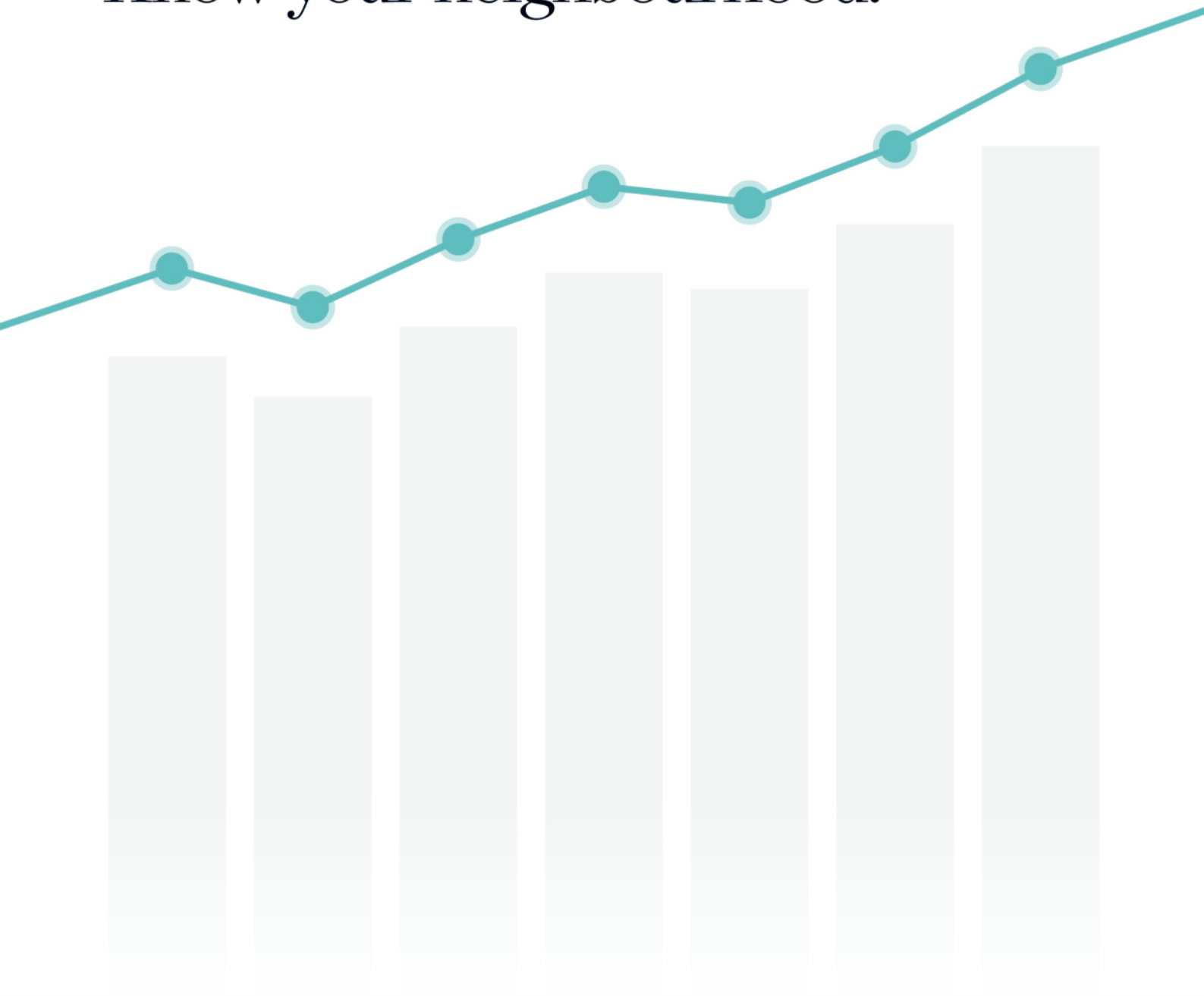


**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

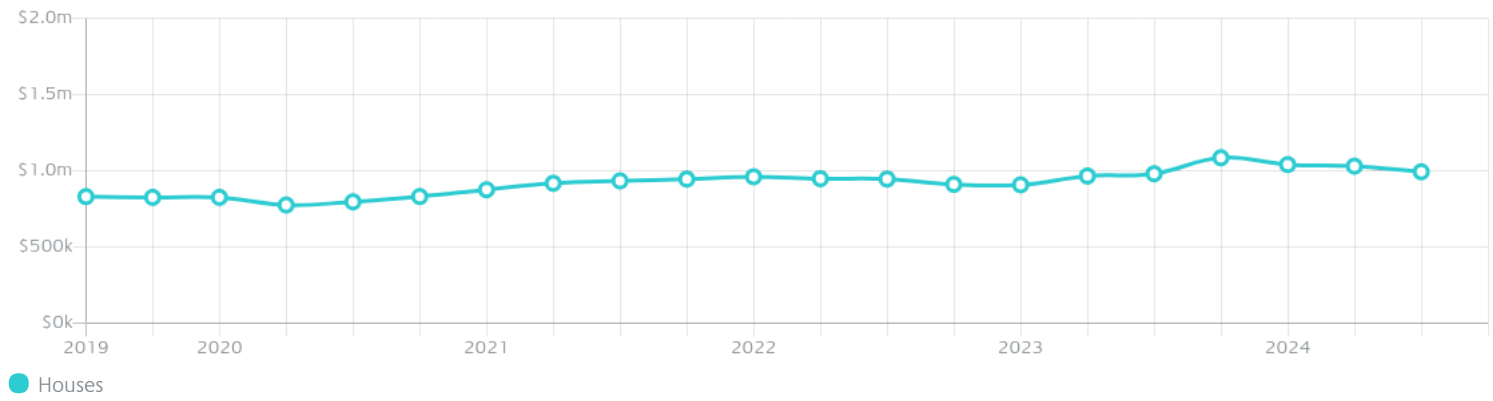
Median

**\$993k**

Quarterly Price Change

**-3.59% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 43%  
● Private 57%

## Auction Clearance Rate\*

33.33%

## Median Days on Market^

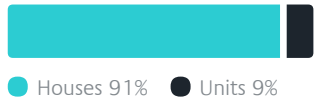
36 days

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

Address	Bedrooms	Type	Price	Sold
 3/1 Brooke St Woodend	2	Unit	\$620,000	17 Apr 2025
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 43 Andrew Av Woodend	3	House	\$1,180,000	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
 17 Buckland St Woodend	3	House	\$800,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 24 Hoburd Dr Woodend	4	House	\$1,180,000	08 Jul 2024
 32 Ashbourne Rd WOODEND	4	House	\$1,325,000	06 Jul 2024
 3A Campaspe Dr Woodend	2	House	\$765,000	04 Jul 2024
 5 Peter Godden Dr Woodend	3	House	\$649,700	28 Jun 2024
 10 Arnold Ct Woodend	3	House	\$630,000	27 Jun 2024
 23 Noonan Gr Woodend	4	House	\$860,000	26 Jun 2024
 440 Tylden Woodend Rd Woodend	4	House	\$2,350,000	17 Jun 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 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.