

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

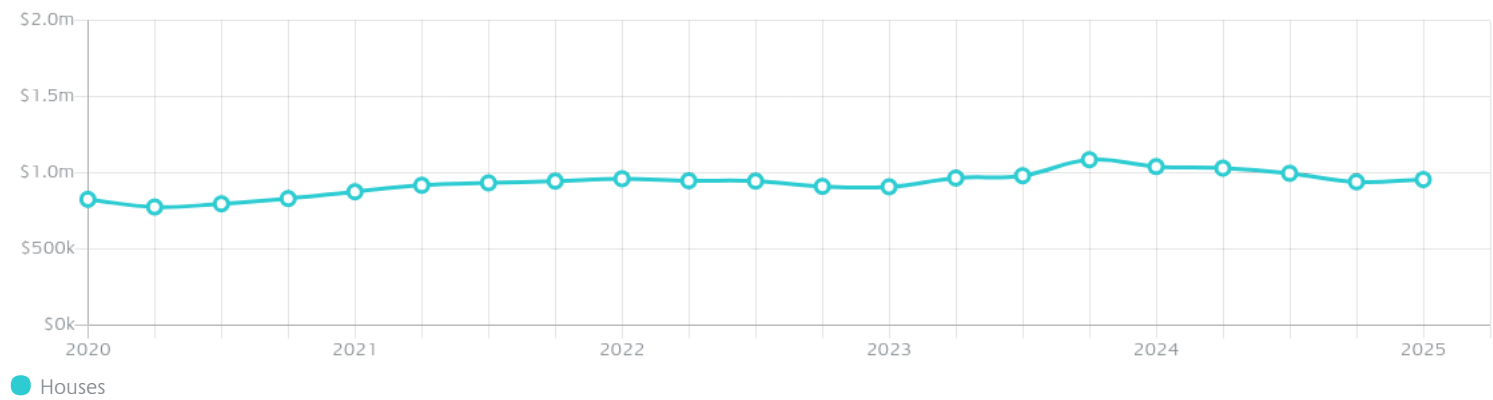
Median

\$955k

Quarterly Price Change

1.59% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 4%
● Private 96%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

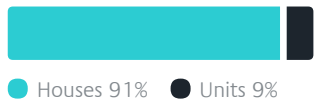
117 days

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[^]









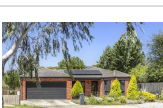


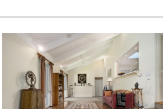
45 years

Median Household Size[^]













2.6 people

Sold Properties~









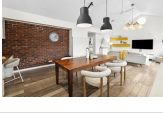

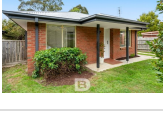

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 10 Sproule Pl Woodend	4	House	\$1,020,000	30 Apr 2025
 2 Kathryn Cr Woodend	3	House	\$835,000	29 Apr 2025
 3/1 Brooke St Woodend	2	Unit	\$620,000	17 Apr 2025
 8 Russell Av Woodend	3	House	\$691,000	16 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
 131 Quarry Rd Woodend	3	House	\$1,050,000	04 Apr 2025
 17 Brewster St Woodend	2	House	\$1,130,000	02 Apr 2025
 7 Roxanne Ct Woodend	4	House	\$920,000	02 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 9/16 Corinella Rd Woodend	2	Flat/Unit/Apartment	\$655,000	17 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Morris Rd Woodend	3	House	\$780,000	16 Feb 2025
 1/3 Earnshaw St Woodend	3	House	\$730,000	14 Feb 2025
 106 Boundary Rd Woodend	6	House	\$1,120,000	14 Feb 2025
 9 Arnold Ct Woodend	3	House	\$605,000	10 Feb 2025
 7 Mountain View Av Woodend	3	House	\$640,000	05 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 Qdrnt 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



Woodend Office
91 High Street, Woodend
03 5427 2800

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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