

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

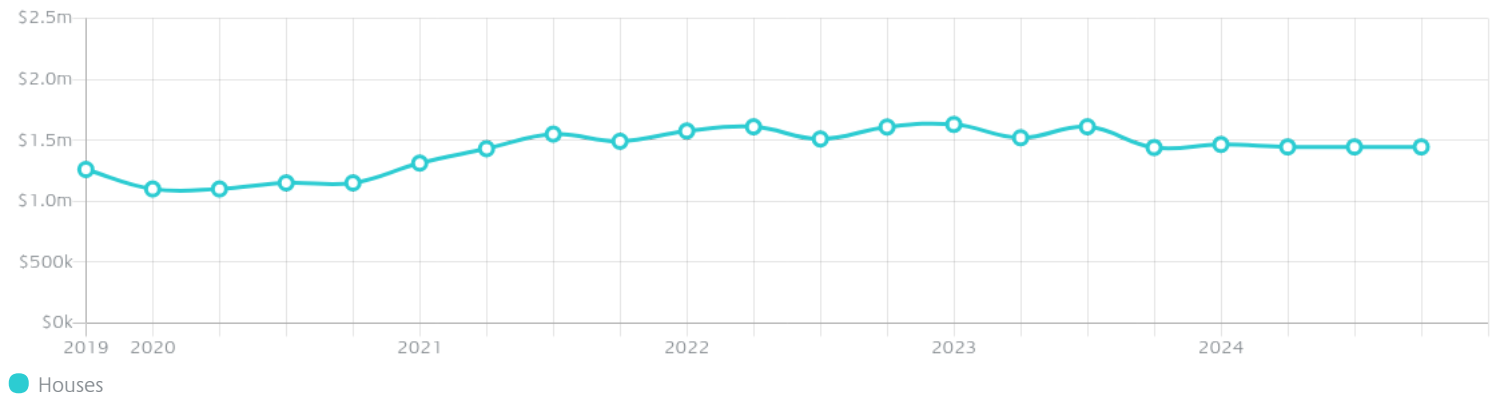
Median

**\$1.45m**

Quarterly Price Change

**0.00% ↓**

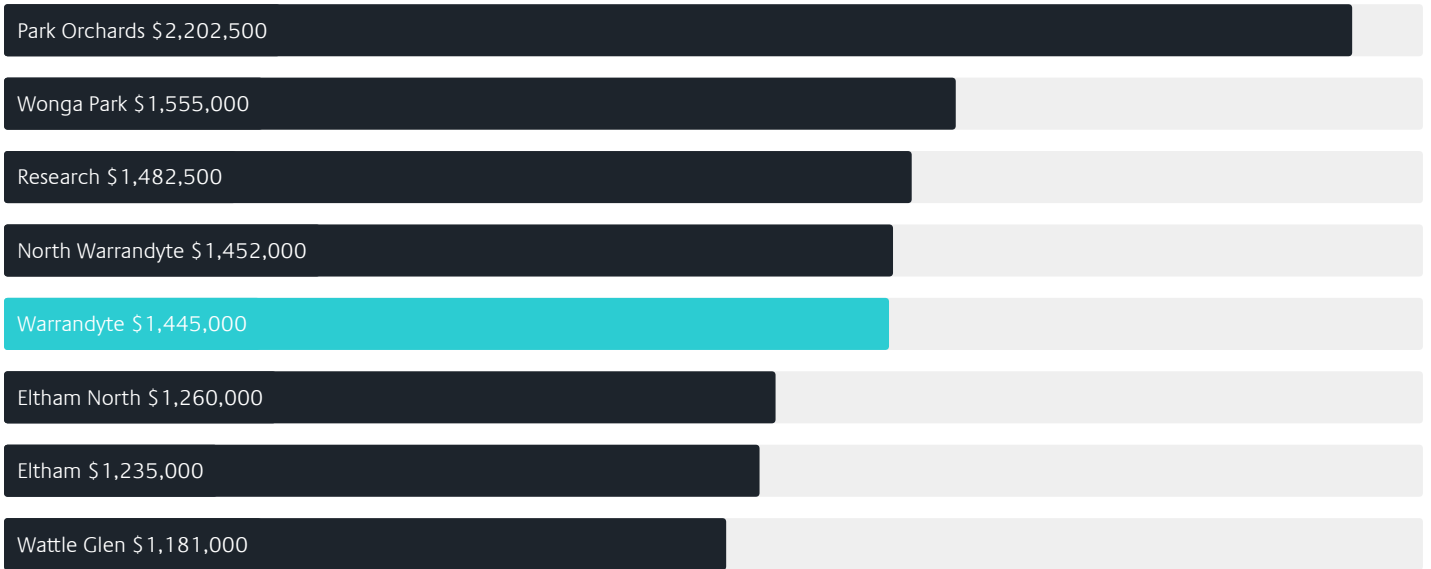
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 27%  
● Private 73%

## Auction Clearance Rate\*

100%

## Median Days on Market^

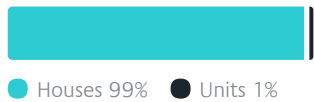
40 days

## 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\*

\$700

## 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 33 Brackenbury St Warrandyte	3	House	\$970,000	17 Jan 2025
 54 Leber St Warrandyte	4	House	\$1,412,500	19 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 37 Oakland Dr Warrandyte	4	House	\$2,975,000	10 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
 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



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Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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