

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

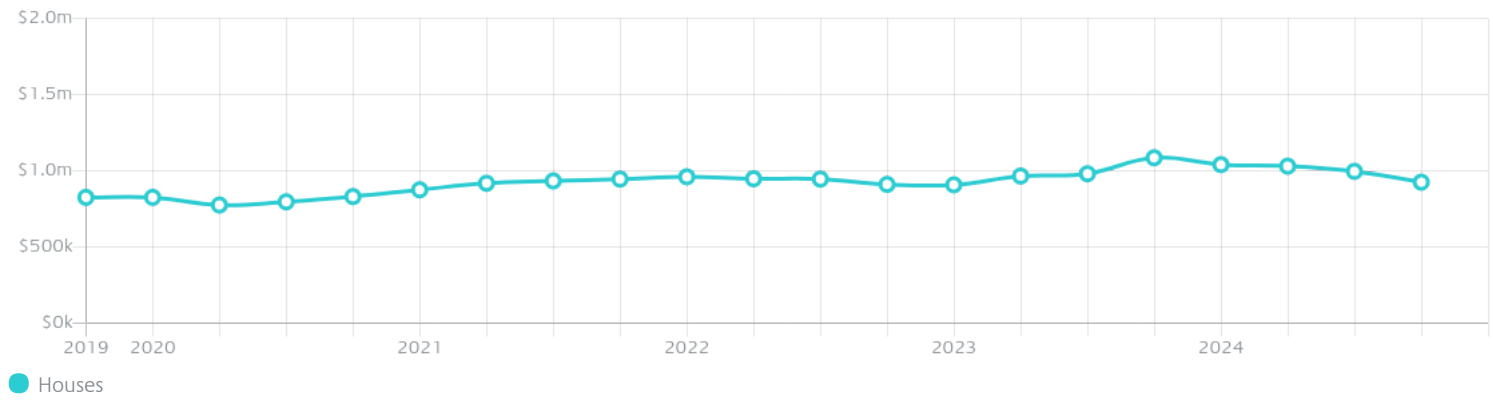
Median

**\$925k**

Quarterly Price Change

**-7.12% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 7%  
● Private 93%

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

100%

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

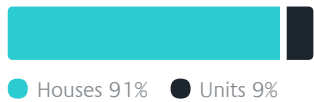
85 days

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

6.2 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 91% ● Units 9%

Ownership<sup>^</sup>



● Owned Outright 44% ● Mortgaged 44% ● Rented 12%

Population<sup>^</sup>

6,732

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

\$630

Population Growth<sup>^</sup>

15.95%

Rental Yield<sup>\*</sup>

3.31%

Median Age<sup>^</sup>













45 years

Median Household Size<sup>^</sup>









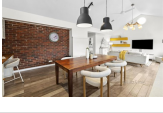

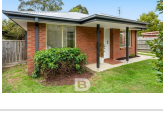

2.6 people

# 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/1 Brooke St Woodend	2	Unit	\$620,000	17 Apr 2025
 13 Old Lancefield Rd Woodend	2	House	\$710,000	31 Mar 2025
 125 Quarry Rd Woodend	3	House	\$735,000	29 Mar 2025
 22 Stuart Dr Woodend	4	House	\$825,000	25 Mar 2025
 2/1939 Mount Macedon Rd WOODEND	2	House	\$552,500	20 Mar 2025
 11 Russell Av Woodend	3	House	\$640,000	18 Mar 2025
 3/16 Carlisle St Woodend	3	Townhouse	\$730,000	13 Mar 2025
 13 Heron St Woodend	4	House	\$935,000	07 Mar 2025
 163 High St Woodend	4	House	\$1,960,000	07 Mar 2025
 2/51 Anslow St WOODEND	3	House	\$705,000	07 Mar 2025
 5 Adam Cl Woodend	3	House	\$880,000	01 Mar 2025
 46 High St Woodend	5	House	\$1,900,000	25 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Peter Godden Dr Woodend	3	House	\$810,000	25 Feb 2025
 145 Boundary Rd Woodend	4	House	\$1,375,000	23 Feb 2025
 5/2 Pyke St WOODEND	2	Unit	\$465,000	20 Feb 2025
 1/3 Earnshaw St Woodend	3	House	\$730,000	14 Feb 2025
 9 Arnold Ct Woodend	3	House	\$605,000	10 Feb 2025
 12 Tennyson St Woodend	4	House	\$950,000	31 Jan 2025
 58B Urquhart St Woodend	3	House	\$775,000	31 Jan 2025
 49 Garner Qdnt Woodend	3	House	\$910,000	22 Jan 2025
 6 Ashbourne Rd Woodend	4	House	\$1,095,000	20 Jan 2025
 36 South Rd Woodend	4	House	\$1,325,000	16 Jan 2025
 4 High St Woodend	2	House	\$610,000	19 Dec 2024
 9 Winlaton Way Woodend	3	House	\$840,000	10 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Ladye Pl Woodend	4	House	\$2,065,000	06 Dec 2024
 57 Garner Qdrnt Woodend	3	House	\$1,045,000	05 Dec 2024
 117 Quarry Rd Woodend	3	House	\$755,000	04 Dec 2024
 79 Spencer Rd Woodend	3	House	\$700,000	03 Dec 2024
 4 Anne Rd Woodend	3	House	\$740,000	20 Nov 2024
 77 Hoburd Dr Woodend	4	House	\$910,000	16 Nov 2024
 11 High St Woodend	3	House	\$920,000	13 Nov 2024
 40 Plants La Woodend	5	House	\$1,410,000	01 Nov 2024
 10 Gwendoline Av Woodend	3	House	\$865,000	28 Oct 2024
 35 Morris Rd Woodend	3	House	\$575,000	26 Oct 2024
 40 Forest St Woodend	3	House	\$960,000	25 Oct 2024
 24 Shirley Park La Woodend	4	House	\$2,900,000	18 Oct 2024

# Jellis Craig

Woodend Office  
91 High Street, Woodend  
03 5427 2800

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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