

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.00m

Quarterly Price Change

4.76% ↑

Median Unit Price*

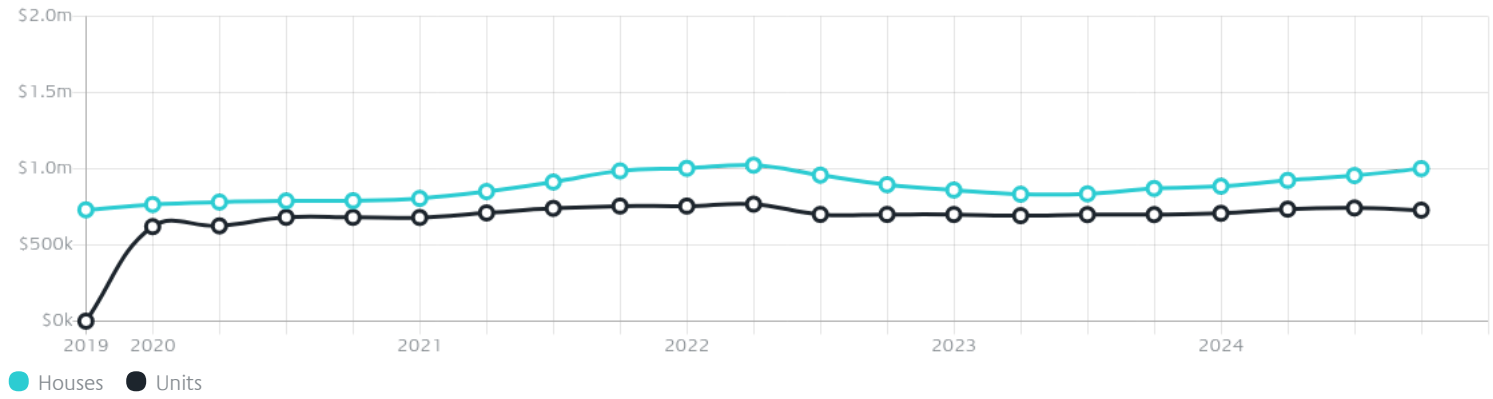
Median

\$728k

Quarterly Price Change

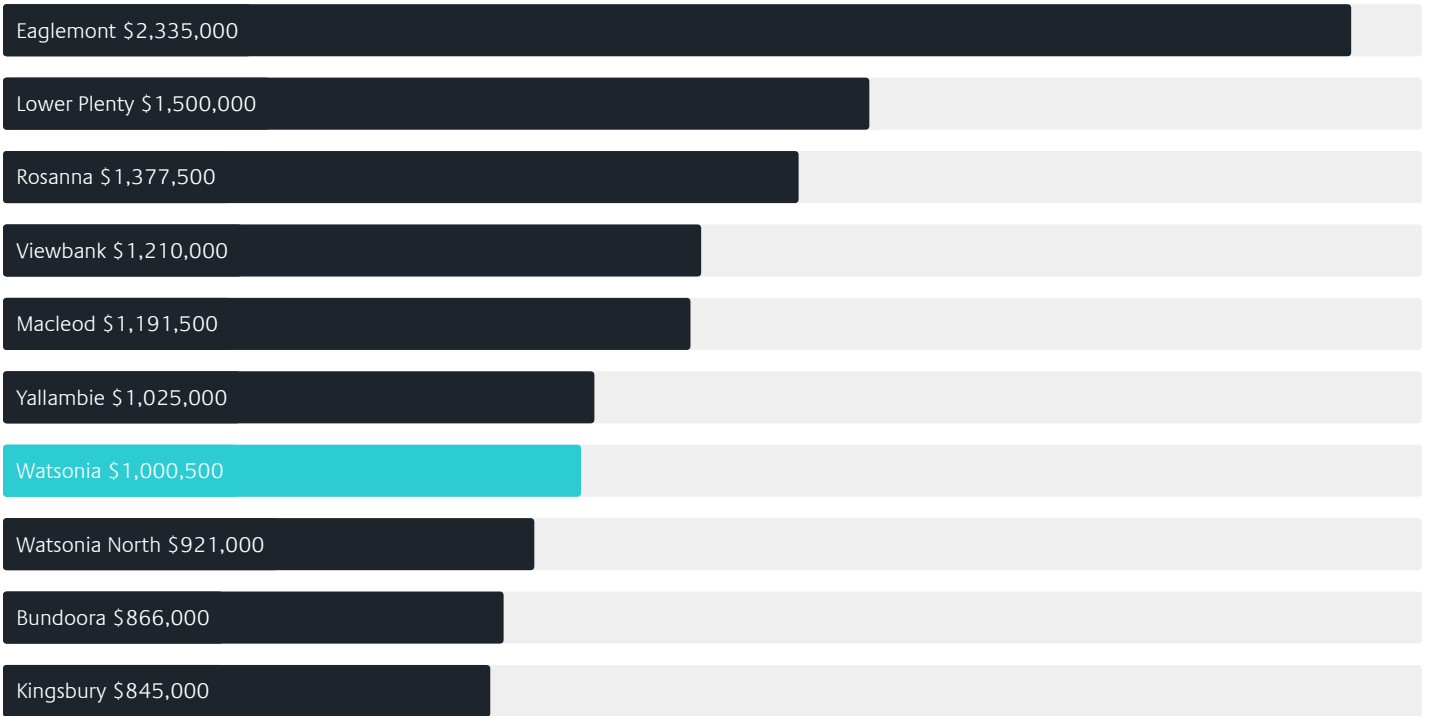
-1.95% ↓

Quarterly Price Change*

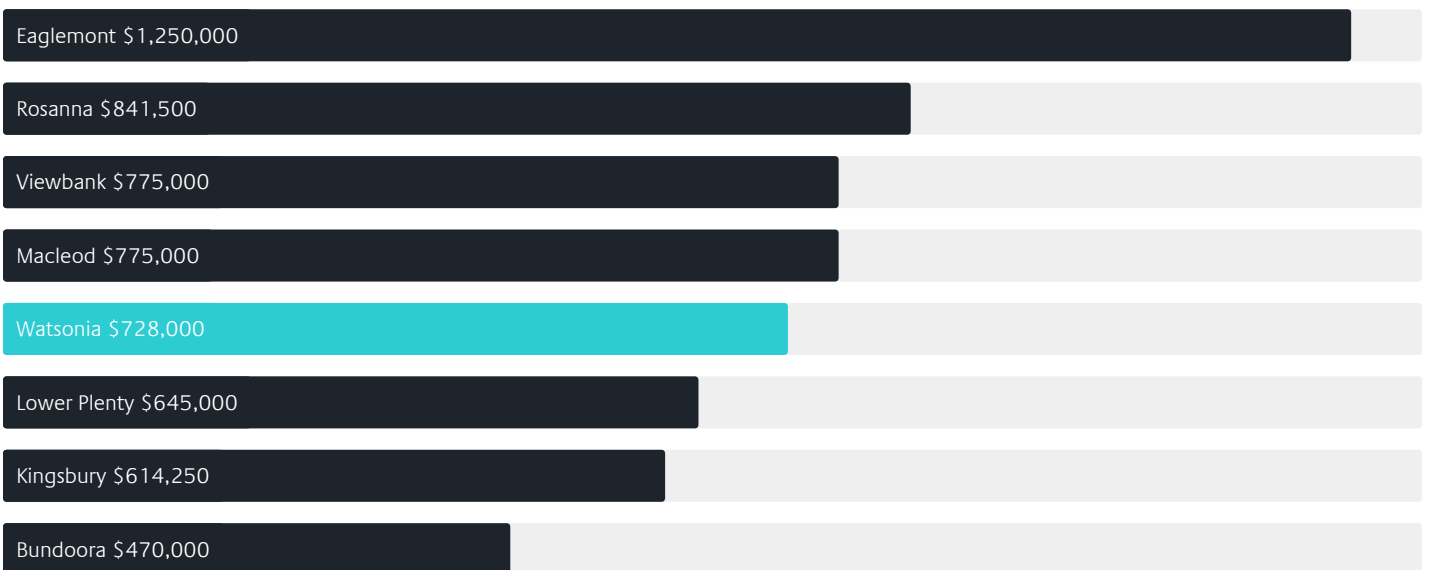


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 38%
● Private 63%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

38 days

Average Hold Period^{*}

9.7 years

Insights

Dwelling Type[^]



● Houses 86% ● Units 14%

Ownership[^]



● Owned Outright 35% ● Mortgaged 38% ● Rented 27%

Population[^]

5,352

Median Asking Rent per week^{*}

\$545

Population Growth[^]

2.65%

Rental Yield^{*}

2.89%

Median Age[^]













38 years

Median Household Size[^]










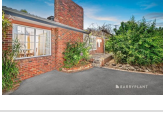
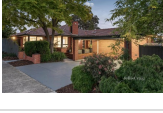

2.5 people

Sold Properties~









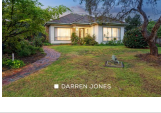



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2a Ananda Ct Watsonia	2	House	\$708,000	27 Mar 2025
 1/3 Eden Av WATSONIA	3	Unit	\$805,000	20 Mar 2025
 64 Nepean St Watsonia	4	House	\$1,030,000	15 Mar 2025
 8 Regis Ct Watsonia	3	House	\$941,000	15 Mar 2025
 1/6 Powley Pde Watsonia	3	Townhouse	\$780,000	07 Mar 2025
 80 Frensham Rd Watsonia	3	House	\$740,000	04 Mar 2025
 78 Kenmare St Watsonia	2	House	\$711,000	25 Feb 2025
 6/9-13 Devonshire Rd Watsonia	2	Unit	\$600,000	21 Feb 2025
 17 Crellin Cr Watsonia	3	House	\$986,200	14 Feb 2025
 14 French Ct WATSONIA	2	House	\$828,000	08 Feb 2025
 22 Bungay St Watsonia	3	House	\$752,500	05 Feb 2025
 46 Ibbottson St Watsonia	2	House	\$966,000	01 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/52 Elder St Watsonia	1	Flat/Unit/Apartment	\$405,000	20 Jan 2025
 2 Nepean St Watsonia	3	House	\$820,000	15 Jan 2025
 23 Kenmare St Watsonia	4	House	\$1,000,000	13 Jan 2025
 73 Devonshire Rd Watsonia	2	House	\$800,000	08 Jan 2025
 3/16 Thompson St Watsonia	3	Townhouse	\$880,000	16 Dec 2024
 2/2 Reeves St Watsonia	2	Unit	\$673,000	14 Dec 2024
 20 Morwell Av Watsonia	3	House	\$1,055,000	14 Dec 2024
 29 Boger Rd Watsonia	2	House	\$700,000	11 Dec 2024
 14 Peters St Watsonia	3	House	\$900,000	10 Dec 2024
 22 Yerrawa Dr Watsonia	3	House	\$875,000	07 Dec 2024
 42 Ladd St Watsonia	4	House	\$1,149,000	07 Dec 2024
 7 French Ct Watsonia	3	House	\$1,035,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Kenmare St Watsonia	2	House	\$1,088,000	07 Dec 2024
 2/22 Nepean St Watsonia	3	Townhouse	\$1,015,000	07 Dec 2024
 2/154 Watsonia Rd Watsonia	2	Flat/Unit/Apartment	\$467,000	06 Dec 2024
 2/154-156 Watsonia Rd Watsonia	2	Unit	\$467,000	06 Dec 2024
 3/59 Elder St Watsonia	3	Townhouse	\$621,500	02 Dec 2024
 4 Kardinia St Watsonia	6	House	\$1,715,000	27 Nov 2024
 14 Regis Ct Watsonia	3	House	\$882,000	23 Nov 2024
 1/288 Nell St Watsonia	3	House	\$740,000	23 Nov 2024
 291 Greenwood Dr Watsonia	3	House	\$920,000	22 Nov 2024
 2/46 Elder St Watsonia	2	Townhouse	\$512,000	22 Nov 2024
 14 Thompson St Watsonia	4	House	\$1,300,000	16 Nov 2024
 2 Yerrawa Dr Watsonia	3	House	\$940,000	14 Nov 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 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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