

JellisCraig

WATSONIA

Suburb Report

Know your neighbourhood.



WATSONIA SUBURB REPORT

Median House Price*

Median

\$947k

Quarterly Price Change

-0.42% ↓

Median Unit Price*

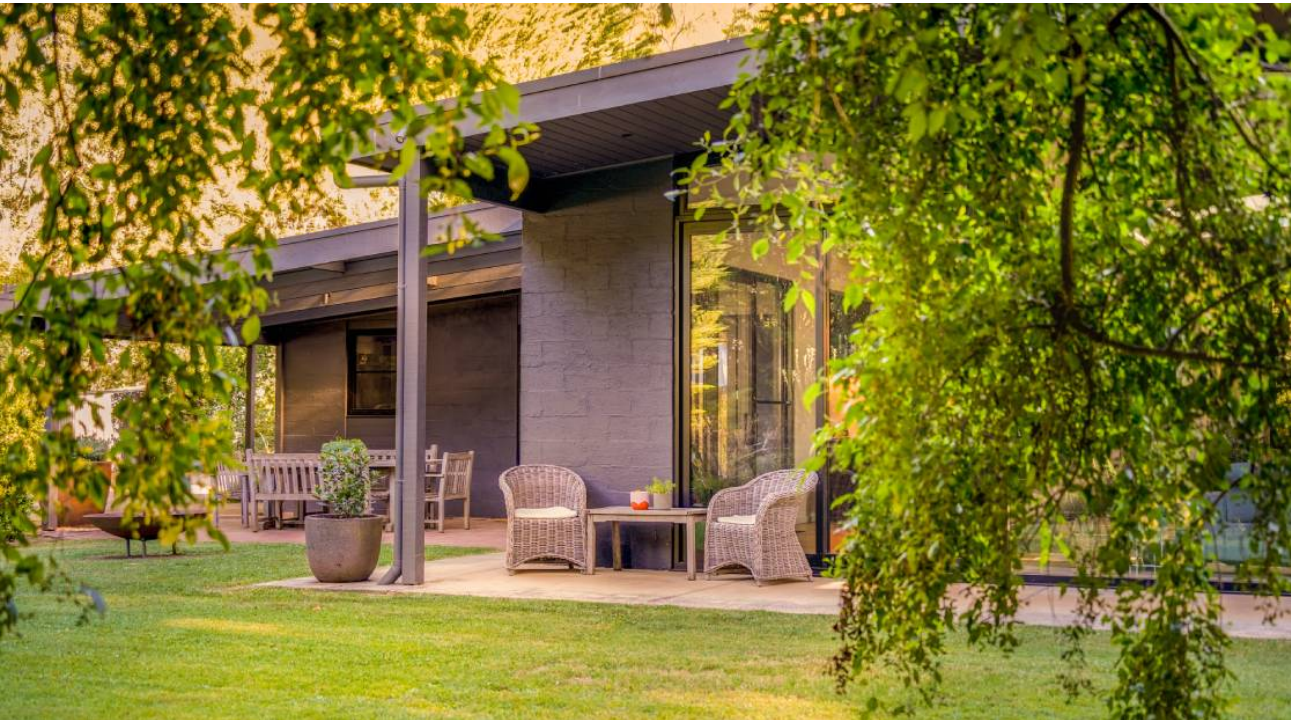
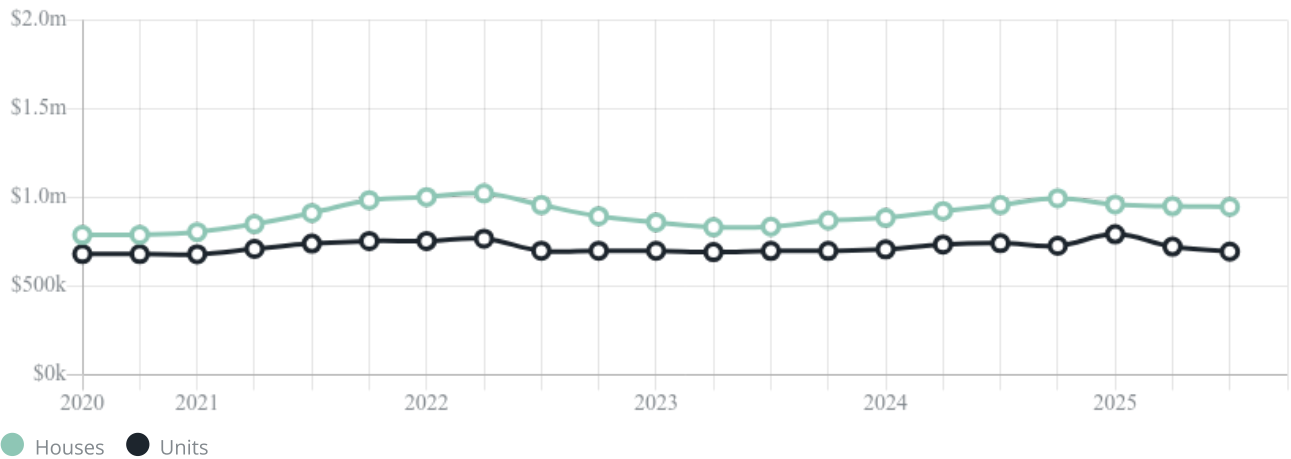
Median

\$695k

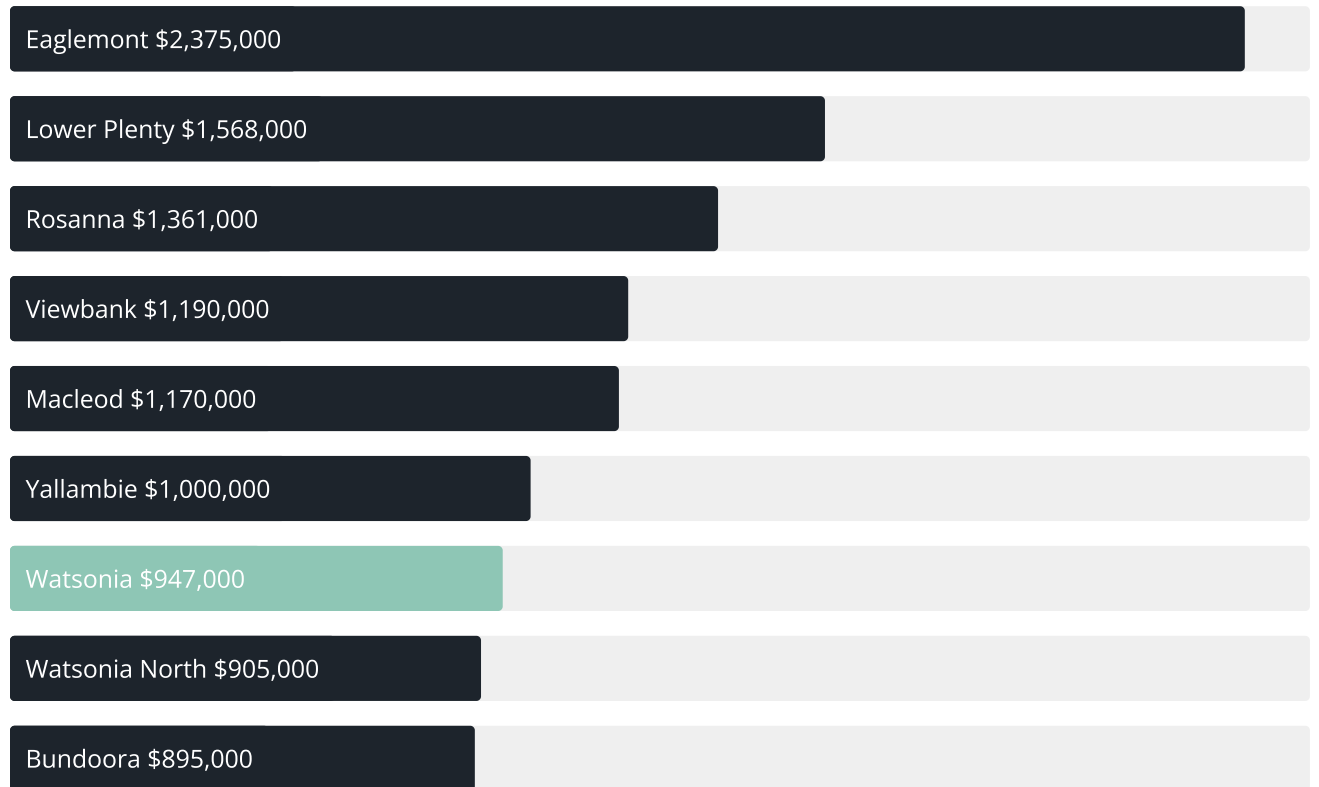
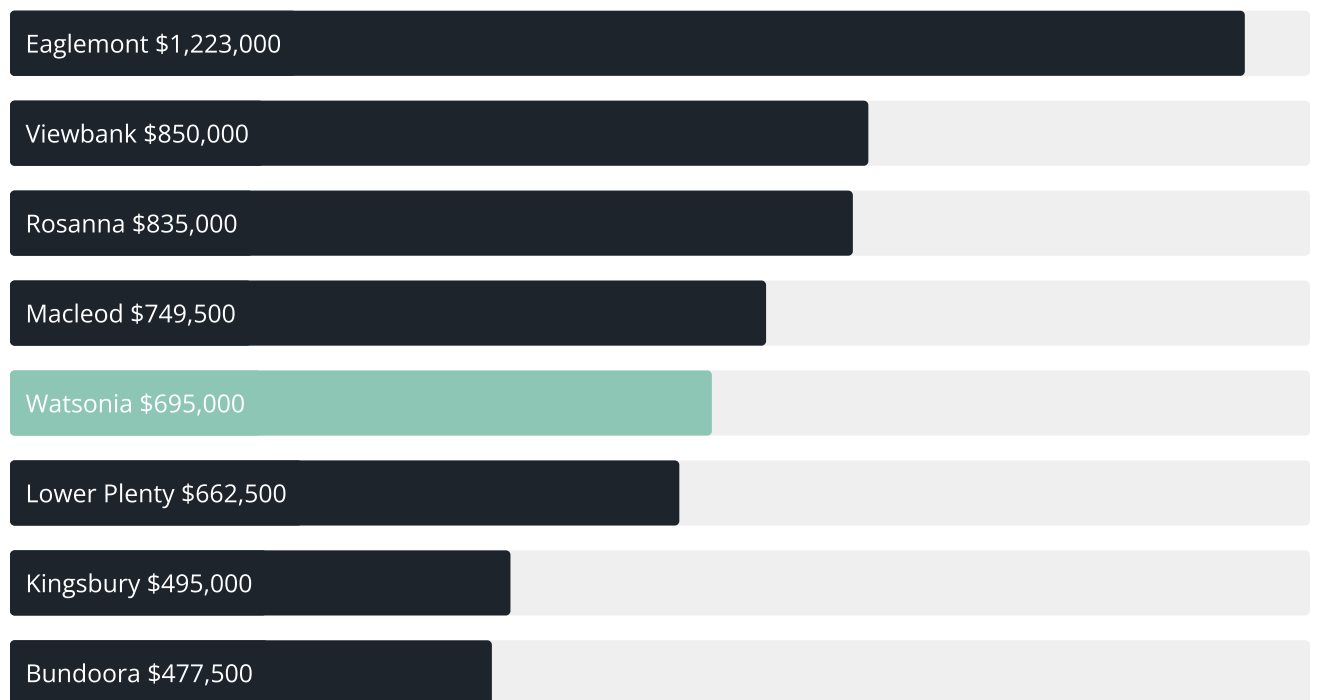
Quarterly Price Change

-3.80% ↓

Quarterly Price Change*



WATSONIA SUBURB REPORT

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

WATSONIA SUBURB REPORT

Sale Method*



● Auction 68%
● Private 32%

Auction Clearance Rate*

94.74%

Median Days on Market^

24 days

Average Hold Period*

9.7 years

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

WATSONIA 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
 52 Frensham Rd Watsonia	3	House	\$1,065,000	25 Oct 2025
 45 Princes St Watsonia	4	House	\$1,030,000	18 Oct 2025
 27 Princes St Watsonia	4	House	\$1,050,000	13 Oct 2025
 3 Dunn St Watsonia	2	House	\$772,500	11 Oct 2025
 1/3 Richards Av Watsonia	4	Townhouse	\$1,150,000	11 Oct 2025
 16 Ladd St Watsonia	3	House	\$1,090,000	08 Oct 2025
 51 Orana Dr Watsonia	3	House	\$870,000	04 Oct 2025
 21 Orana Dr Watsonia	3	House	\$975,000	04 Oct 2025
 4 Gresswell Park Dr Watsonia	3	House	\$953,000	04 Oct 2025
 15 Yerrawa Dr Watsonia	4	House	\$1,235,500	20 Sep 2025

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/10 Fairview Gr Watsonia	2	Unit	\$510,000	19 Sep 2025
 18 Elder St Watsonia	3	House	\$855,000	15 Sep 2025
 12 Manfred St Watsonia	3	House	\$950,000	12 Sep 2025
 2/11 Eden Av Watsonia	3	House	\$825,000	11 Sep 2025
 19 Princes St Watsonia	3	House	\$1,130,000	06 Sep 2025
 2/5 Grace St Watsonia	2	Townhouse	\$695,000	27 Aug 2025
 11 Eclipse Cr Watsonia	4	House	\$1,111,000	23 Aug 2025
 28 Morwell Av Watsonia	3	House	\$921,000	23 Aug 2025
 35 Yerrawa Dr Watsonia	4	House	\$1,326,000	16 Aug 2025
 53 Wattle Dr Watsonia	2	House	\$825,000	12 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 5 Illoura St Watsonia	3	House	\$1,045,000	09 Aug 2025
 4/58 Elder St Watsonia	2	Flat/Unit/Apartment	\$565,000	08 Aug 2025
 48 Kenmare St Watsonia	3	House	\$1,240,000	26 Jul 2025
 15 Weatherlake St Watsonia	3	House	\$1,206,250	26 Jul 2025
 2 Valda St Watsonia	2	House	\$1,120,147	21 Jul 2025
 5/34 Ladd St Watsonia	2	Flat/Unit/Apartment	\$525,000	02 Jul 2025
 20 Eclipse Cr Watsonia	3	House	\$805,000	28 Jun 2025
 52 Princes St Watsonia	2	House	\$800,000	28 Jun 2025
 34 Kardinia St Watsonia	3	House	\$935,000	05 Jun 2025
 3/94-100 Nepean St WATSONIA	3	Unit	\$680,000	01 Jun 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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