

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.35m**

Quarterly Price Change

**-0.07% ↓**

## Median Unit Price\*

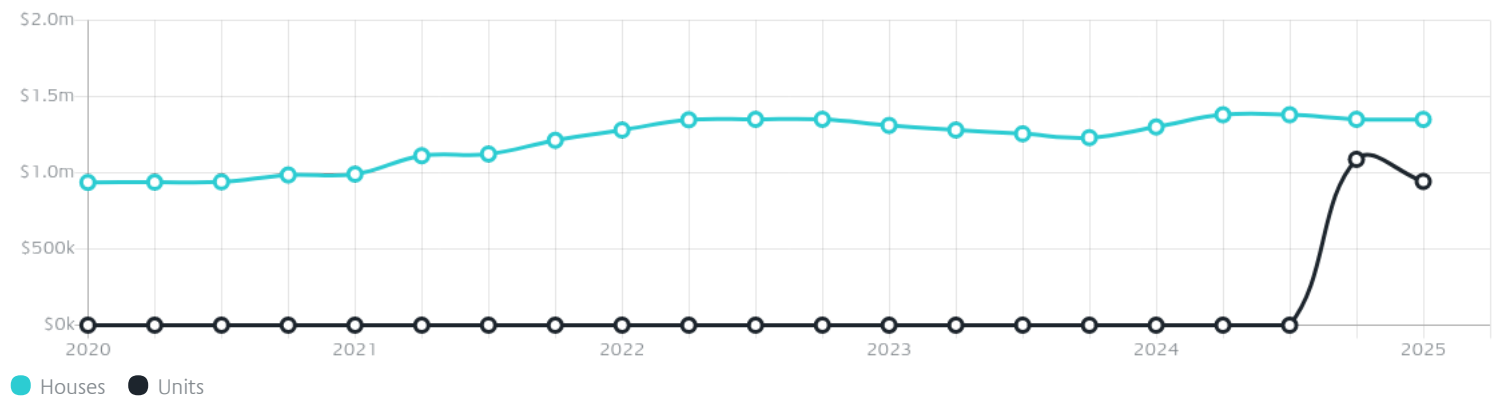
Median

**\$943k**

Quarterly Price Change

**-13.33% ↓**

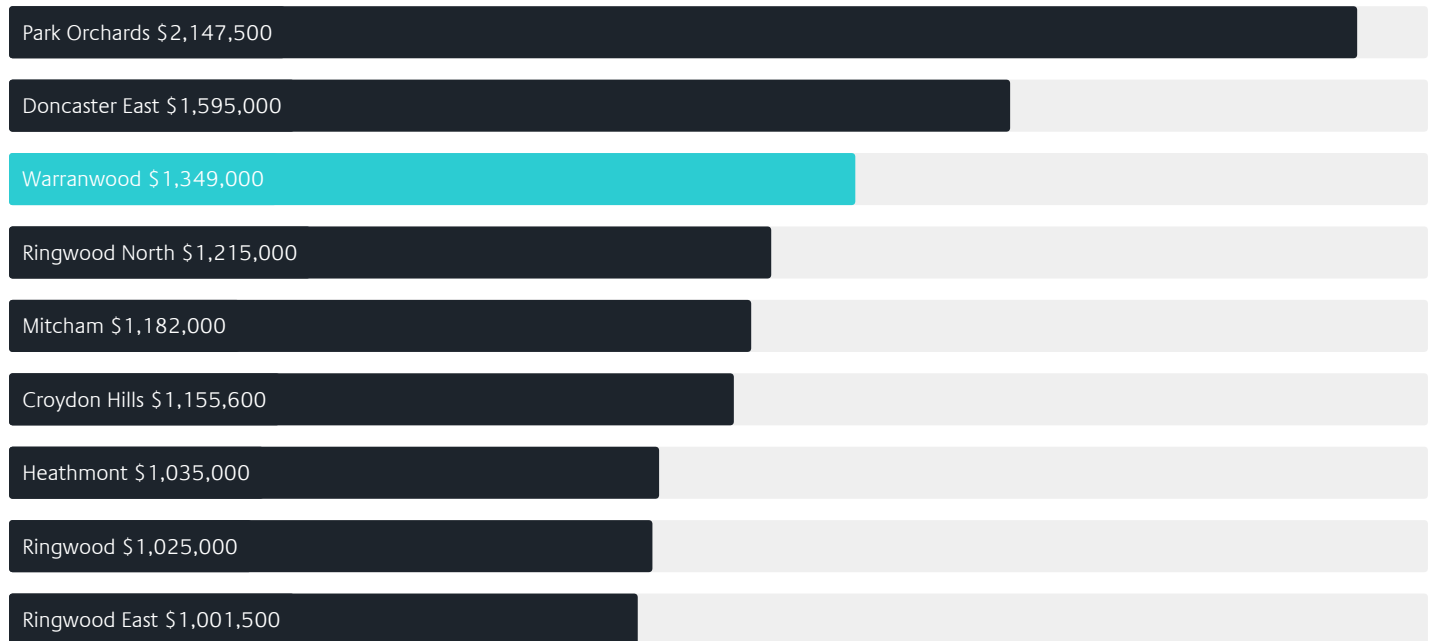
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 14%  
● Private 86%

Auction Clearance Rate\*

100%

Median Days on Market^

51 days

Average Hold Period\*

8.8 years

## Insights

Dwelling Type^



● Houses 98% ● Units 2%

Ownership^



● Owned Outright 39% ● Mortgaged 53% ● Rented 8%

Population^

4,820

Median Asking Rent per week\*

\$750

Population Growth^

0.27%

Rental Yield\*

2.46%

Median Age^













41 years

Median Household Size^













3.1 people

# Sold Properties~









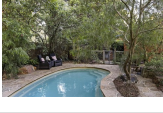

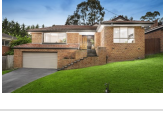

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 56-60 Brysons Rd Warranwood	4	House	\$1,610,000	28 Jun 2025
 4 Daniel Ct Warranwood	5	House	\$1,385,000	21 Jun 2025
 327 Wonga Rd Warranwood	3	House	\$900,000	20 Jun 2025
 3 Tanbridge Way Warranwood	5	House	\$1,370,000	18 Jun 2025
 6/202 Wonga Rd Warranwood	3	House	\$898,000	12 Jun 2025
 4 Howqua Ct Warranwood	5	House	\$1,360,000	03 Jun 2025
 57 Eden Valley Rd Warranwood	5	House	\$1,220,000	16 May 2025
 71-75 Merrill Cr Warranwood	4	House	\$1,431,000	12 May 2025
 8 Daisy St Warranwood	4	House	\$1,490,000	10 May 2025
 4 Lorraine Ct Warranwood	4	House	\$890,000	06 May 2025
 3/44 Warranwood Rd Warranwood	3	Townhouse	\$800,000	01 May 2025
 7 Eliza Cl Warranwood	4	House	\$1,120,000	01 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Tanbridge Way Warrenwood	4	House	\$1,050,000	30 Apr 2025
 17 Sorrel Cr Warrenwood	4	House	\$1,050,000	16 Apr 2025
 12 Wandarra Way Warrenwood	4	House	\$1,280,000	14 Apr 2025
 7/220-222 Wonga Rd Warrenwood	3	House	\$950,000	08 Apr 2025
 19 Aspen Ct Warrenwood	5	House	\$2,988,000	22 Mar 2025
 4 Nalinga Ct Warrenwood	4	House	\$1,305,000	16 Mar 2025
 1 Nandina Cl Warrenwood	4	House	\$1,240,000	15 Mar 2025
 16 Highfield Av Warrenwood	4	House	\$1,100,000	15 Mar 2025
 21 Eden Valley Rd Warrenwood	4	House	\$1,500,000	13 Mar 2025
 3 Nalinga Ct Warrenwood	3	House	\$1,115,000	11 Mar 2025
 30-32 Merrill Cr Warrenwood	5	House	\$1,545,000	06 Mar 2025
 1 Regency Tce Warrenwood	5	House	\$1,461,000	05 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Eden Valley Rd Warrenwood	4	House	\$1,157,323	04 Mar 2025
 1 Caramut Ct Warrenwood	3	House	\$1,000,000	27 Feb 2025
 30 Merrill Cr Warrenwood	5	House	\$1,545,000	26 Feb 2025
 50 Highfield Av Warrenwood	3	House	\$1,108,000	14 Feb 2025
 21 Hexham St Warrenwood	4	House	\$1,340,000	08 Feb 2025
 46 Eden Valley Rd Warrenwood	5	House	\$1,570,000	07 Feb 2025
 24 Bridget Ct Warrenwood	4	House	\$1,187,000	30 Jan 2025
 9 Landau Dr Warrenwood	5	House	\$1,340,500	12 Jan 2025
 11 Kardinia Cr WARRANWOOD	4	House	\$1,602,000	06 Jan 2025
 8 Blair Ct Warrenwood	5	House	\$1,330,000	23 Dec 2024
 38 Wellington Park Dr Warrenwood	4	House	\$1,052,000	23 Dec 2024
 4 Tulip Ct WARRANWOOD	5	House	\$1,590,000	09 Dec 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

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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