

JellisCraig

WATSONIA

Suburb Report

Know your neighbourhood.



WATSONIA SUBURB REPORT

Median House Price*

Median

\$951k

Quarterly Price Change

-0.98% ↓

Median Unit Price*

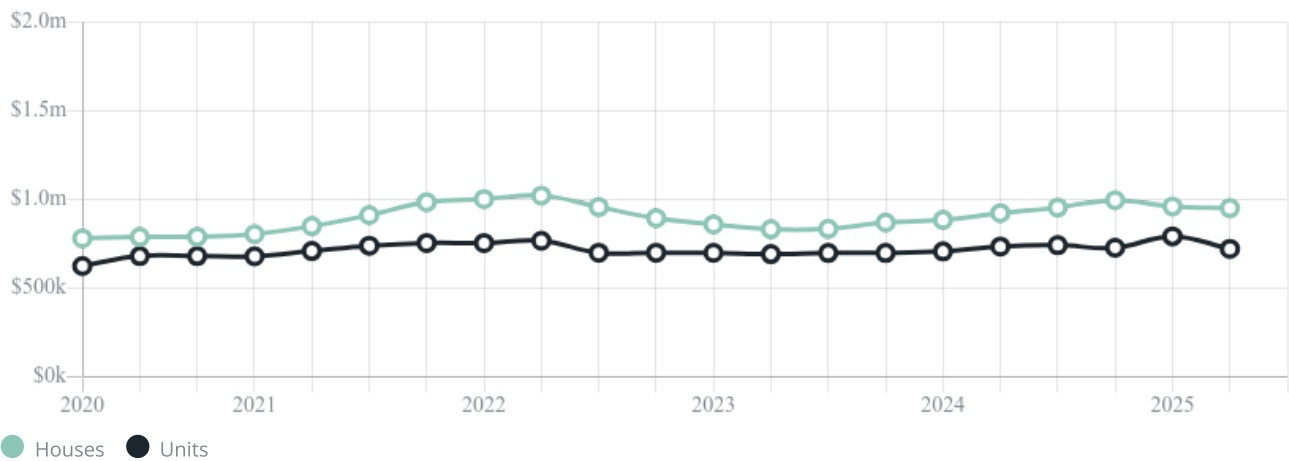
Median

\$723k

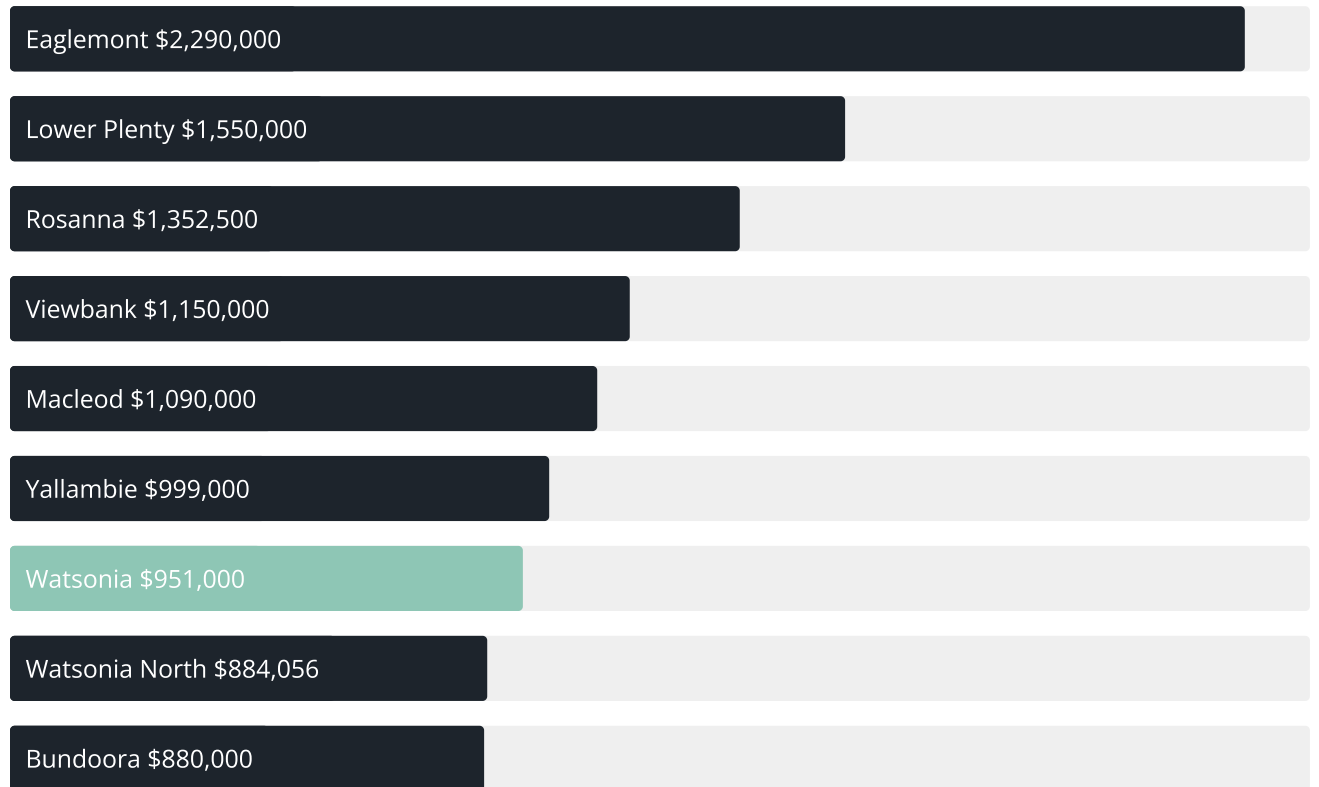
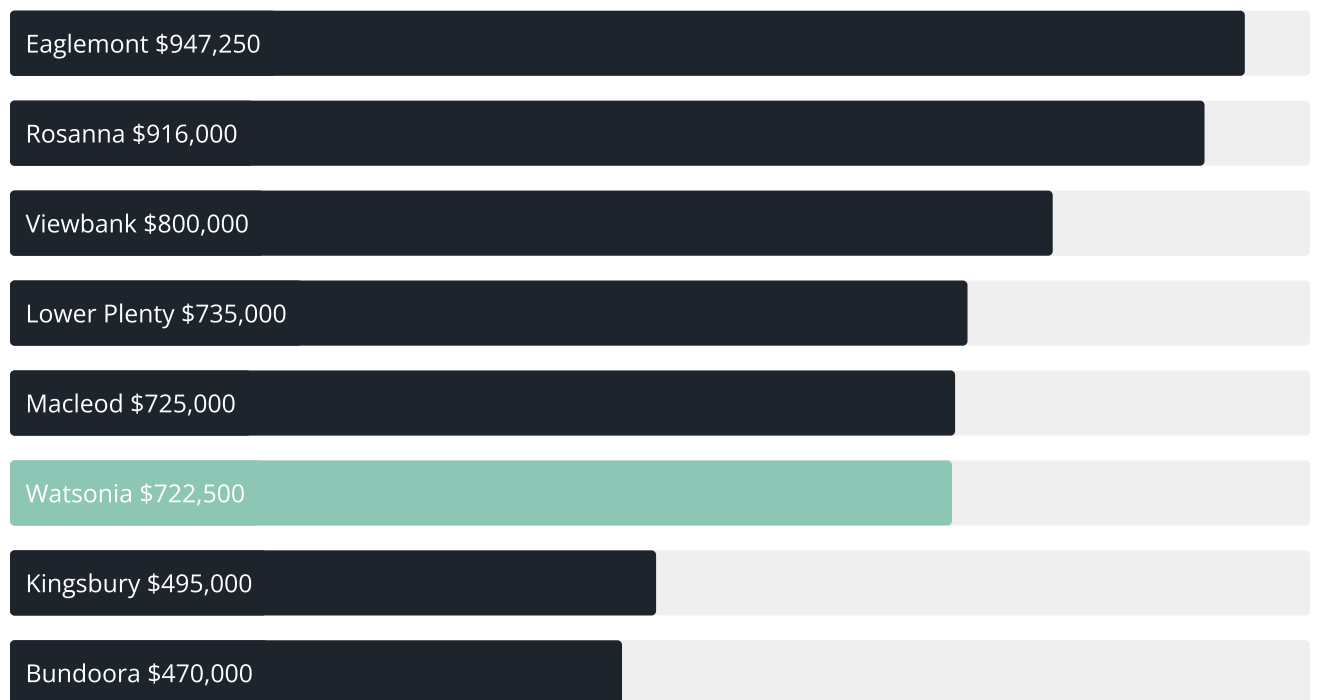
Quarterly Price Change

-8.83% ↓

Quarterly Price Change*



WATSONIA SUBURB REPORT

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

WATSONIA SUBURB REPORT

Sale Method*



● Auction 60%
● Private 40%

Auction Clearance Rate*

88.89%

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^







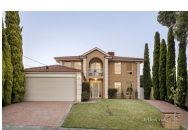



2.5 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 28 Morwell Av Watsonia	3	House	\$921,000	23 Aug 2025
 11 Eclipse Cr Watsonia	4	House	\$1,111,000	23 Aug 2025
 35 Yerrawa Dr Watsonia	4	House	\$1,326,000	16 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
 52 Princes St Watsonia	2	House	\$800,000	28 Jun 2025
 20 Eclipse Cr Watsonia	3	House	\$805,000	28 Jun 2025
 34 Kardinia St Watsonia	3	House	\$935,000	05 Jun 2025

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/94-100 Nepean St WATSONIA	3	Unit	\$680,000	01 Jun 2025
 15 Curtis Av Watsonia	3	House	\$895,000	31 May 2025
 16 Medbury Av Watsonia	3	House	\$941,000	28 May 2025
 21/9 Devonshire Rd Watsonia	2	Flat/Unit/Apartment	\$587,000	24 May 2025
 15 High St Watsonia	3	House	\$947,000	20 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
 2/18 Lambourn Rd Watsonia	3	Flat/Unit/Apartment	\$765,000	10 May 2025
 4 Curtis Av Watsonia	2	House	\$858,000	03 May 2025

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/19 Lambourn Rd Watsonia	2	Unit	\$770,000	28 Apr 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
 27 Nepean St Watsonia	3	House	\$870,000	09 Apr 2025
 7 Longmuir Rd Watsonia	3	House	\$1,010,000	09 Apr 2025
 1 Walpole Ct Watsonia	3	House	\$1,000,000	05 Apr 2025
 5/9 Devonshire Rd Watsonia	2	Flat/Unit/Apartment	\$599,000	04 Apr 2025
 2a Ananda Ct Watsonia	2	House	\$708,000	27 Mar 2025
 1/3 Eden Av WATSONIA	3	Unit	\$805,000	20 Mar 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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