

JellisCraig

WARRANWOOD

Suburb Report

Know your neighbourhood.



WARRANWOOD SUBURB REPORT

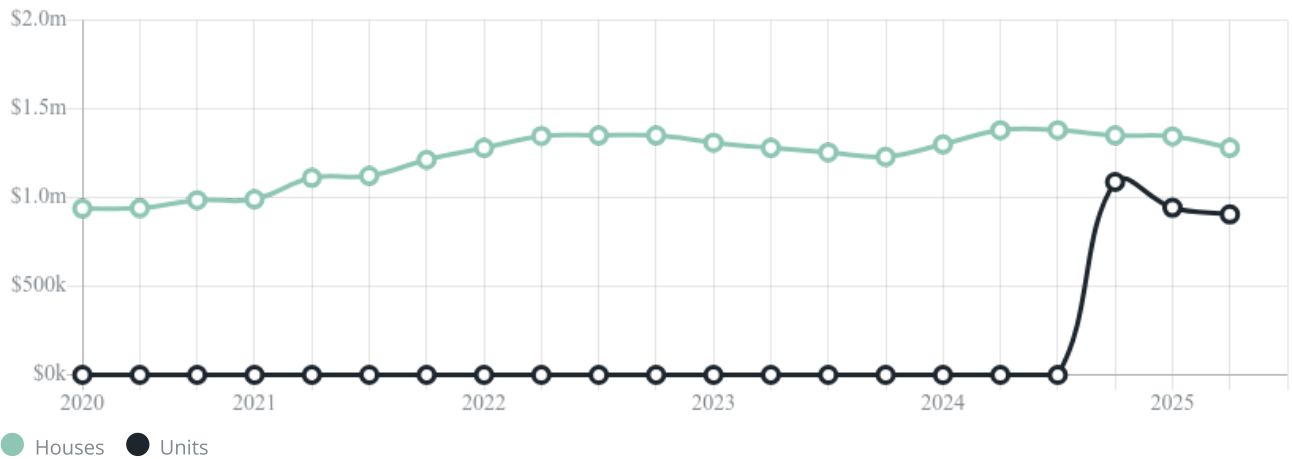
Median House Price*

Median
\$1.28m
Quarterly Price Change
-4.81% ↓

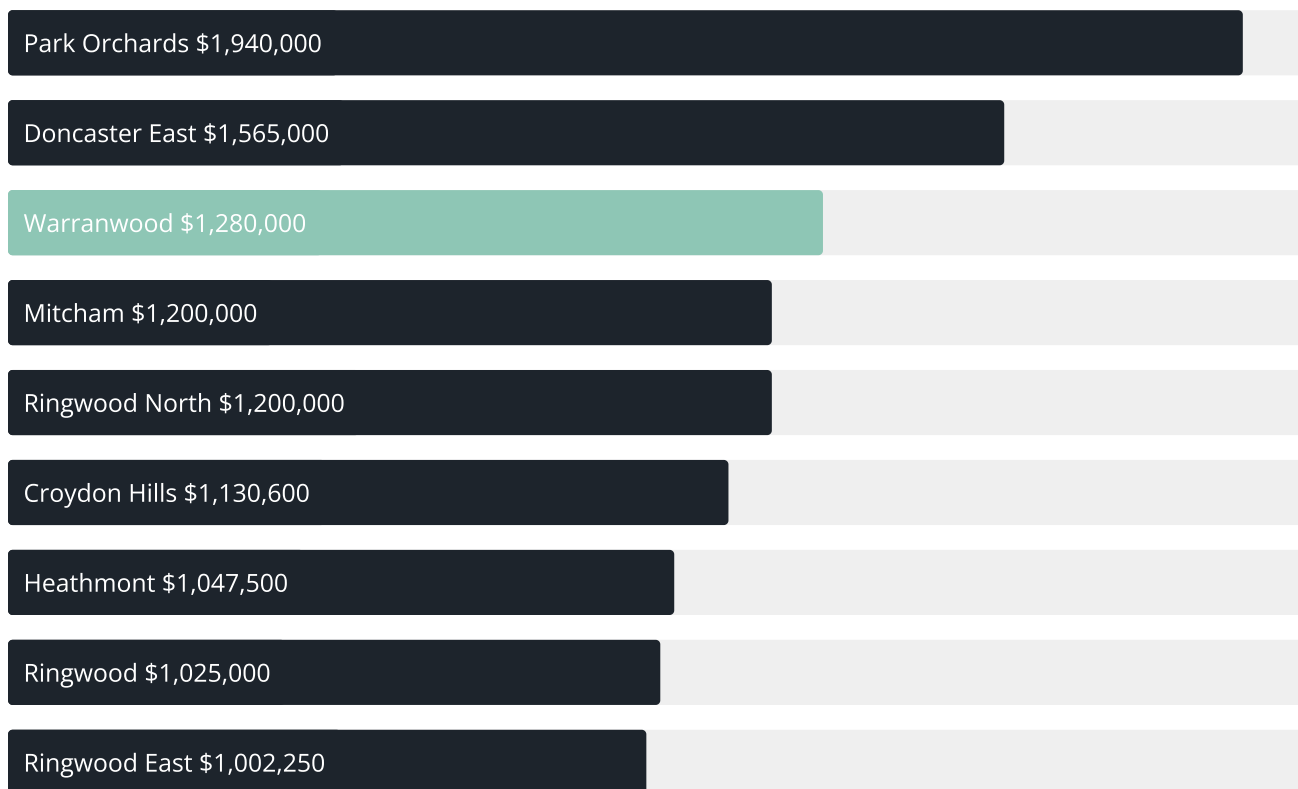
Median Unit Price*

Median
\$905k
Quarterly Price Change
-3.97% ↓

Quarterly Price Change*



WARRANWOOD SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

WARRANWOOD SUBURB REPORT

Sale Method*



● Auction 8%

● Private 92%

Auction Clearance Rate*

100%

Median Days on Market^

39 days

Average Hold Period*

8.8 years

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

WARRANWOOD SUBURB REPORT

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
 339 Wonga Rd Warranwood	4	House	\$1,200,000	24 Sep 2025
 2/258 Wonga Rd Warranwood	2	Unit	\$699,000	02 Sep 2025
 331 Wonga Rd Warranwood	3	House	\$980,000	30 Aug 2025
 5/45 Warranwood Rd Warranwood	3	Unit	\$845,000	27 Aug 2025
 1 Farrer Ct Warranwood	6	House	\$1,330,000	27 Aug 2025
 26 Eden Valley Rd Warranwood	4	House	\$1,160,000	12 Aug 2025
 1a Trevor Ct Warranwood	4	House	\$1,070,000	11 Aug 2025
 4 Royena Ct Warranwood	4	House	\$1,100,000	09 Aug 2025
 59 Tanbridge Way Warranwood	4	House	\$1,155,000	05 Jul 2025
 15 Kardinia Cr Warranwood	4	House	\$1,440,000	30 Jun 2025

WARRANWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 56-60 Brysons Rd Warranwood	4	House	\$1,610,000	28 Jun 2025
 6 Warranwood Rd Warranwood	5	House	\$1,430,000	24 Jun 2025
 4 Daniel Ct Warranwood	5	House	\$1,385,000	21 Jun 2025
 2/44 Warranwood Rd Warranwood	3	Flat/Unit/Apartment	\$790,000	20 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
 10 Sally Ct Warranwood	4	House	\$1,040,000	17 Jun 2025
 11 Eden Valley Rd Warranwood	4	House	\$1,403,000	13 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

WARRANWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 57 Eden Valley Rd Warranwood	5	House	\$1,220,000	16 May 2025
 42 Little John Rd Warranwood	4	House	\$1,226,000	15 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
 1 Tanbridge Way Warranwood	4	House	\$1,050,000	30 Apr 2025
 5 Daisy St WARRANWOOD	4	House	\$1,580,000	20 Apr 2025
 17 Sorrel Cr Warranwood	4	House	\$1,050,000	16 Apr 2025



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.