

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

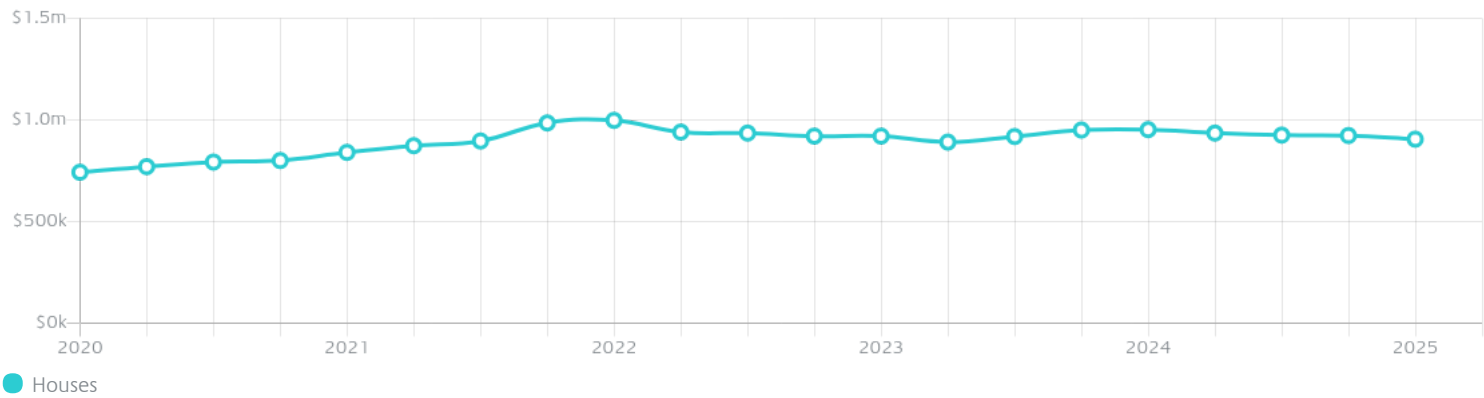
Median

\$905k

Quarterly Price Change

-1.95% ↓

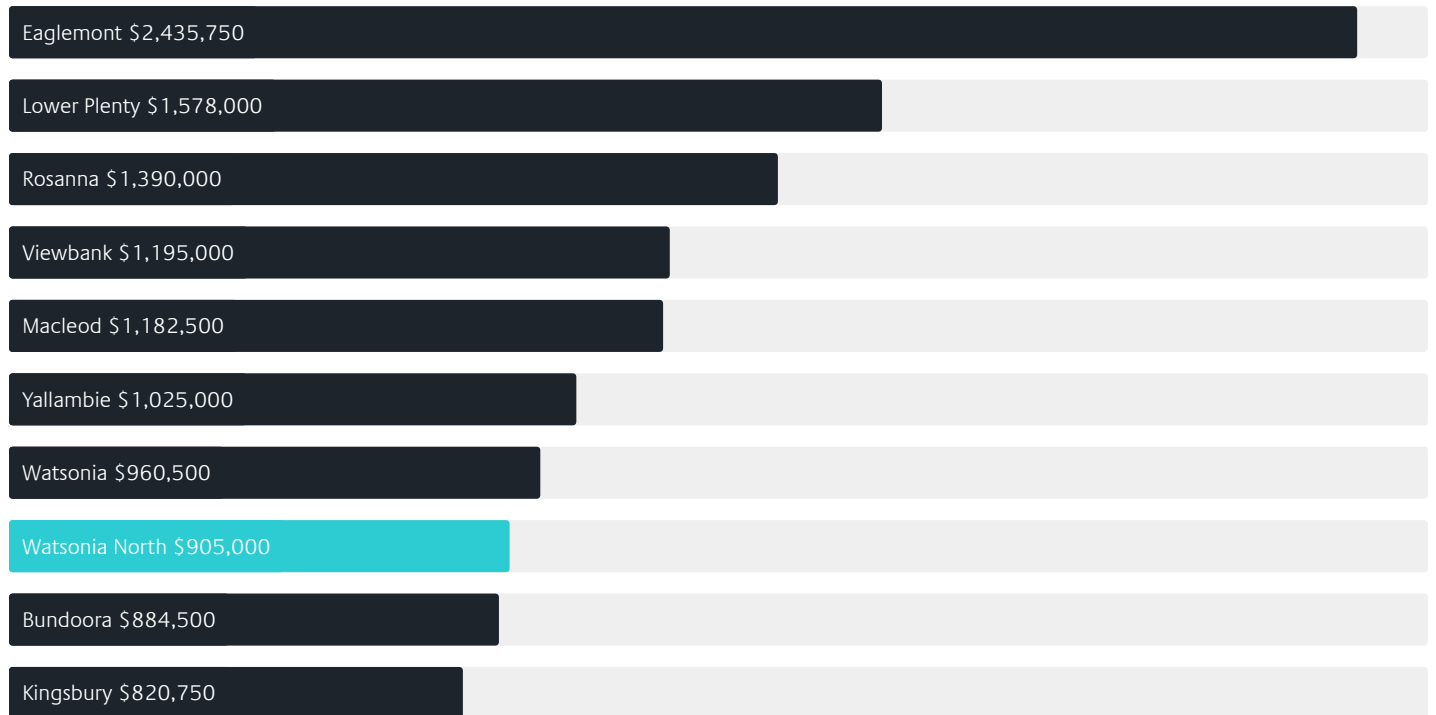
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 29%  
● Private 71%

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

100%

Median Days on Market<sup>^</sup>

23 days

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>










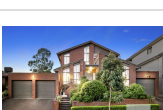
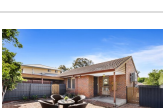
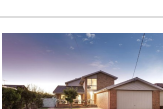
41 years

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)











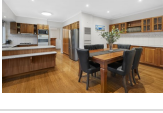

Address	Bedrooms	Type	Price	Sold
 136 Macorna St WATSONIA NORTH	3	House	\$855,000	28 Mar 2025
 98 Macorna St Watsonia North	3	House	\$845,000	27 Mar 2025
 180 Cameron Pde Watsonia North	3	House	\$850,000	07 Mar 2025
 76 Edmund Rice Pde Watsonia North	3	House	\$1,003,000	22 Feb 2025
 140 Macorna St Watsonia 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3 Senior Ct Watsonia North	3	House	\$800,000	26 Oct 2024
 4 Trist St Watsonia North	3	House	\$842,000	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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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

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

Data is current as of PDF generation date 01/05/2025

\* 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.