

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

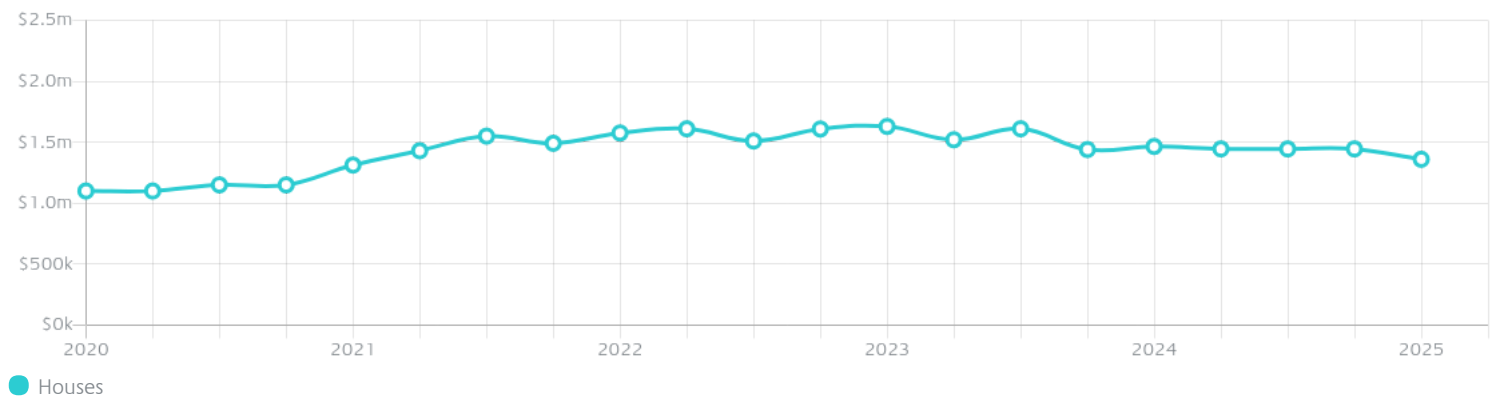
Median

\$1.36m

Quarterly Price Change

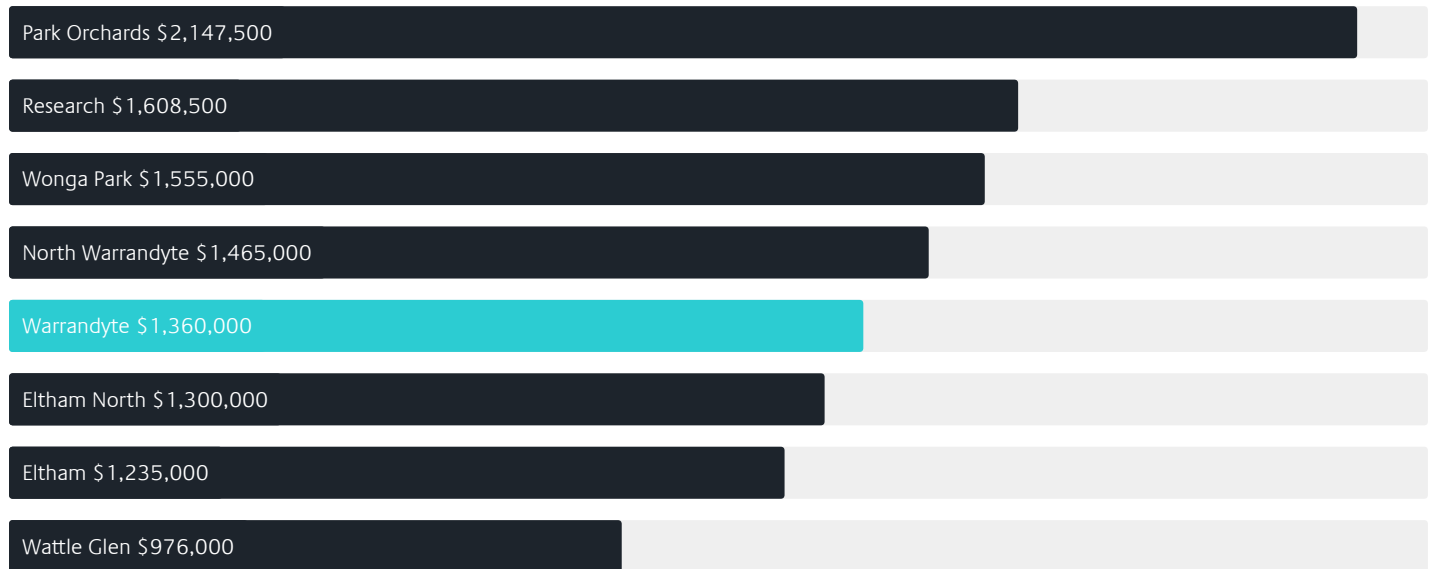
-5.88% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 10%
● Private 90%

Auction Clearance Rate*

66.67%

Median Days on Market^

37 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^










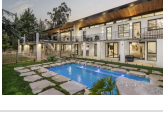


3 people

Sold Properties~










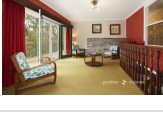
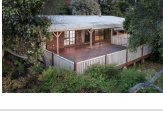

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  7 Judith Av Warrandyte | 5 | House | \$1,475,000 | 28 May 2025 |
|  52 Lynette Av WARRANDYTE | 4 | House | \$1,290,000 | 17 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 |
|  31 Yarra St Warrandyte | 4 | House | \$1,700,000 | 14 Apr 2025 |
|  34A Trezise St Warrandyte | 4 | House | \$1,370,000 | 05 Apr 2025 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  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 |
|  106 Brackenbury St Warrandyte | 4 | House | \$1,280,000 | 06 Mar 2025 |
|  8 Clematis Ct Warrandyte | 5 | House | \$2,050,000 | 05 Mar 2025 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  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 |
|  54 Leber St Warrandyte | 4 | House | \$1,412,500 | 19 Dec 2024 |
|  33 Brackenbury St Warrandyte | 3 | House | \$970,000 | 16 Dec 2024 |
|  131-133 Brackenbury St Warrandyte | 3 | House | \$1,230,000 | 09 Dec 2024 |
|  131 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 |



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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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