

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

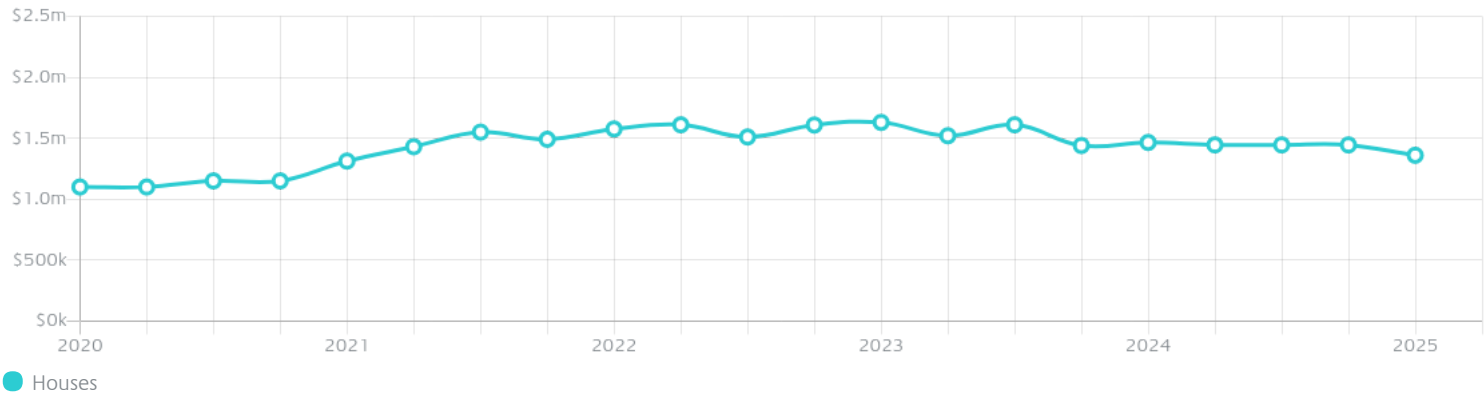
Median

\$1.36m

Quarterly Price Change

-5.88% ↓

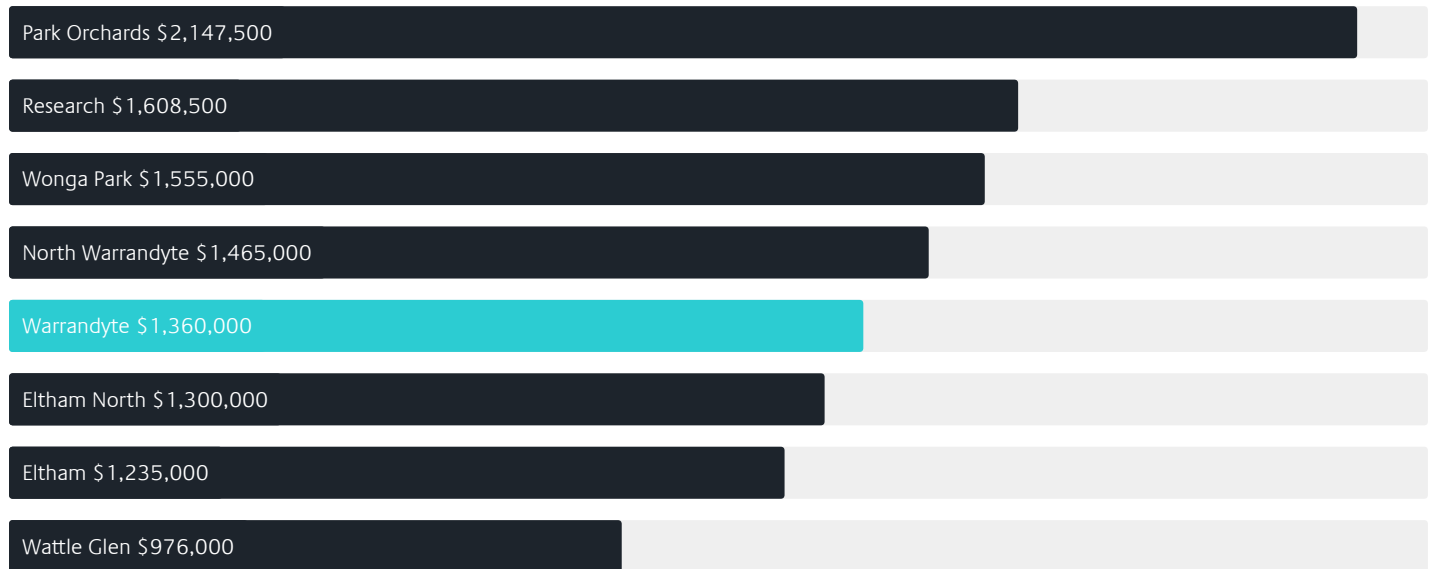
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 17%  
● Private 83%

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

100%

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

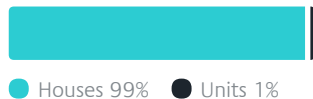
29 days

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>

\$765

Population Growth<sup>^</sup>

0.71%

Rental Yield<sup>\*</sup>

2.53%

Median Age<sup>^</sup>








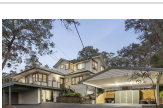



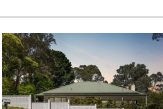
45 years

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
 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
 38 Mullens Rd Warrandyte	3	House	\$1,035,000	26 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
 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

# Sold Properties~

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
 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
 54 Leber St Warrandyte	4	House	\$1,412,500	19 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



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Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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