

JellisCraig

WATSONIA NORTH

Suburb Report

Know your neighbourhood.



WATSONIA NORTH SUBURB REPORT

Median House Price*

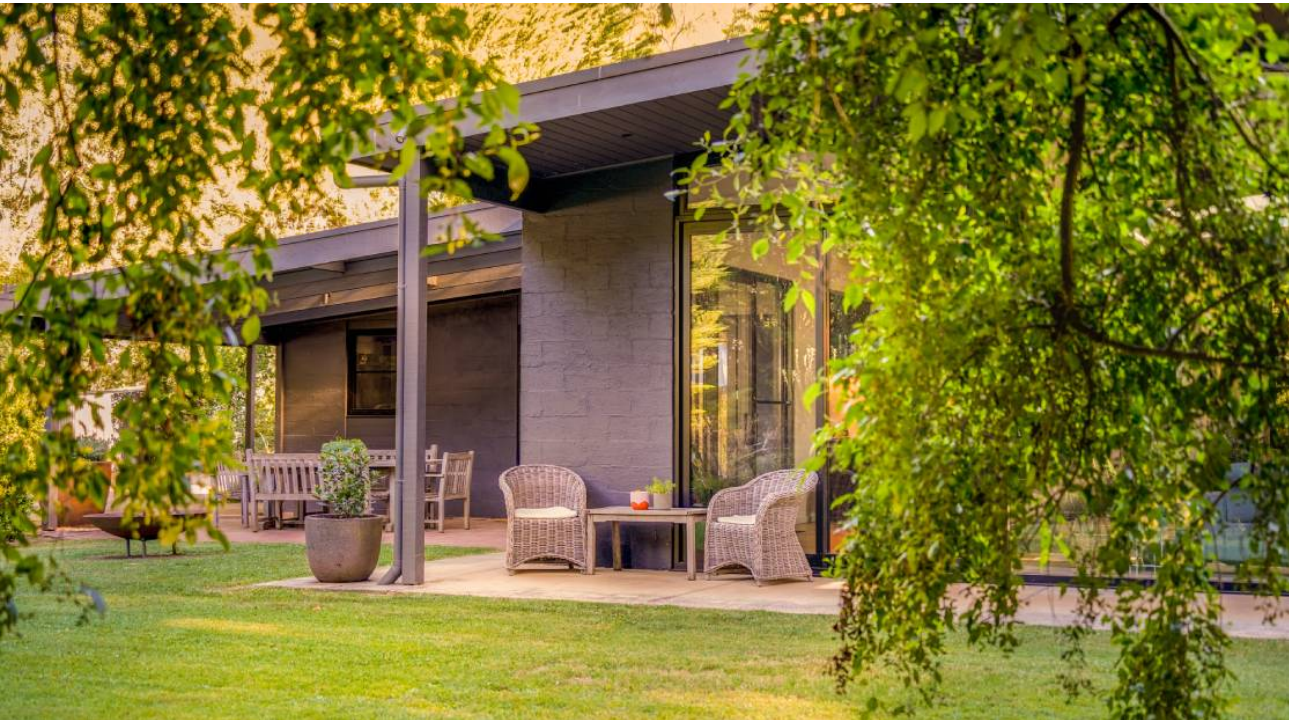
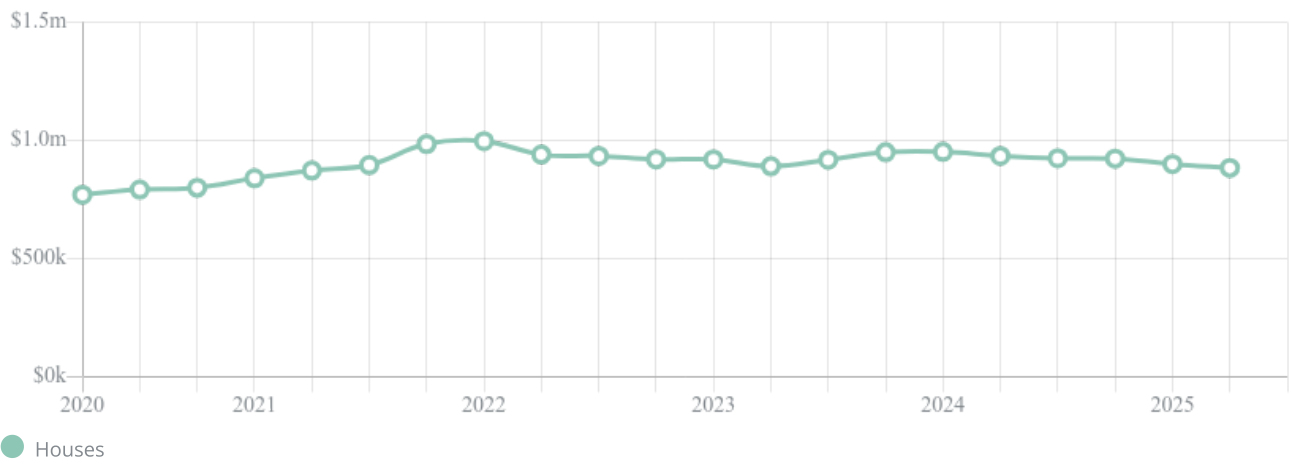
Median

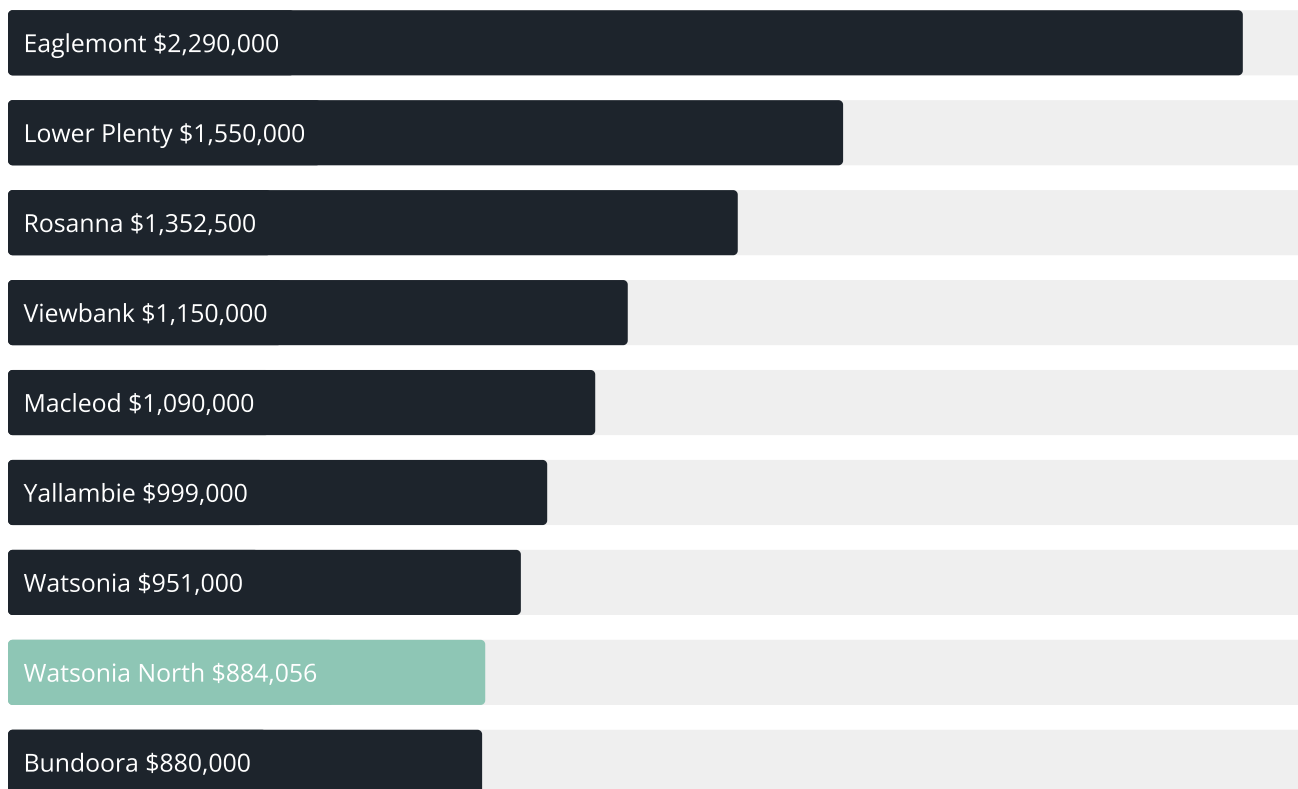
\$884k

Quarterly Price Change

-1.77%↓

Quarterly Price Change*



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

WATSONIA NORTH SUBURB REPORT

Sale Method^{*}

● Auction 64%
● Private 36%

Auction Clearance Rate^{*}

85.71%

Median Days on Market[^]

29 days

Average Hold Period^{*}

8.5 years

Dwelling Type[^]

● Houses 98% ● Units 2%

Ownership[^]

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

Population[^]

3,799

Median Asking Rent per week^{*}

\$620

Population Growth[^]

-0.39%

Rental Yield^{*}

3.38%

Median Age[^]











41 years

Median Household Size[^]








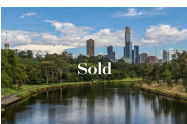


2.7 people

WATSONIA NORTH 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Tevlin Ct Watsonia North	5	House	\$1,560,000	24 Aug 2025
 48 Meakin St Watsonia North	3	House	\$870,000	23 Aug 2025
 16 Trist St Watsonia North	5	House	\$1,110,000	16 Aug 2025
 1 Byrne Cr WATSONIA NORTH	3	House	\$955,000	11 Aug 2025
 101 Sellars St Watsonia North	0	Land	\$700,000	02 Aug 2025
 37 Byrne Cr Watsonia North	4	House	\$1,015,000	26 Jul 2025
 3 Dundee St Watsonia North	3	House	\$730,000	19 Jul 2025
 5 Fernlea Cl Watsonia North	4	House	\$895,000	27 Jun 2025
 3 Stonehaven Ct Watsonia North	3	House	\$350,000	26 Jun 2025
 326 Grimshaw St Watsonia North	4	House	\$630,000	31 May 2025

WATSONIA NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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

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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



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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