



North Warrandyte Suburb Report

Your connection to property insights



JellisCraig

Property Prices

NORTH WARRANDYTE SUBURB REPORT

Median house price¹

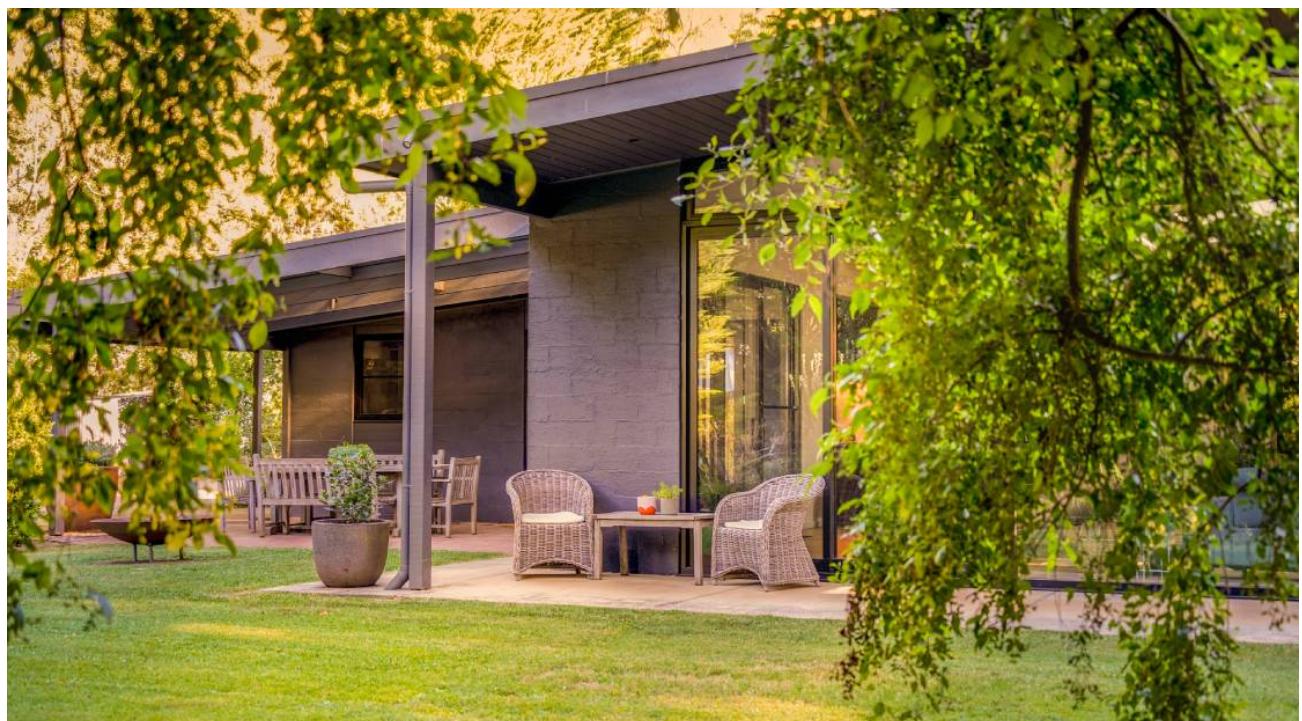
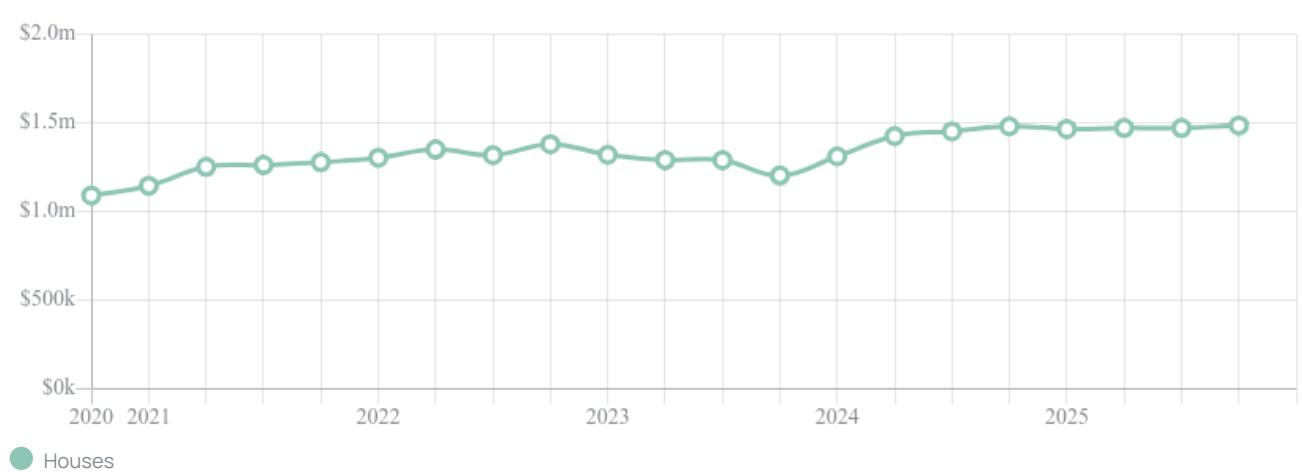
Median

\$1.49m

Quarterly price change

1.02% 

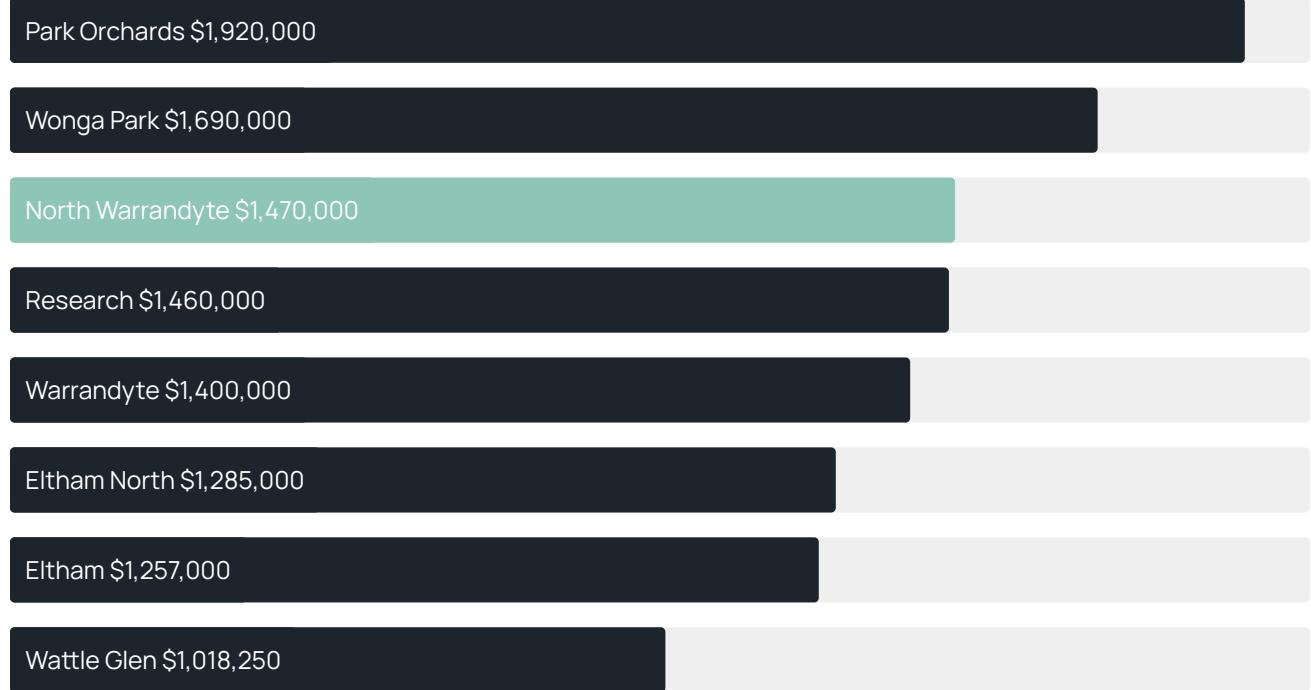
Quarterly price change¹



Surrounding Suburbs

NORTH WARRANDYTE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

NORTH WARRANDYTE SUBURB REPORT

Sale method²



Median days on market³

52 days

Average hold period¹

7.5 years

Insights

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
 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
 21 Weerona Way NORTH WARRANDYTE	4	House	\$1,588,000	27 Nov 2025
 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

Sold Properties

NORTH WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

NORTH WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 57 The Boulevard North Warrandyte	3	House	\$1,075,000	17 Jun 2025
 4 Sloans Rd North Warrandyte	7	House	\$1,570,000	15 Jun 2025
 40 Kangaroo Ground Warrandyte Rd North Warrandyte	4	House	\$1,570,000	29 May 2025
 113 Bradleys La North Warrandyte	4	House	\$1,951,300	26 May 2025
 97 Kangaroo Ground Warrandyte Rd North Warrandyte	4	House	\$1,600,000	15 May 2025
 21 Danita Dr NORTH WARRANDYTE	4	House	\$1,372,000	08 May 2025



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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 01/02/2026

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

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