



North Warrandyte

Suburb Report



Your connection to property insights



JellisCraig

NORTH WARRANDYTE SUBURB REPORT

Median house price¹

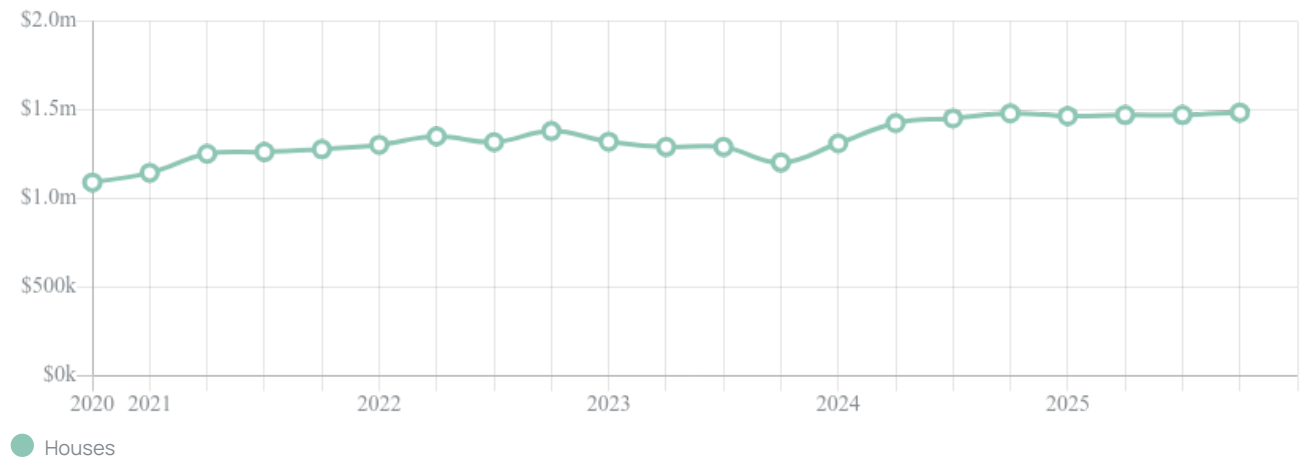
Median

\$1.49m

Quarterly price change

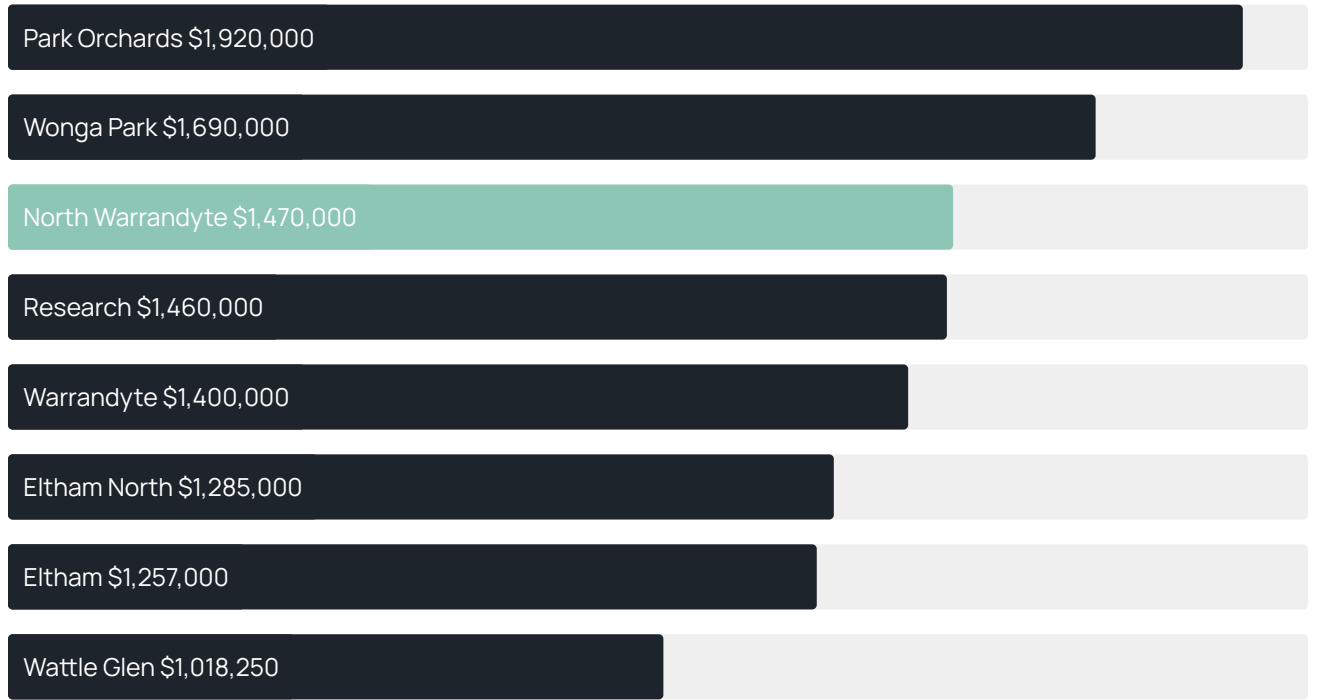
1.02% ↑

Quarterly price change¹



NORTH WARRANTYTE SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

66.67%

Median days on market³

82 days

Average hold period¹

7.5 years

Dwelling type⁵



● Houses 100% ● Units 0%

Ownership⁵



● Owned outright 40% ● Mortgaged 57% ● Rented 3%

Population⁵

3,027

Median asking rent¹

\$650 per week

Population growth⁵

2.40%

Rental yield¹

3.28%

Median age⁵

42 years











Median household size⁵

3 people











NORTH WARRANDYTE SUBURB REPORT

Recent North Warrandyte sales











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

Address	Bedrooms	Type	Price	Sold
 179 Research Warrandyte Rd NORTH WARRANDYTE	4	House	\$1,191,000	17 Mar 2026
 3 Dingley Dell Rd North Warrandyte	5	House	\$1,302,000	14 Mar 2026
 51 Weerona Way North Warrandyte	4	House	\$1,510,000	28 Feb 2026
 3 Dingley Cl North Warrandyte	3	House	\$1,230,000	07 Feb 2026
 171 Research Warrandyte Rd North Warrandyte	3	House	\$1,210,000	06 Feb 2026
 38 Aton St North Warrandyte	3	House	\$1,150,000	16 Jan 2026
 30 Pigeon Bank Rd North Warrandyte	5	House	\$1,900,000	15 Jan 2026
 52 Kangaroo Ground Warrandyte Rd North Warrandyte	5	House	\$2,125,000	03 Jan 2026
 47a Blooms Rd North Warrandyte	4	House	\$1,500,000	16 Dec 2025
 21 Weerona Way NORTH WARRANDYTE	4	House	\$1,588,000	27 Nov 2025

NORTH WARRANTYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Bradleys La North Warrandyte	3	House	\$1,700,500	26 Nov 2025
 48 Osborne Rd North Warrandyte	4	House	\$1,780,000	21 Nov 2025
 7 Marbert Ct North Warrandyte	4	House	\$1,205,000	22 Oct 2025
 135 Research Warrandyte Rd North Warrandyte	3	House	\$1,250,000	17 Oct 2025
 50 Osborne Rd North Warrandyte	5	House	\$2,325,000	20 Sep 2025
 20 Stony Creek Rd North Warrandyte	3	House	\$930,000	17 Sep 2025
 29 Danita Dr North Warrandyte	4	House	\$1,950,000	11 Sep 2025
 155 Overbank Rd North Warrandyte	4	House	\$2,131,000	08 Sep 2025
 35 Kruses Rd North Warrandyte	4	House	\$1,595,000	29 Aug 2025
 49 The Boulevard North Warrandyte	3	House	\$975,000	23 Aug 2025

NORTH WARRANTYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Castle Rd North Warrandyte	3	House	\$1,600,000	16 Aug 2025
 67 Bradleys La North Warrandyte	3	House	\$1,400,000	29 Jul 2025
 18 Somers Rd North Warrandyte	4	House	\$1,225,000	12 Jul 2025
 15 Pigeon Bank Rd North Warrandyte	4	House	\$1,920,000	11 Jul 2025
 10 Winding Way North Warrandyte	4	House	\$2,150,000	08 Jul 2025
 48 Valias St North Warrandyte	4	House	\$1,619,700	07 Jul 2025
 34 Bradleys La North Warrandyte	4	House	\$1,400,000	01 Jul 2025
 87 Research Warrandyte Rd North Warrandyte	3	House	\$1,285,000	26 Jun 2025
 6 Osborne Rd North Warrandyte	3	House	\$1,220,000	26 Jun 2025
 16 Brogil Rd North Warrandyte	4	House	\$1,362,500	17 Jun 2025



Jellis Craig Eltham
1022 Main Road, Eltham
03 9431 1222

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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.