

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$961k

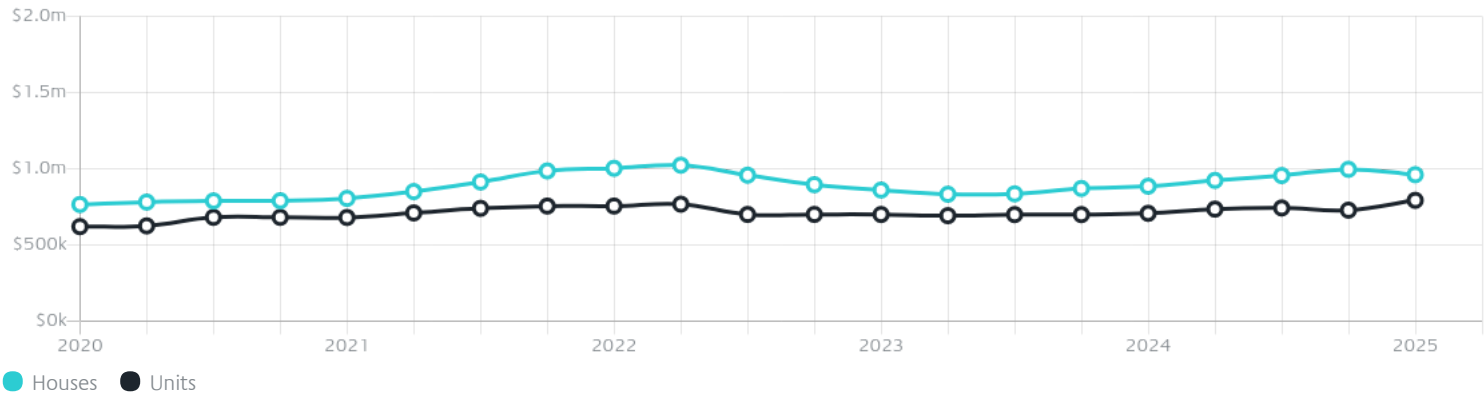
Quarterly Price Change
-3.56% ↓

Median Unit Price*

Median
\$793k

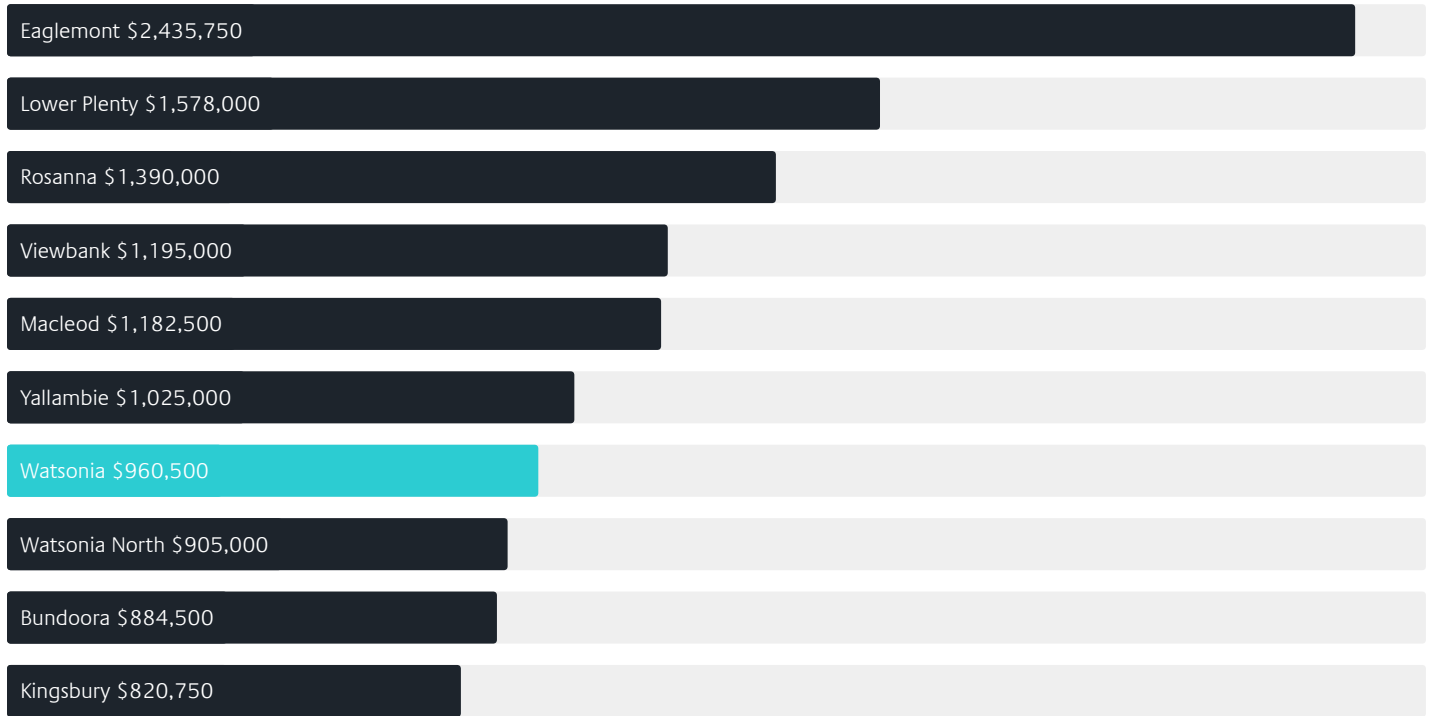
Quarterly Price Change
8.85% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 52%
● Private 48%

Auction Clearance Rate*

84.62%

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*

\$550

Population Growth^

2.65%

Rental Yield*

2.89%

Median Age^













38 years

Median Household Size^










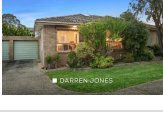


2.5 people

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
 15 Curtis Av Watsonia	3	House	\$895,000	31 May 2025
 16 Medbury Av Watsonia	3	House	\$941,000	28 May 2025
 30 Black St Watsonia	4	House	\$1,701,000	17 May 2025
 3 Illoura St Watsonia	5	House	\$1,300,000	17 May 2025
 159 Watsonia Rd Watsonia	3	House	\$820,000	14 May 2025
 4 Curtis Av Watsonia	2	House	\$858,000	03 May 2025
 287 Grimshaw St Watsonia	2	House	\$677,000	26 Apr 2025
 44 Yerrawa Dr Watsonia	4	House	\$1,250,000	16 Apr 2025
 26 Gabonia Av Watsonia	3	House	\$800,000	12 Apr 2025
 7 Longmuir Rd Watsonia	3	House	\$1,010,000	09 Apr 2025
 27 Nepean St Watsonia	3	House	\$870,000	09 Apr 2025
 1 Walpole Ct Watsonia	3	House	\$1,000,000	05 Apr 2025

Sold Properties~

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
 8 Regis Ct Watsonia	3	House	\$941,000	15 Mar 2025
 64 Nepean St Watsonia	4	House	\$1,030,000	15 Mar 2025
 3/58 Elder St Watsonia	2	Flat /Unit /Apartment	\$570,000	11 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
 6 Illoura St Watsonia	3	House	\$700,000	03 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Bungay St Watsonia	3	House	\$752,500	05 Feb 2025
 46 Ibbottson St Watsonia	2	House	\$966,000	01 Feb 2025
 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
 20 Morwell Av Watsonia	3	House	\$1,055,000	14 Dec 2024
 2/2 Reeves St Watsonia	2	Unit	\$673,000	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



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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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