

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$955k**

Quarterly Price Change

**3.41% ↑**

## Median Unit Price\*

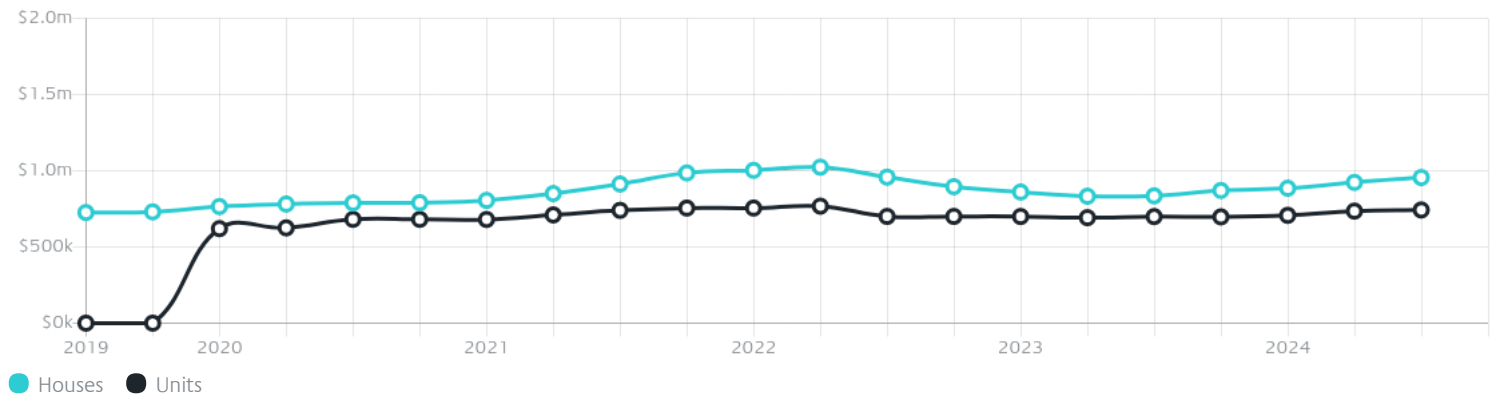
Median

**\$743k**

Quarterly Price Change

**1.02% ↑**

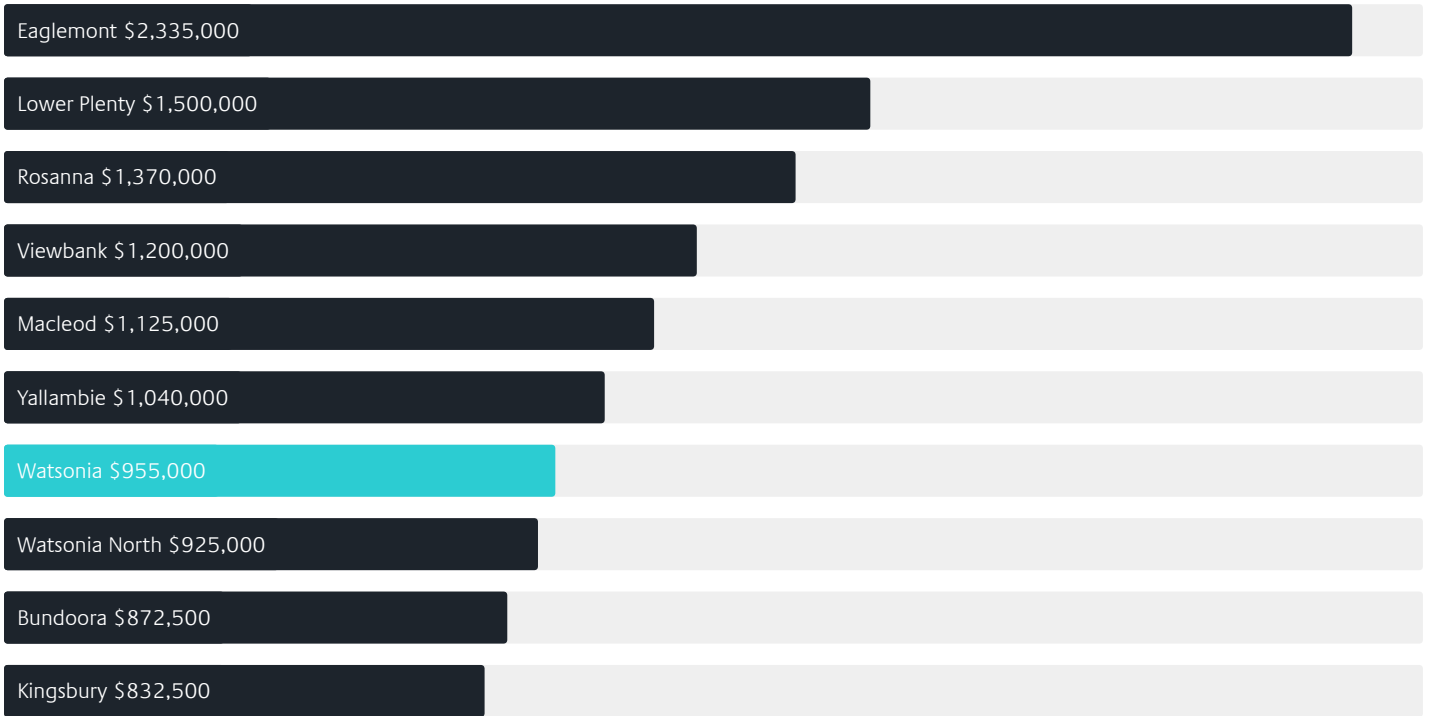
## Quarterly Price Change\*



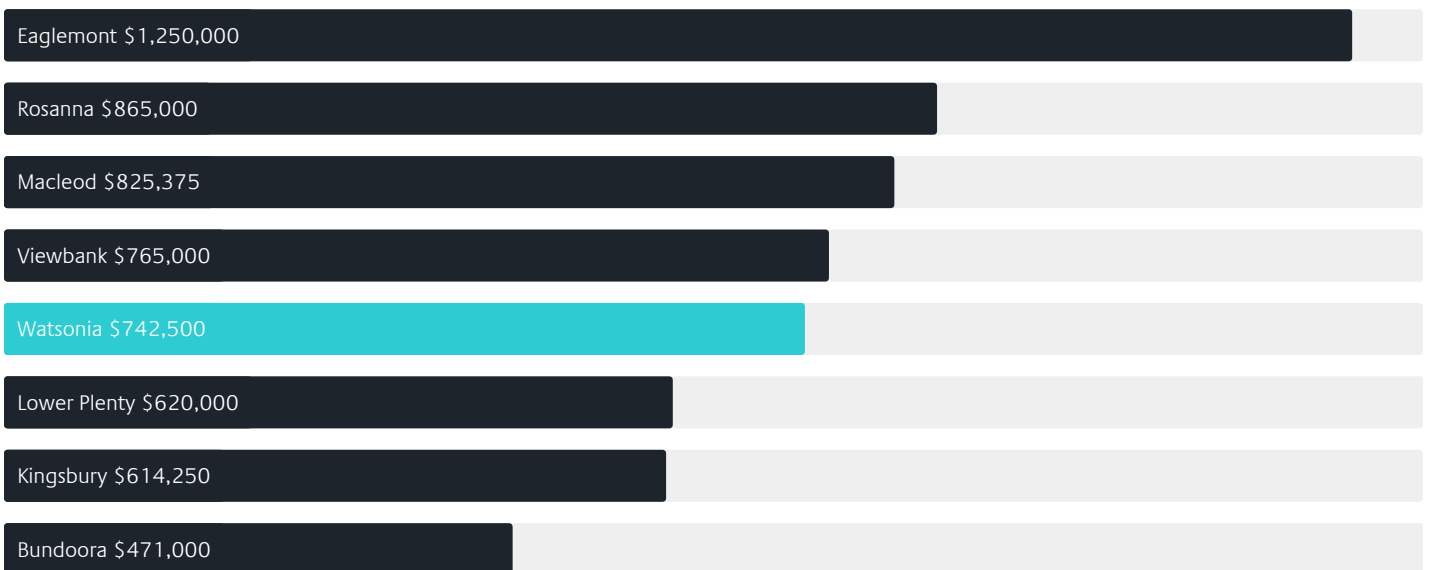
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 64%  
● Private 36%

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

90.48%

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

25 days

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

9.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 86% ● Units 14%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

5,352

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

\$530

## Population Growth<sup>^</sup>

2.65%

## Rental Yield<sup>\*</sup>

2.89%

## Median Age<sup>^</sup>













38 years

## Median Household Size<sup>^</sup>













2.5 people

# Sold Properties~











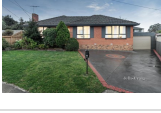

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 42 Ladd St Watsonia	4	House	\$1,149,000	07 Dec 2024
 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
 22 Yerrawa Dr Watsonia	3	House	\$875,000	07 Dec 2024
 7 French Ct Watsonia	3	House	\$1,035,000	07 Dec 2024
 2/154-156 Watsonia Rd Watsonia	2	Unit	\$467,000	06 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 291 Greenwood Dr Watsonia	3	House	\$920,000	22 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
 11 Valda St Watsonia	4	House	\$1,162,500	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 46 Ladd St Watsonia	5	House	\$1,581,000	26 Oct 2024
 1/269 Nell St Watsonia	3	Flat/Unit/Apartment	\$800,000	26 Oct 2024
 1 Castlereagh Pl Watsonia	4	House	\$1,211,000	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
 1/16 Thompson St Watsonia	3	House	\$915,000	02 Oct 2024
 2/34 Longmuir Rd Watsonia	2	Flat/Unit/Apartment	\$840,000	27 Sep 2024
 1/19 Thompson St Watsonia	4	House	\$1,100,000	26 Sep 2024
 18 Regis Ct Watsonia	3	House	\$1,065,000	25 Sep 2024
 18 Gayle St Watsonia	3	House	\$1,180,000	21 Sep 2024



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

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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