

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

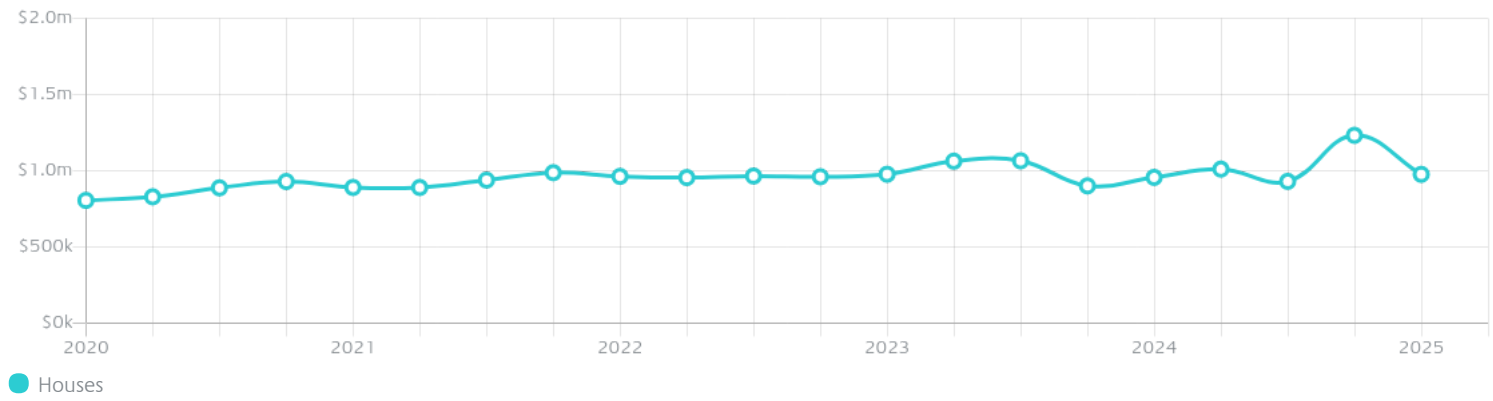
Median

\$976k

Quarterly Price Change

-20.77% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 17%
● Private 83%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

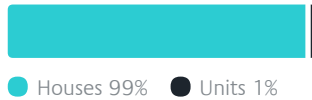
74 days

Average Hold Period^{*}

6.1 years

Insights

Dwelling Type[^]



● Houses 99% ● Units 1%

Ownership[^]



● Owned Outright 43% ● Mortgaged 54% ● Rented 2%

Population[^]

1,911

Median Asking Rent per week^{*}

\$670

Population Growth[^]

-2.55%

Rental Yield^{*}

2.71%

Median Age[^]













42 years

Median Household Size[^]






3 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
 25 Kamarooka Dr Wattle Glen	4	House	\$976,000	15 Mar 2025
 8 Kamarooka Dr Wattle Glen	4	House	\$810,000	03 Mar 2025
 17 Kamarooka Dr Wattle Glen	4	House	\$935,000	01 Mar 2025
 4 Mannish Rd Wattle Glen	3	House	\$865,000	13 Feb 2025
 7 Rojim Ct WATTLE GLEN	4	House	\$1,070,000	13 Feb 2025
 11 Clarke Av Wattle Glen	2	House	\$741,000	30 Oct 2024
 37 Lorimer Rd Wattle Glen	4	House	\$1,510,000	26 Oct 2024
 16 Scotts Angle Rd Wattle Glen	3	House	\$850,000	04 Oct 2024
 550 Heidelberg Kinglake Rd Wattle Glen	3	House	\$794,000	26 Sep 2024
 21 Valley Rd Wattle Glen	3	House (Previously Occupied - Detached)	\$1,050,000	17 Sep 2024
 103 Mannish Rd Wattle Glen	4	House	\$1,250,000	19 Aug 2024
 38 Clarke Av Wattle Glen	3	House	\$1,085,000	23 Jun 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Warrington Cr Wattle Glen	4	House (Previously Occupied - Detached)	\$800,000	11 Jun 2024
 10 Upper Rd Wattle Glen	3	House	\$1,130,000	07 Jun 2024
 11 Reynolds Rd Wattle Glen	3	House	\$915,000	01 Jun 2024
 10 Crowther Av Wattle Glen	4	House (Previously Occupied - Detached)	\$1,352,500	22 May 2024
 21 Reynolds Rd Wattle Glen	5	House	\$1,660,000	02 May 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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