

Suburb **INSIGHTS**

3087
WATSONIA



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$955k

Quarterly Price Change

3.41% ↑

Median Unit Price*

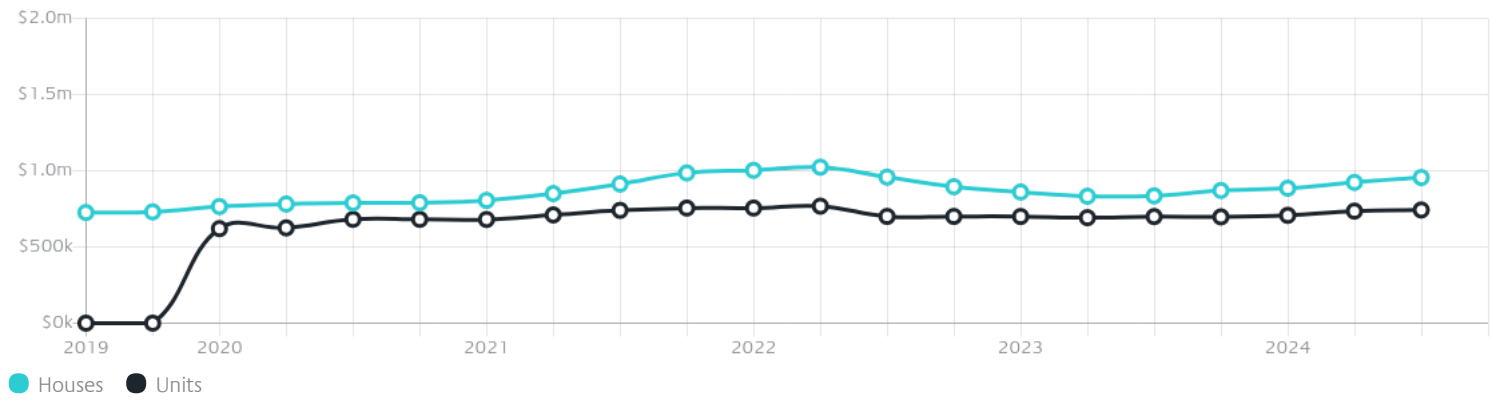
Median

\$743k

Quarterly Price Change

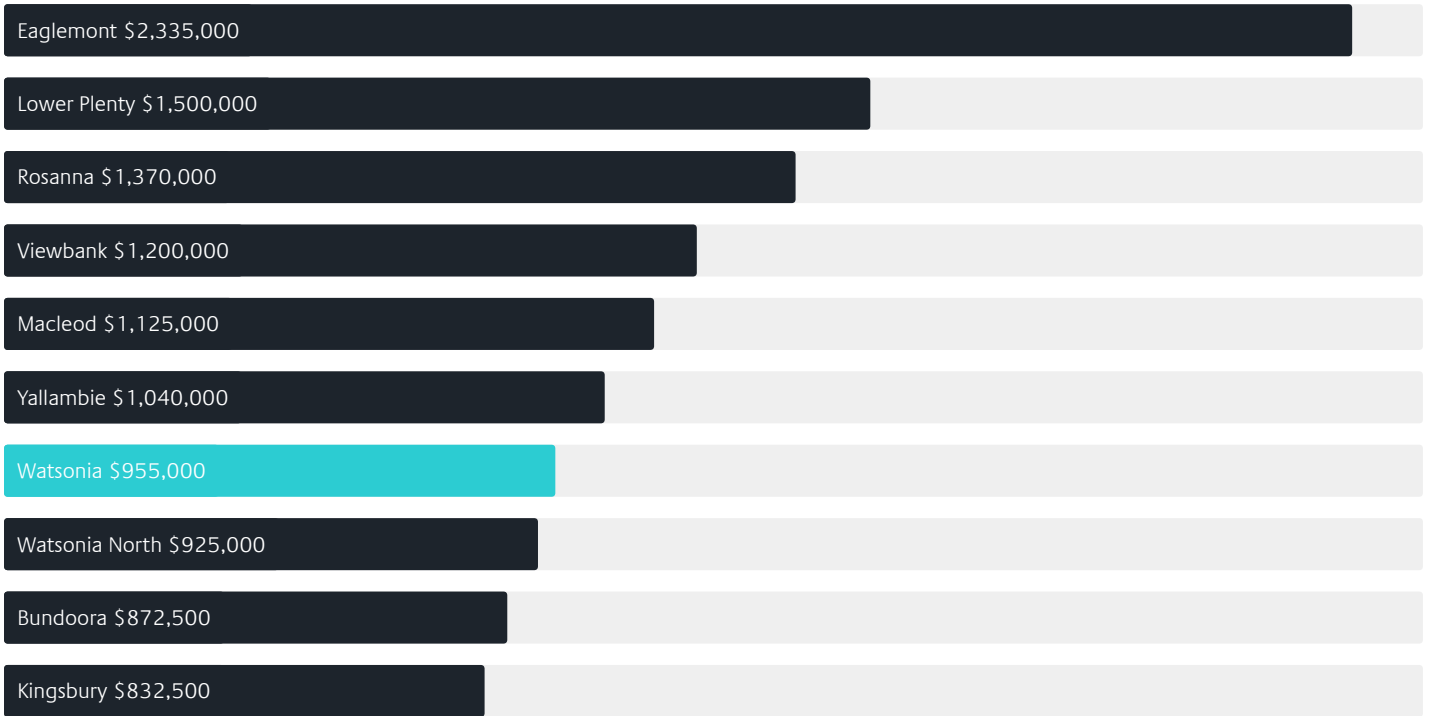
1.02% ↑

Quarterly Price Change*

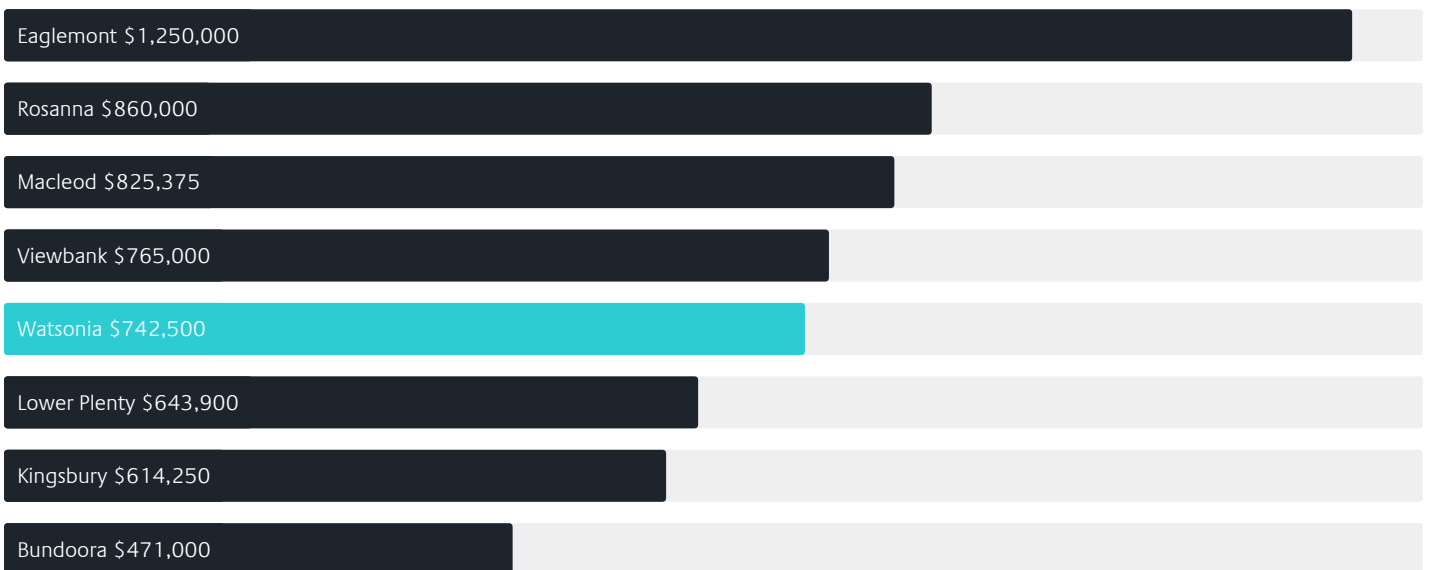


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 63%
● Private 37%

Auction Clearance Rate^{*}

84.21%

Median Days on Market[^]

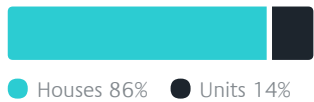
26 days

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^{*}

\$530

Population Growth[^]

2.65%

Rental Yield^{*}

2.89%

Median Age[^]










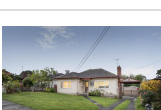


38 years

Median Household Size[^]













2.5 people

Sold Properties~










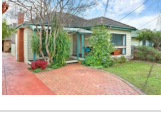


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Regis Ct Watsonia	3	House	\$882,000	23 Nov 2024
 1/288 Nell St Watsonia	3	House	\$740,000	23 Nov 2024
 2/46 Elder St Watsonia	2	Townhouse	\$512,000	22 Nov 2024
 14 Stonnington Dr Watsonia	4	House	\$1,525,000	16 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
 1/7 Mayling Ct Watsonia	4	House	\$832,000	12 Nov 2024
 2/8 Tennyson St Watsonia	4	Townhouse	\$900,000	12 Nov 2024
 10 Lynette Ct Watsonia	3	House	\$1,005,000	02 Nov 2024
 6 Princes St Watsonia	3	House	\$974,500	28 Oct 2024
 2/30 Lambourn Rd Watsonia	2	Unit	\$890,000	26 Oct 2024
 1/269 Nell St.W Watsonia	3	House	\$800,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Valda St Watsonia	4	House	\$1,162,500	26 Oct 2024
 46 Ladd St Watsonia	5	House	\$1,581,000	26 Oct 2024
 1 Castlereagh Pl Watsonia	4	House	\$1,211,000	26 Oct 2024
 1/269 Nell St Watsonia	3	Flat/Unit/Apartment	\$800,000	26 Oct 2024
 20 Peters St Watsonia	3	House	\$1,060,000	19 Oct 2024
 1/18 Mckellar St Watsonia	2	Unit	\$670,000	17 Oct 2024
 24 Nepean St Watsonia	3	House	\$1,080,000	12 Oct 2024
 6 Nepean St Watsonia	4	House	\$996,000	05 Oct 2024
 1/19 Thompson St Watsonia	4	House	\$1,100,000	26 Sep 2024
 18 Gayle St Watsonia	3	House	\$1,180,000	21 Sep 2024
 2/115 Watsonia Rd Watsonia	3	Townhouse	\$945,000	19 Sep 2024
 25 Temby St Watsonia	5	House	\$1,601,000	17 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 183 Watsonia Rd Watsonia	3	House	\$776,000	07 Sep 2024
 9 Yerrawa Dr Watsonia	3	House	\$288,333	24 Aug 2024
 68 Princes St Watsonia	4	House	\$1,460,000	24 Aug 2024
 1/47 Morwell Av Watsonia	2	Unit	\$385,000	21 Aug 2024
 6 Medbury Av WATSONIA	3	House	\$918,000	17 Aug 2024
 19 Dunn St Watsonia	3	House	\$1,095,000	17 Aug 2024
 4/6 Powley Pde Watsonia	3	Unit	\$950,000	15 Aug 2024
 8 Nepean St Watsonia	2	House	\$780,000	13 Aug 2024
 12 Grace St Watsonia	3	House	\$955,000	10 Aug 2024
 1/17 Rushworth St Watsonia	3	Flat/Unit/Apartment	\$473,130	08 Aug 2024
 2/323 Greensborough Rd Watsonia	2	Flat/Unit/Apartment	\$640,000	05 Aug 2024
 271 Grimshaw St Watsonia	3	House	\$680,000	03 Aug 2024



Greensborough Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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