

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

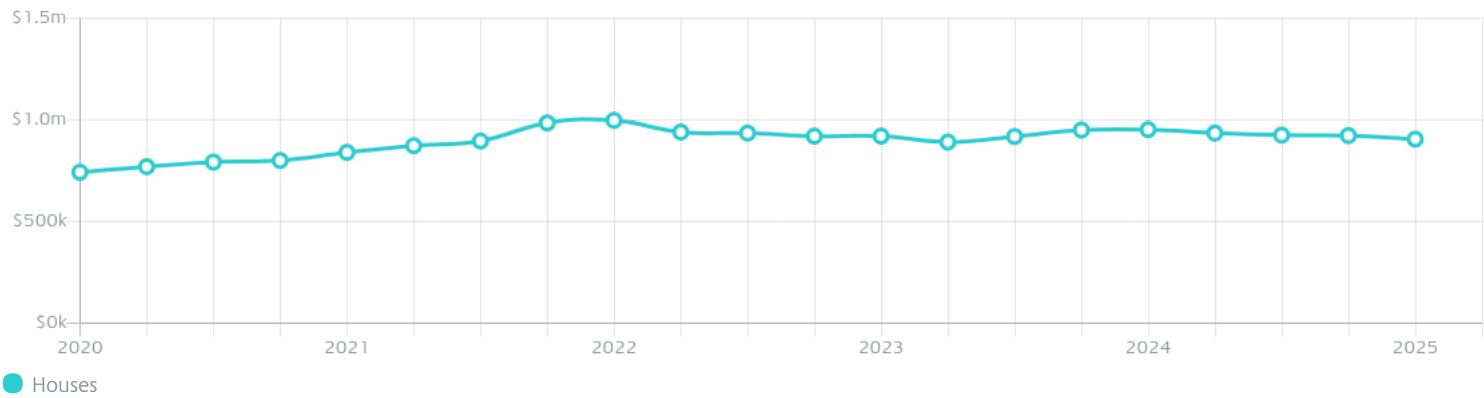
Median

\$905k

Quarterly Price Change

-1.95% ↓

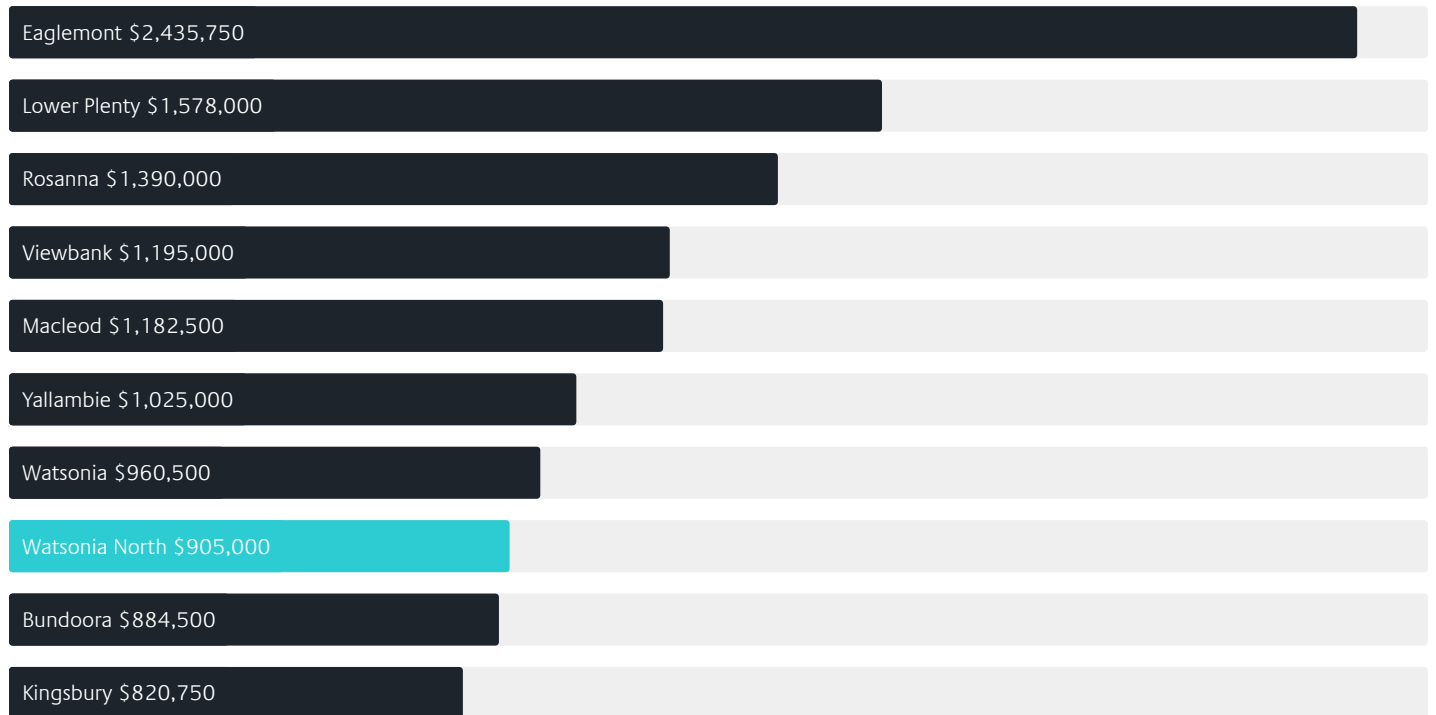
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 38%  
● Private 63%

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

100%

Average Hold Period<sup>\*</sup>

8.5 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 98% ● Units 2%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

3,799

Median Asking Rent per week<sup>\*</sup>

\$610

Population Growth<sup>^</sup>

-0.39%

Rental Yield<sup>\*</sup>

3.38%

Median Age<sup>^</sup>










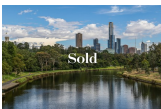


41 years

Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)










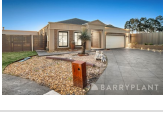


Address	Bedrooms	Type	Price	Sold
 5 Fernlea Cl Watsonia North	4	House	\$895,000	27 Jun 2025
 326 Grimshaw St Watsonia North	4	House	\$630,000	31 May 2025
 3 Hakea St Watsonia North	3	House	\$1,227,000	29 May 2025
 6 Dallas Cr Watsonia North	3	House	\$862,000	17 May 2025
 23 Meakin St Watsonia North	3	House	\$905,000	17 May 2025
 2 Trist St Watsonia North	3	House	\$863,500	06 May 2025
 19 Lincoln St Watsonia North	3	House	\$855,000	08 Apr 2025
 1 / 10 Lincoln St Watsonia North	2	Flat/Unit/Apartment	\$800,000	30 Mar 2025
 136 Macorna St WATSONIA NORTH	3	House	\$855,000	28 Mar 2025
 98 Macorna St Watsonia North	3	House	\$845,000	27 Mar 2025
 1 Hakea St Watsonia North	3	House	\$960,000	24 Mar 2025
 180 Cameron Pde Watsonia North	3	House	\$850,000	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 76 Edmund Rice Pde Watsonia North	3	House	\$1,003,000	22 Feb 2025
 140 Macorna St Watsonia North	3	House	\$870,000	22 Feb 2025
 176 Cameron Pde Watsonia North	4	House	\$837,000	18 Feb 2025
 2/10 Lincoln St Watsonia North	2	Strata Unit / Flat	\$814,500	09 Feb 2025
 2/5 The Crest Watsonia North	3	Unit	\$654,000	23 Dec 2024
 3 The Crest Watsonia North	3	Flat / Unit / Apartment	\$654,000	23 Dec 2024
 20 Binnak Dr Watsonia North	4	House	\$1,200,000	20 Dec 2024
 2/272 Grimshaw St Watsonia North	2	Unit	\$555,000	07 Dec 2024
 109 Macorna St Watsonia North	5	House	\$1,071,000	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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 12 Kurrajong Cr Watsonia North	5	House	\$1,160,000	05 Oct 2024
 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



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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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