



North Warrandyte

# Suburb Report



Your connection to property insights



**JellisCraig**

NORTH WARRANDYTE SUBURB REPORT

Median house price<sup>1</sup>

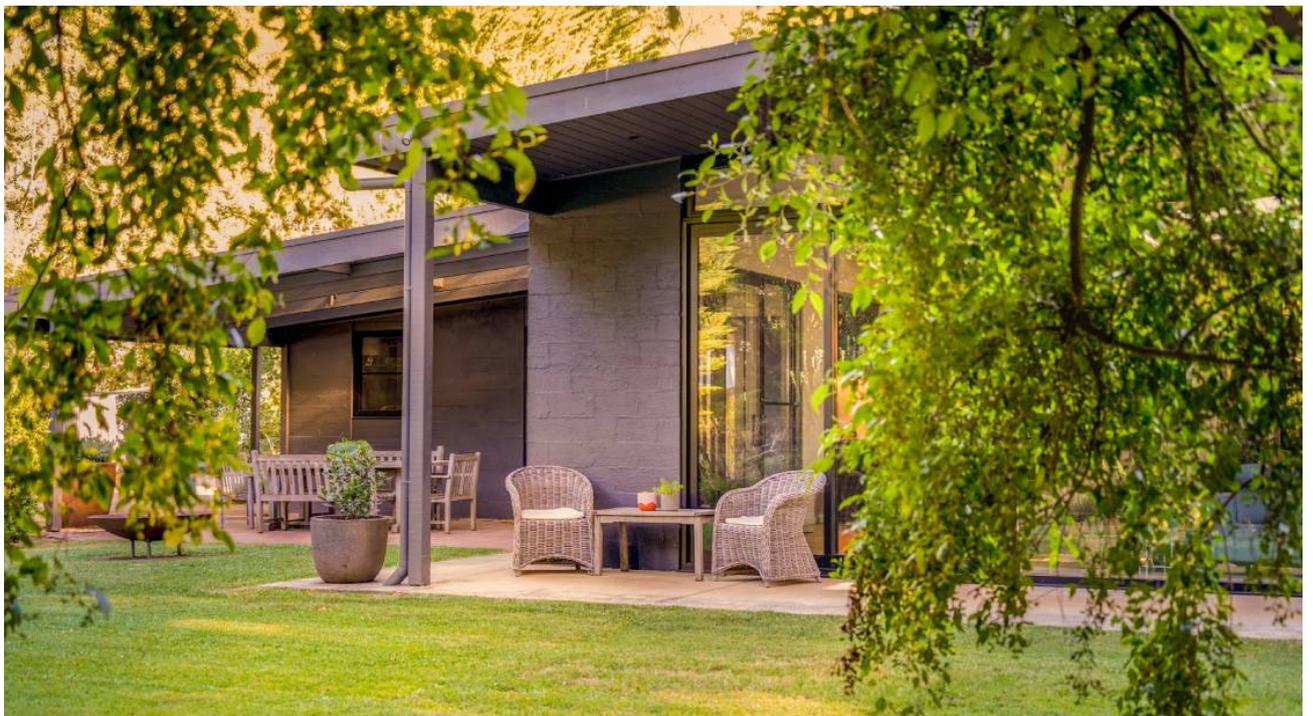
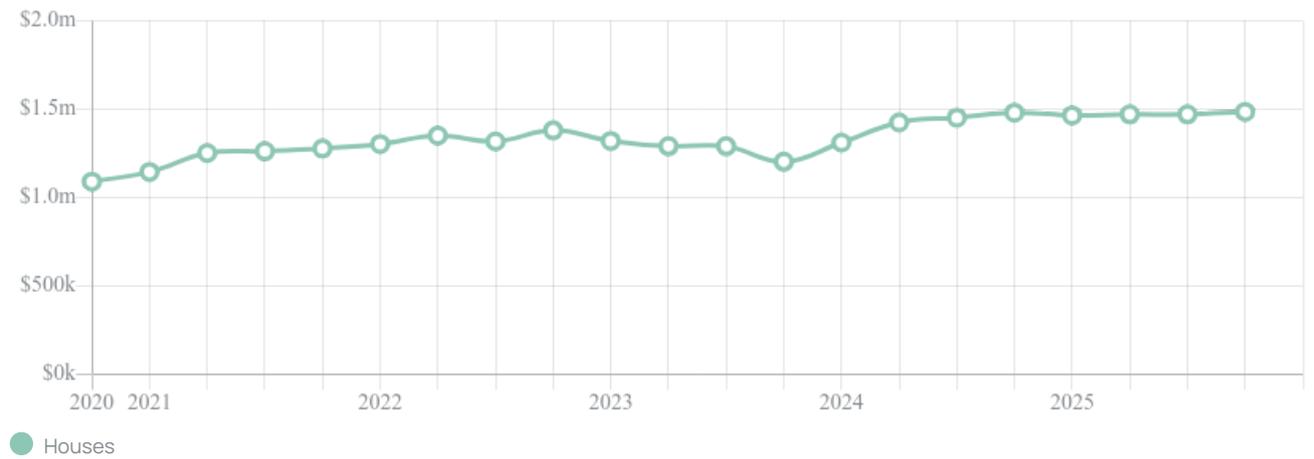
Median

\$1.49m

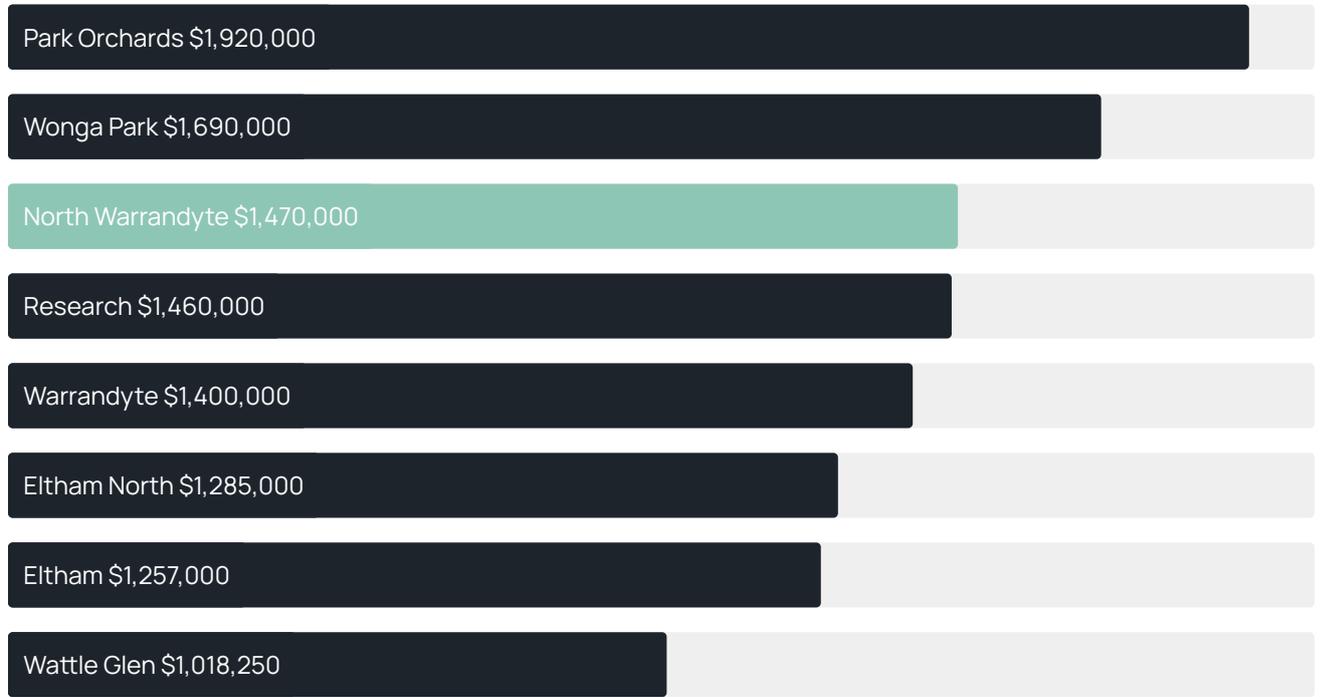
Quarterly price change

1.02% ↑

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 22%  
● Private 78%

Auction clearance rate<sup>3</sup>

50%

Median days on market<sup>3</sup>

82 days

Average hold period<sup>1</sup>

7.5 years

Dwelling type<sup>5</sup>



● Houses 100% ● Units 0%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

3,027

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

2.40%

Rental yield<sup>1</sup>

3.28%

Median age<sup>5</sup>

42 years

Median household size<sup>5</sup>

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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 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



## NORTH WARRANTYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## NORTH WARRANTYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



**Jellis Craig Eltham**  
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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.

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Data is current as of PDF generation date 01/03/2026

- 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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