	House	\$1,475,000	28 May 2025
 52 Lynette Av WARRANDYTE	4	House	\$1,290,000	17 May 2025
 91 Pound Rd Warrandyte	3	House	\$1,045,000	16 May 2025
 13-15 Hutchinson Av Warrandyte	4	House	\$1,550,000	10 May 2025
 1-3 Pigtail Rd Warrandyte	5	House	\$1,810,000	02 May 2025
 105 Pound Rd Warrandyte	5	House	\$2,428,000	01 May 2025
 7 Blair St Warrandyte	3	House	\$995,000	01 May 2025
 11 Taroona Av Warrandyte	3	House	\$1,200,000	25 Apr 2025
 31 Yarra St Warrandyte	4	House	\$1,700,000	14 Apr 2025
 34A Trezise St Warrandyte	4	House	\$1,370,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Meaka Ct Warrandyte	5	House	\$2,400,000	29 Mar 2025
 231 Tindals Rd Warrandyte	3	House	\$1,885,000	28 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
 38 Mullens Rd Warrandyte	3	House	\$1,035,000	26 Mar 2025
 2 Leber St Warrandyte	4	House	\$1,048,000	25 Mar 2025
 6 Russell Rd Warrandyte	3	House	\$975,000	24 Mar 2025
 134 Brackenbury St Warrandyte	4	House	\$1,390,000	23 Mar 2025
 387a Heidelberg Warrandyte Rd Warrandyte	4	House	\$1,550,000	18 Mar 2025
 26 Fossickers Way Warrandyte	3	House	\$1,080,000	10 Mar 2025
 106 Brackenbury St Warrandyte	4	House	\$1,280,000	06 Mar 2025
 8 Clematis Ct Warrandyte	5	House	\$2,050,000	05 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Hodson Rd WARRANDYTE	5	House	\$1,561,400	27 Feb 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
 24 Third St Warrandyte	3	House	\$1,280,000	27 Jan 2025
 24 Mitchell Av Warrandyte	4	House	\$1,215,000	21 Jan 2025
 4 Drysdale Rd Warrandyte	3	House	\$1,160,000	03 Jan 2025
 29 Fossickers Way Warrandyte	4	House	\$980,000	01 Jan 2025
 25 Everard Dr Warrandyte	4	House	\$1,430,000	24 Dec 2024



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Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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