

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

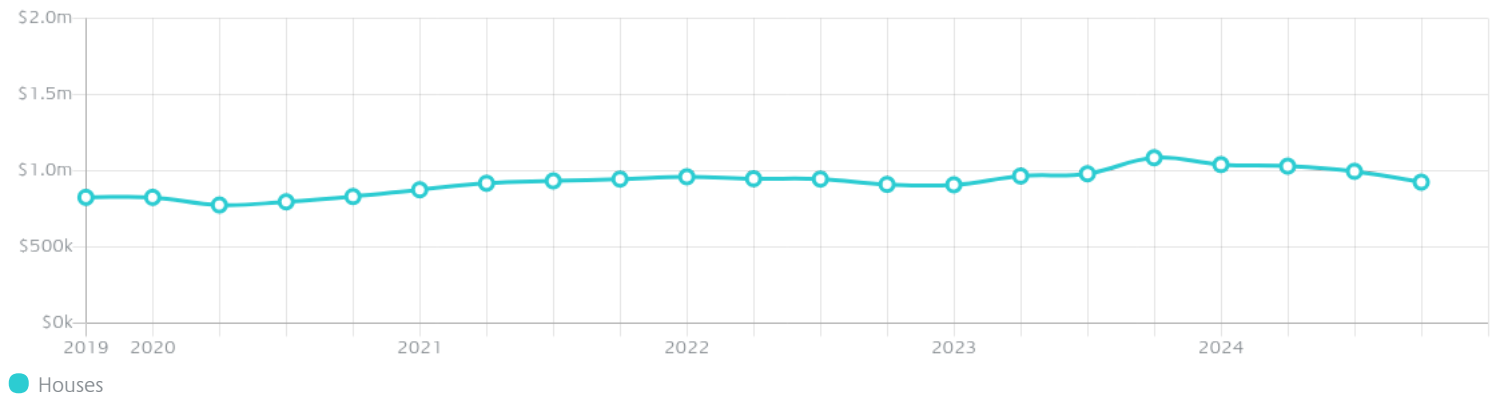
Median

\$925k

Quarterly Price Change

-7.12% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 36%
● Private 64%

Auction Clearance Rate^{*}

20%

Median Days on Market[^]

86 days

Average Hold Period^{*}

6.2 years

Insights

Dwelling Type[^]



● Houses 91% ● Units 9%

Ownership[^]



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

Population[^]

6,732

Median Asking Rent per week^{*}

\$630

Population Growth[^]

15.95%

Rental Yield^{*}

3.31%

Median Age[^]













45 years

Median Household Size[^]













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

Address	Bedrooms	Type	Price	Sold
 3/1 Brooke St Woodend	2	Unit	\$620,000	17 Apr 2025
 12 Tennyson St Woodend	4	House	\$950,000	31 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
 8 Ladye Pl Woodend	4	House	\$2,065,000	06 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
 10 Gwendoline Av Woodend	3	House	\$865,000	28 Oct 2024
 35 Morris Rd Woodend	3	House	\$575,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 40 Forest St Woodend	3	House	\$960,000	25 Oct 2024
 24 Shirley Park La Woodend	4	House	\$2,900,000	18 Oct 2024
 1/2 Pyke St Woodend	2	Flat/Unit/Apartment	\$410,000	16 Oct 2024
 20 Rodney Dr Woodend	3	House	\$680,000	09 Oct 2024
 1/58a Urquhart St Woodend	2	Unit	\$572,000	08 Oct 2024
 43 Andrew Av Woodend	3	House	\$1,180,000	05 Oct 2024
 4 Brian Rd Woodend	4	House	\$1,090,000	05 Oct 2024
 16 Barbara St Woodend	3	House	\$770,000	05 Oct 2024
 7/14 Corinella Rd Woodend	3	Strata Unit/Flat	\$628,000	28 Sep 2024
 9 Halpern Rd Woodend	4	House	\$1,303,000	25 Sep 2024
 2/14 Carlisle St Woodend	2	House	\$740,000	24 Sep 2024
 4 Glenice Ct Woodend	3	House	\$1,050,000	24 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Buckland St Woodend	3	House	\$800,000	16 Sep 2024
 10 Noonan Gr Woodend	3	House	\$690,000	16 Sep 2024
 4/2 Buckland St Woodend	2	Flat/Unit/Apartment	\$445,000	10 Sep 2024
 4/2-4 Buckland St Woodend	2	Unit	\$445,000	10 Sep 2024
 6/1887 Mount Macedon Rd Woodend	2	Unit	\$570,000	16 Aug 2024
 8 Ligar St Woodend	2	House	\$1,100,000	13 Aug 2024
 1 Clover Tree Cirt Woodend	4	House	\$965,000	08 Aug 2024
 43 South Rd Woodend	4	House	\$970,000	05 Aug 2024
 10 Morris Rd Woodend	3	House	\$1,000,000	16 Jul 2024
 17 Russell Av WOODEND	3	House	\$715,000	16 Jul 2024
 10 Adam Cl Woodend	3	House	\$845,000	11 Jul 2024
 51 High St Woodend	3	House	\$810,000	08 Jul 2024

Jellis Craig

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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