

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.35m**

Quarterly Price Change

**-0.07% ↓**

## Median Unit Price\*

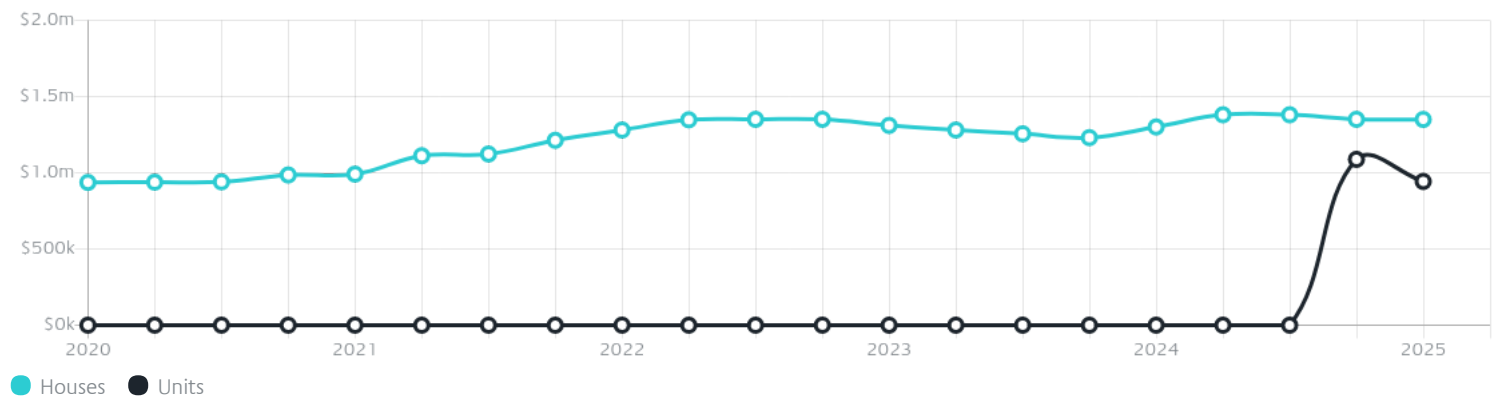
Median

**\$943k**

Quarterly Price Change

**-13.33% ↓**

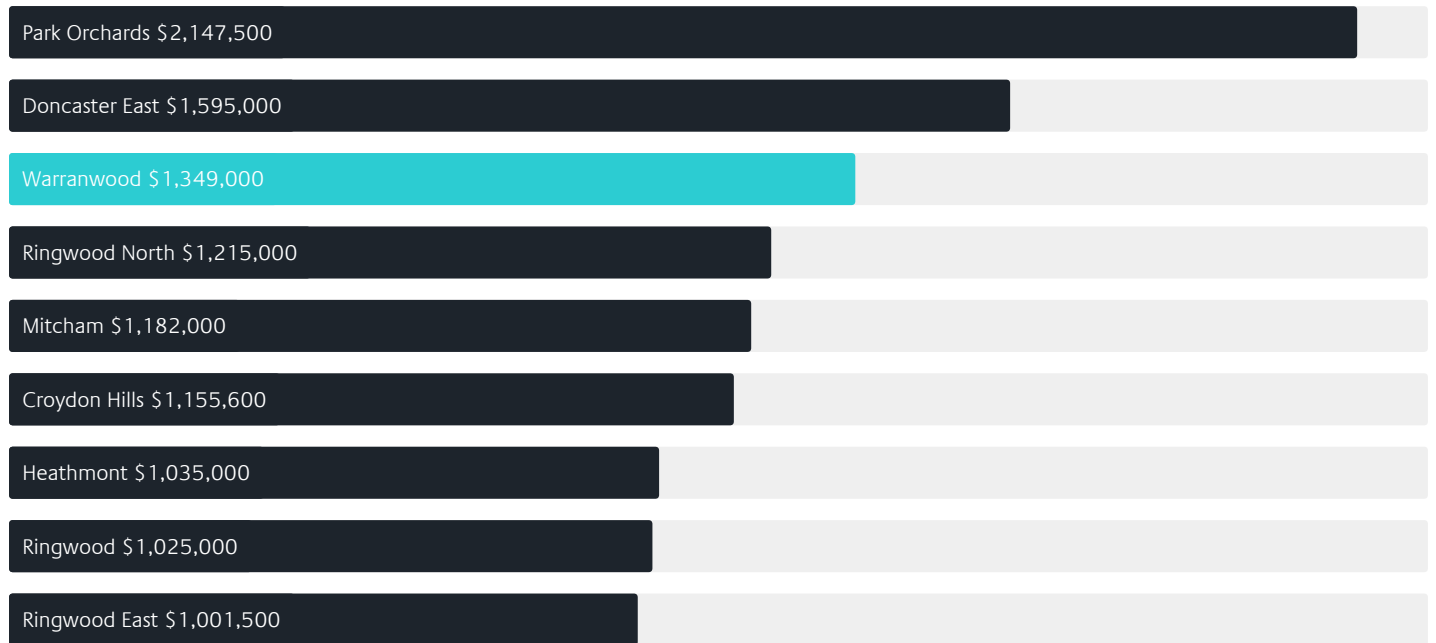
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 15%  
● Private 85%

Auction Clearance Rate\*

75%

Median Days on Market^

40 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^











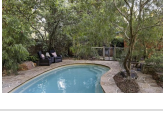

3.1 people

# Sold Properties~











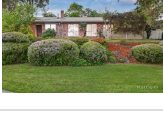

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 3/44 Warranwood Rd Warranwood	3	Townhouse	\$800,000	01 May 2025
 7 Eliza Cl Warranwood	4	House	\$1,120,000	01 May 2025
 1 Tanbridge Way Warranwood	4	House	\$1,050,000	30 Apr 2025
 17 Sorrel Cr Warranwood	4	House	\$1,050,000	16 Apr 2025
 7/220-222 Wonga Rd Warranwood	3	House	\$950,000	08 Apr 2025
 19 Aspen Ct Warranwood	5	House	\$2,988,000	22 Mar 2025
 4 Nalinga Ct Warranwood	4	House	\$1,305,000	16 Mar 2025
 1 Nandina Cl Warranwood	4	House	\$1,240,000	15 Mar 2025
 16 Highfield Av Warranwood	4	House	\$1,100,000	15 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Nalinga Ct Warranwood	3	House	\$1,115,000	11 Mar 2025
 30-32 Merrill Cr Warranwood	5	House	\$1,545,000	06 Mar 2025
 1 Regency Tce Warranwood	5	House	\$1,461,000	05 Mar 2025
 24 Eden Valley Rd Warranwood	4	House	\$1,157,323	04 Mar 2025
 1 Caramut Ct Warranwood	3	House	\$1,000,000	27 Feb 2025
 50 Highfield Av Warranwood	3	House	\$1,108,000	14 Feb 2025
 21 Hexham St Warranwood	4	House	\$1,340,000	08 Feb 2025
 46 Eden Valley Rd Warranwood	5	House	\$1,570,000	07 Feb 2025
 24 Bridget Ct Warranwood	4	House	\$1,187,000	30 Jan 2025
 9 Landau Dr Warranwood	5	House	\$1,340,500	12 Jan 2025
 11 Kardinia Cr WARRANWOOD	4	House	\$1,602,000	06 Jan 2025
 8 Blair Ct Warranwood	5	House	\$1,330,000	23 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 38 Wellington Park Dr Warranwood	4	House	\$1,052,000	23 Dec 2024
 4 Tulip Ct WARRANWOOD	5	House	\$1,590,000	09 Dec 2024
 18 Highfield Av Warranwood	4	House	\$1,220,000	30 Nov 2024
 9 Howqua Ct Warranwood	4	House	\$1,215,000	28 Nov 2024
 57 Tanbridge Way Warranwood	4	House	\$1,395,000	28 Nov 2024
 37 Brysons Rd Warranwood	5	House	\$2,250,000	25 Nov 2024
 6/44 Warranwood Rd Warranwood	3	Unit	\$850,000	25 Nov 2024
 10 Chivers Ct Warranwood	4	House	\$1,137,500	22 Nov 2024
 11 Trevor Ct Warranwood	4	House	\$1,360,000	21 Nov 2024
 15 Sorrel Cr Warranwood	4	House	\$1,050,000	11 Nov 2024
 4 Landau Dr Warranwood	4	House	\$1,050,000	09 Nov 2024
 2 Silflay Ct Warranwood	5	House	\$1,349,000	08 Nov 2024



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

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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