

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

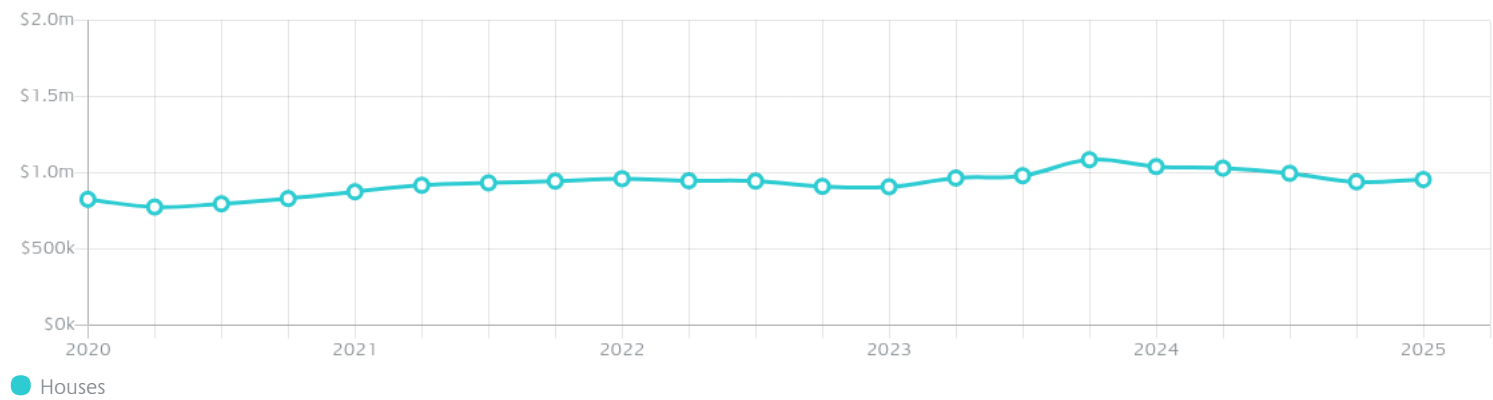
Median

**\$955k**

Quarterly Price Change

**1.59% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 7%  
● Private 93%

Auction Clearance Rate\*

66.67%

Median Days on Market^

81 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~











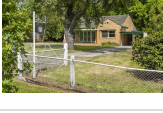

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 161 Marsh Ct Woodend	4	House	\$1,295,000	30 May 2025
 8 Halpern Rd WOODEND	4	House	\$1,250,000	30 May 2025
 4 Nutfield Cl Woodend	5	House	\$1,350,000	21 May 2025
 33 Anslow St Woodend	2	House	\$820,000	21 May 2025
 147 High St Woodend	3	House	\$775,000	19 May 2025
 34 Stuart Dr Woodend	3	House	\$720,000	15 May 2025
 31 Kinsellas La Woodend	5	House	\$1,575,000	12 May 2025
 4 Russell Av Woodend	3	House	\$590,000	08 May 2025
 22 Tweddle La Woodend	5	House	\$2,460,000	06 May 2025
 10 Sproule Pl Woodend	4	House	\$1,020,000	30 Apr 2025
 2 Kathryn Cr Woodend	3	House	\$835,000	29 Apr 2025
 68 Honeysuckle La Woodend	4	House	\$1,150,000	28 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 28 Jeffreys St Woodend	3	House	\$865,000	24 Apr 2025
 3/1 Brooke St Woodend	2	Unit	\$620,000	17 Apr 2025
 16 Russell Av Woodend	5	House	\$620,000	10 Apr 2025
 6 Mountain View Av Woodend	2	House	\$795,000	09 Apr 2025
 35 Stuart Dr Woodend	3	House	\$780,000	09 Apr 2025
 131 Quarry Rd Woodend	3	House	\$1,050,000	04 Apr 2025
 17 Brewster St Woodend	2	House	\$1,130,000	02 Apr 2025
 125 Quarry Rd Woodend	3	House	\$735,000	29 Mar 2025
 22 Stuart Dr Woodend	4	House	\$825,000	25 Mar 2025
 8 Russell Av Woodend	3	House	\$691,000	24 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/16 Carlisle St Woodend	3	Townhouse	\$730,000	13 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
 13 Glenns Ct WOODEND	4	House	\$1,350,000	07 Mar 2025
 9 Arthur Ct Woodend	4	House	\$1,150,000	04 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
 2 Peter Godden Dr Woodend	3	House	\$810,000	25 Feb 2025
 145 Boundary Rd Woodend	4	House	\$1,365,000	23 Feb 2025
 5/2 Pyke St WOODEND	2	Unit	\$465,000	20 Feb 2025
 13 Old Lancefield Rd Woodend	2	House	\$710,000	20 Feb 2025
 18 Carlisle St Woodend	3	House	\$1,125,000	19 Feb 2025



Woodend Office  
91 High Street, Woodend  
03 5427 2800

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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