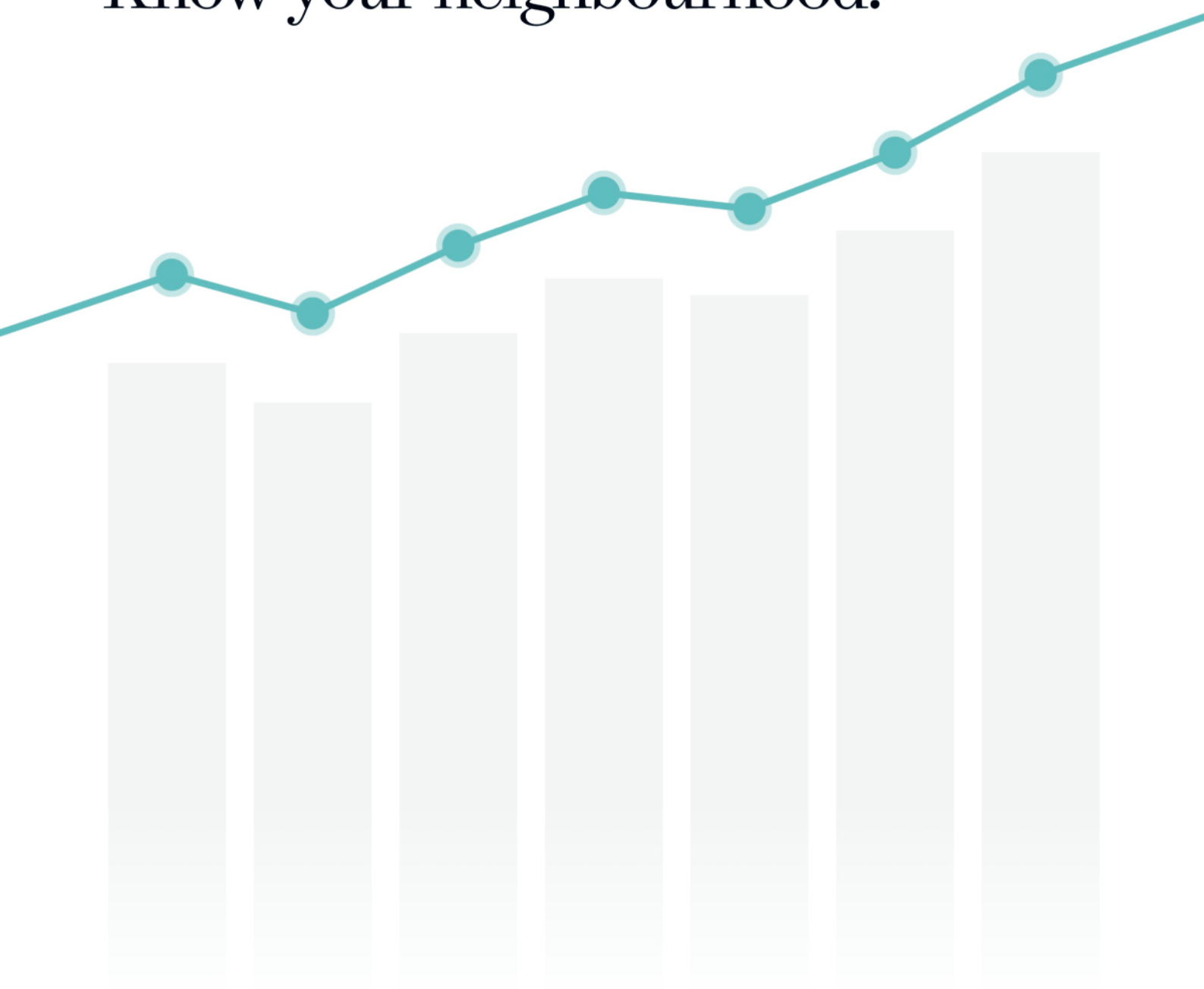


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

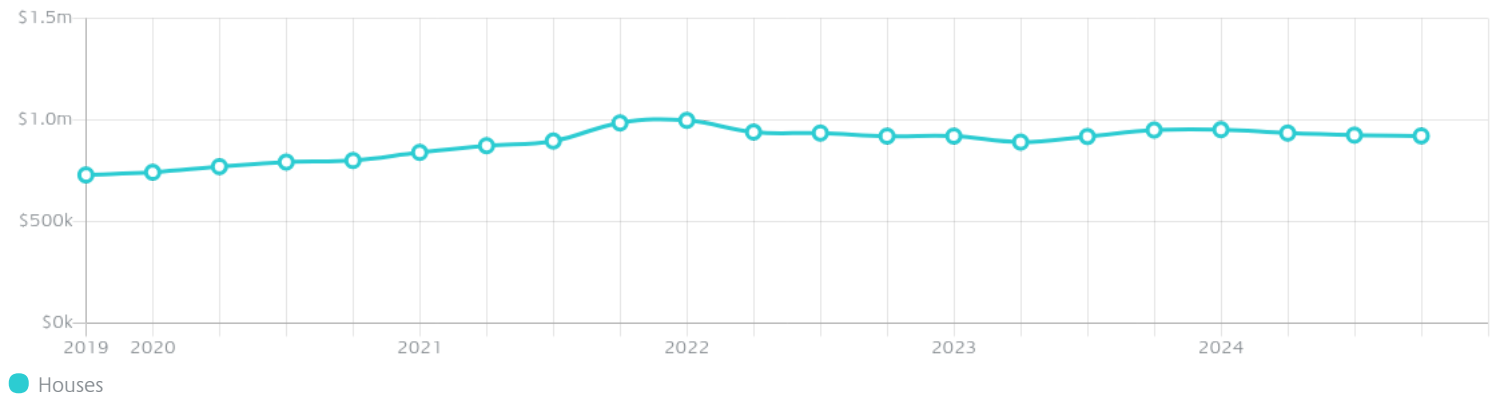
Median

\$921k

Quarterly Price Change

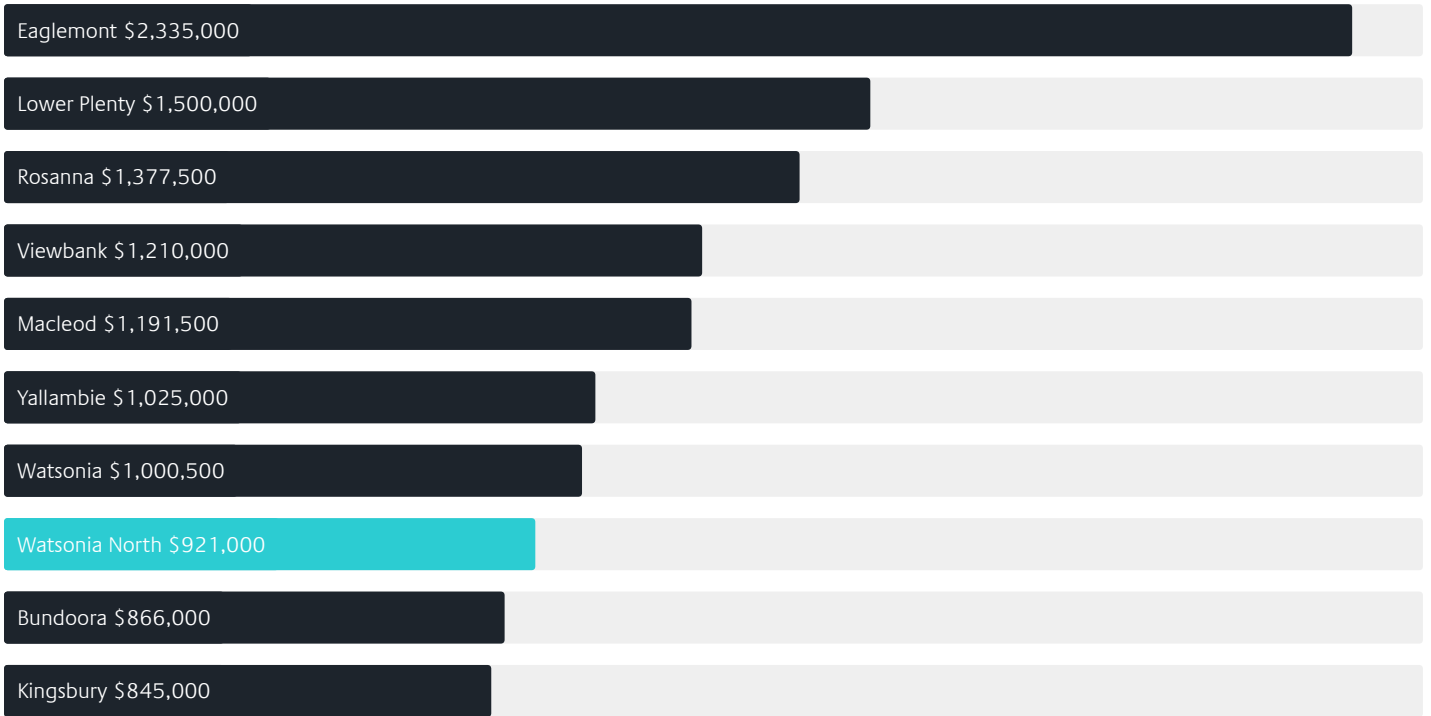
-0.43% ↓

Quarterly Price Change*

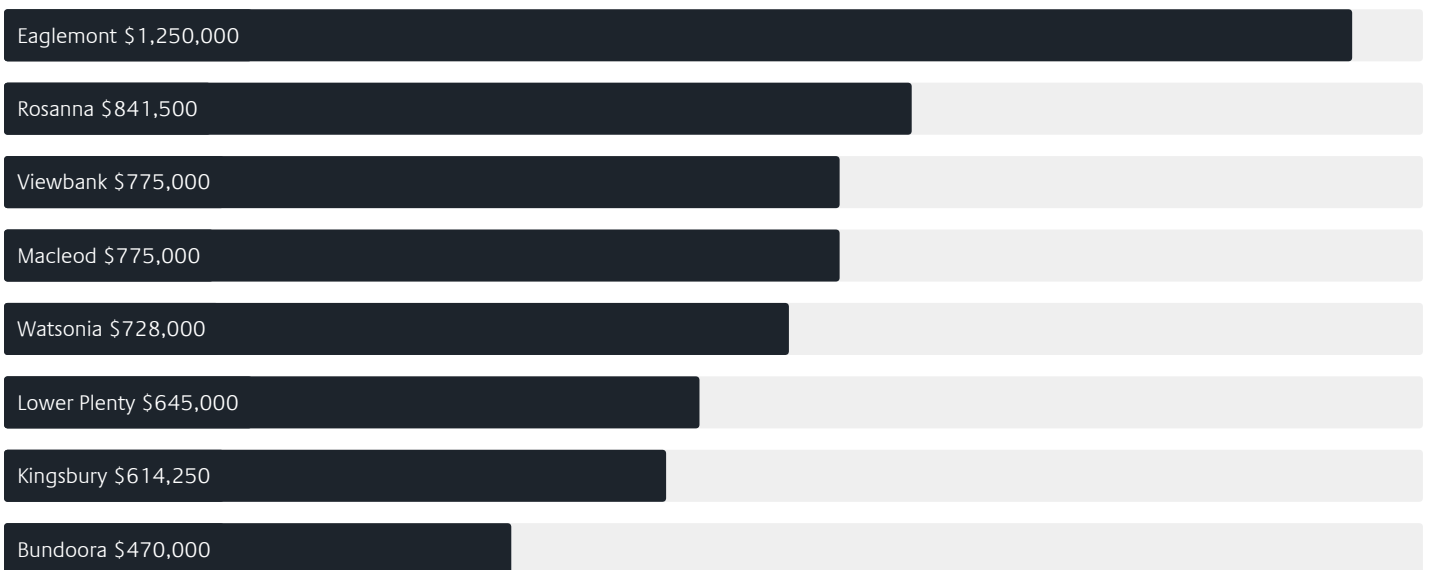


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 73%
● Private 27%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

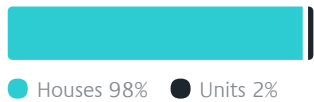
24 days

Average Hold Period^{*}

8.5 years

Insights

Dwelling Type[^]



● Houses 98% ● Units 2%

Ownership[^]



● Owned Outright 47% ● Mortgaged 42% ● Rented 10%

Population[^]

3,799

Median Asking Rent per week^{*}

\$600

Population Growth[^]

-0.39%

Rental Yield^{*}

3.38%

Median Age[^]












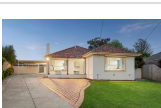
41 years

Median Household Size[^]










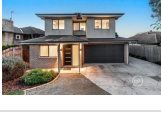


2.7 people

Sold Properties~









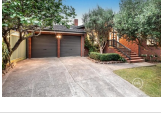



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/5 The Crest Watsonia North	3	Unit	\$654,000	23 Dec 2024
 109 Macorna St Watsonia North	5	House	\$1,071,000	07 Dec 2024
 2/272 Grimshaw St Watsonia North	2	Unit	\$555,000	07 Dec 2024
 23 Busst Dr Watsonia North	3	House	\$873,111	03 Dec 2024
 21 Macorna St Watsonia North	4	House	\$860,000	29 Nov 2024
 14 Stonnington Dr WATSONIA NORTH	4	House	\$1,525,000	16 Nov 2024
 10 Hamilton Ct Watsonia North	5	House	\$910,000	08 Nov 2024
 4 Ronald Ct Watsonia North	3	House	\$840,000	02 Nov 2024
 28 Middleton St Watsonia North	3	House	\$938,000	29 Oct 2024
 4 Trist St Watsonia North	3	House	\$842,000	26 Oct 2024
 3 Senior Ct Watsonia North	3	House	\$800,000	26 Oct 2024
 6 Elwers St Watsonia North	4	House	\$1,200,000	11 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/332 Grimshaw St Watsonia North	2	Unit	\$654,000	24 Sep 2024
 3 Gillingham St Watsonia North	3	House	\$870,000	21 Sep 2024
 5 Healy Ct Watsonia North	4	House	\$1,375,000	14 Sep 2024
 69 Middleton St Watsonia North	3	House	\$925,000	11 Sep 2024
 5 Damien Ct Watsonia North	4	House	\$1,195,000	28 Aug 2024
 40 Macorna St Watsonia North	3	House	\$807,000	31 Jul 2024
 2/70a Sellars St Watsonia North	3	House	\$690,000	25 Jul 2024
 142 Macorna St Watsonia North	4	House	\$1,180,000	10 Jul 2024
 9 Busst Dr Watsonia North	3	House	\$796,000	07 Jul 2024
 1/284 Grimshaw St Watsonia North	3	House	\$795,000	06 Jul 2024
 23 Macorna St Watsonia North	3	House	\$935,000	20 Jun 2024
 2 Dundee St Watsonia North	3	House	\$805,000	08 Jun 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 129 Macorna St WATSONIA NORTH	4	House	\$1,029,000	29 May 2024
 3 Bawden Cl Watsonia North	3	House	\$900,000	25 May 2024
 2a Frye St Watsonia North	3	House	\$921,000	18 May 2024
 2 Myrtle Ct Watsonia North	3	House	\$825,000	18 May 2024
 18 Gerrard St Watsonia North	4	House	\$1,035,000	18 May 2024
 12 Trist St Watsonia North	3	House	\$920,500	09 May 2024
 6 Huntley St Watsonia North	3	House	\$830,000	04 May 2024
 27 Busst Dr Watsonia North	3	House	\$783,000	05 Apr 2024
 58 Binnak Dr Watsonia North	3	House	\$1,170,000	16 Mar 2024
 9 Newton Ct Watsonia North	4	House	\$952,000	05 Mar 2024
 21 Lincoln St Watsonia North	3	House	\$512,000	24 Feb 2024
 11 Macorna St Watsonia North	3	House	\$895,500	24 Feb 2024



Greensborough Office
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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