

# JellisCraig

WOODEND

# Suburb Report

Know your neighbourhood.



WOODEND SUBURB REPORT

Median House Price\*

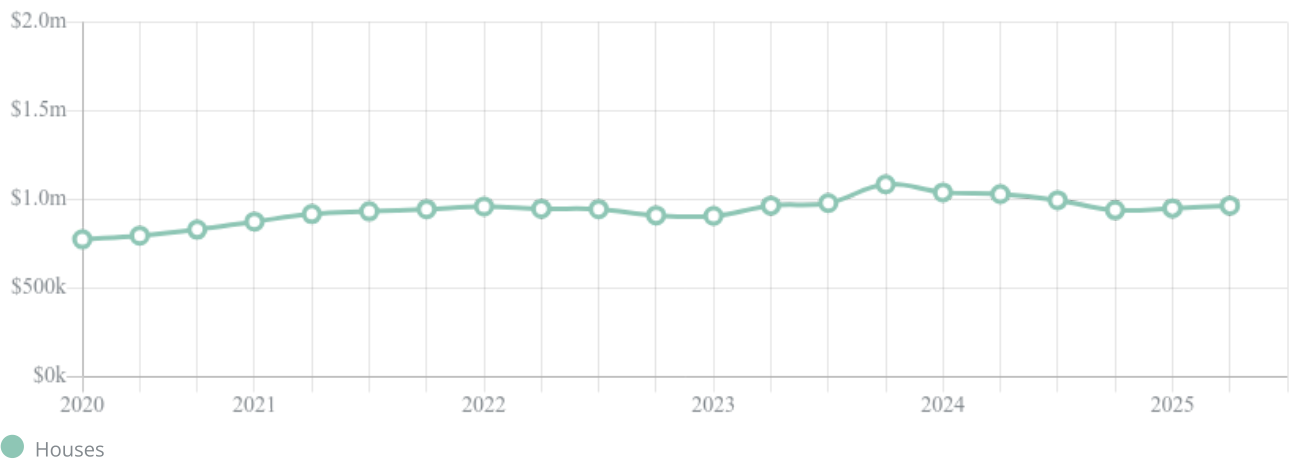
Median

\$965k

Quarterly Price Change

1.57% ↑

Quarterly Price Change\*



Median House Sale Price\*



Median Unit Sale Price\*



## WOODEND SUBURB REPORT

Sale Method<sup>\*</sup>

● Private 100%

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

84 days

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

6.2 years

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

## WOODEND SUBURB REPORT

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

| Address                                                                                                        | Bedrooms | Type  | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  7 Jones Ct<br>Woodend        | 4        | House | \$910,000   | 20 Aug 2025 |
|  35 Forest St<br>Woodend      | 2        | House | \$925,000   | 13 Aug 2025 |
|  107 Clarkes La<br>Woodend    | 5        | House | \$2,575,000 | 12 Aug 2025 |
|  20 Beaumont Pl<br>Woodend   | 4        | House | \$922,000   | 09 Aug 2025 |
|  1 Hendley St<br>Woodend    | 4        | House | \$860,000   | 08 Aug 2025 |
|  10 Scotia Pl<br>Woodend    | 5        | House | \$1,400,000 | 04 Aug 2025 |
|  9 Tributary Way<br>Woodend | 3        | House | \$912,500   | 29 Jul 2025 |
|  25 Sullivans Rd<br>Woodend | 5        | House | \$930,000   | 23 Jul 2025 |
|  168 High St<br>Woodend     | 3        | House | \$740,000   | 17 Jul 2025 |
|  20b Anslow St<br>Woodend   | 4        | House | \$1,000,000 | 17 Jul 2025 |

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| Address                                                                                                        | Bedrooms | Type  | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  58 Urquhart St<br>Woodend    | 3        | House | \$700,000   | 16 Jul 2025 |
|  9 Timber La<br>Woodend       | 5        | House | \$2,100,000 | 15 Jul 2025 |
|  38 Anslow St<br>Woodend      | 4        | House | \$475,000   | 07 Jul 2025 |
|  22 Timber La<br>Woodend      | 3        | House | \$720,000   | 27 Jun 2025 |
|  16 Beaumont Pl<br>Woodend   | 4        | House | \$1,020,000 | 26 Jun 2025 |
|  2/26 Goldies La<br>Woodend | 5        | House | \$2,200,000 | 12 Jun 2025 |
|  34 Davy St<br>Woodend      | 4        | House | \$1,700,000 | 10 Jun 2025 |
|  8 Halpern Rd<br>WOODEND    | 4        | House | \$1,250,000 | 30 May 2025 |
|  8 Sproule Pl<br>Woodend    | 4        | House | \$1,125,000 | 30 May 2025 |
|  161 Marsh Ct<br>Woodend    | 4        | House | \$1,295,000 | 30 May 2025 |

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| Address                                                                                                   | Bedrooms | Type  | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  327 Harpers Rd Woodend  | 3        | House | \$1,135,000 | 27 May 2025 |
|  4 Nutfield Ct Woodend   | 5        | House | \$1,350,000 | 21 May 2025 |
|  33 Anslow St Woodend    | 2        | House | \$820,000   | 21 May 2025 |
|  21 South Rd Woodend     | 4        | House | \$780,000   | 20 May 2025 |
|  147 High St Woodend    | 3        | House | \$775,000   | 19 May 2025 |
|  5 Noonan Gr Woodend   | 4        | House | \$1,150,000 | 18 May 2025 |
|  8 Manifold Rd Woodend | 4        | House | \$825,000   | 16 May 2025 |
|  8 Davy St Woodend     | 4        | House | \$1,400,000 | 15 May 2025 |
|  34 Stuart Dr Woodend  | 3        | House | \$720,000   | 15 May 2025 |
|  2/47 High St Woodend  | 3        | House | \$800,000   | 13 May 2025 |



Woodend Office  
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03 5427 2800

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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