North Warrandyte

Suburb Report

Your connection to property insights

JellisCraig

Median house price

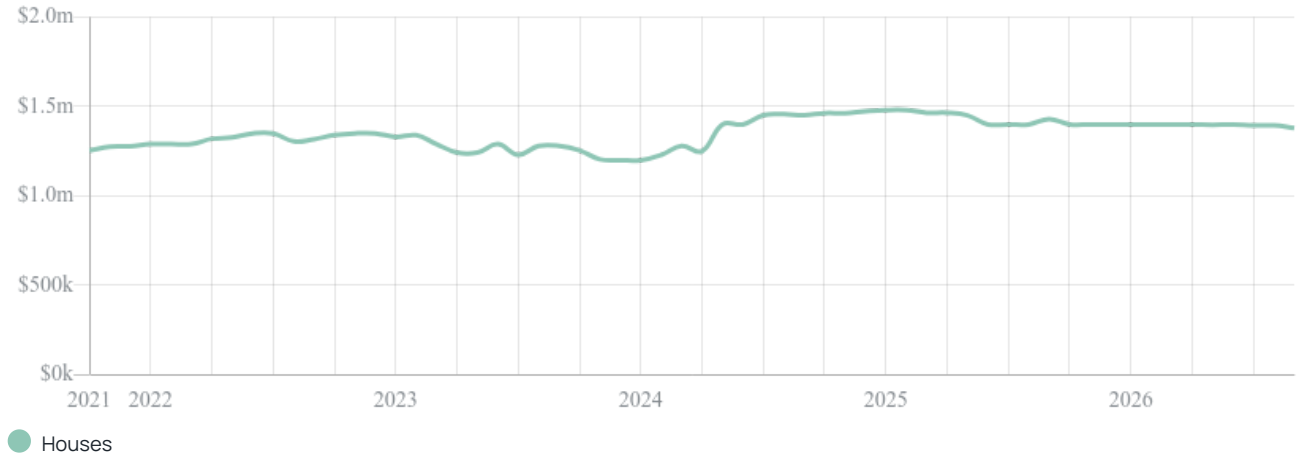
Median[1]

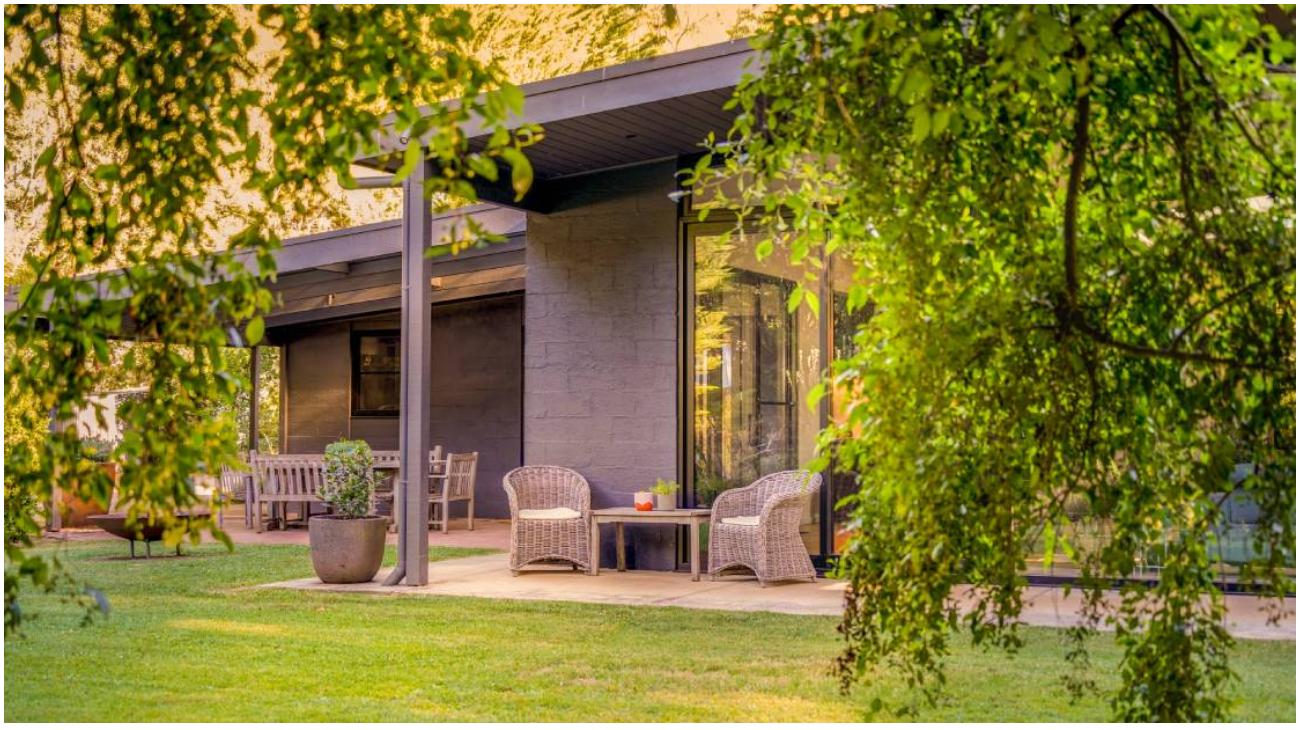
$1.38m

Monthly median price change[2]

-1.08% ↓

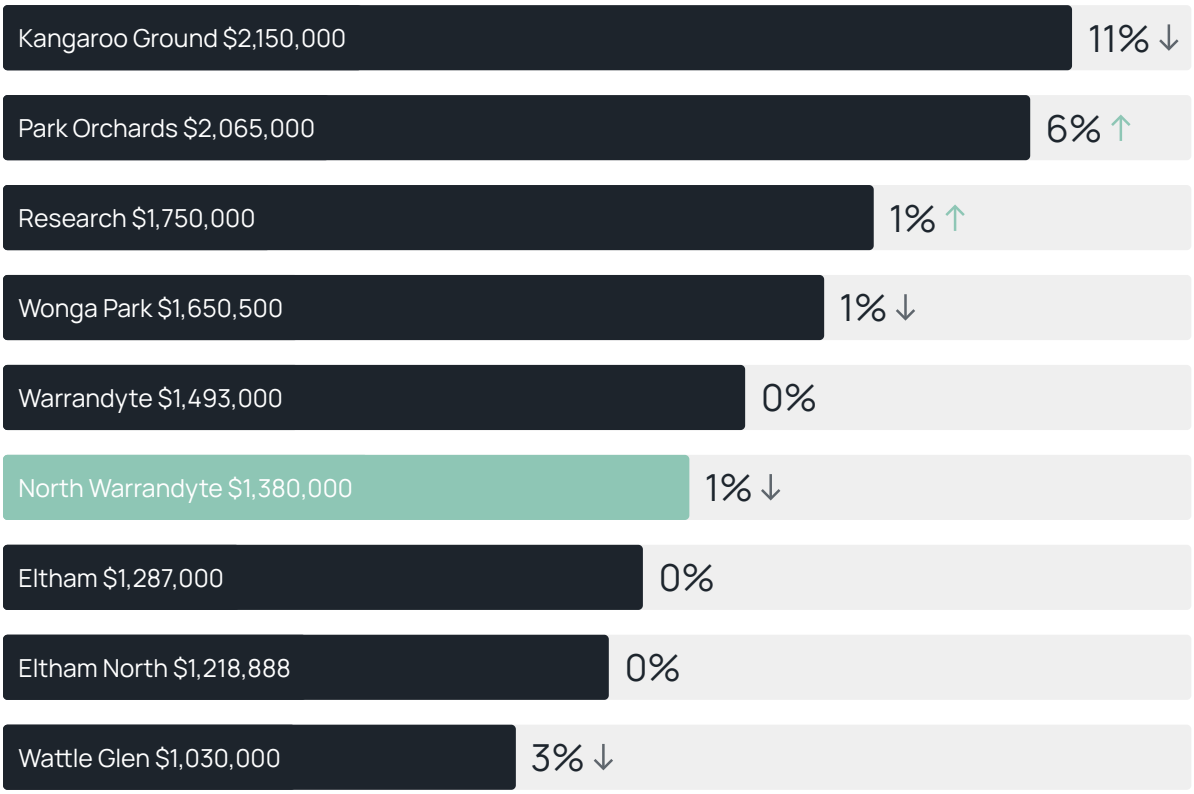
North Warrandyte monthly median property prices[3]



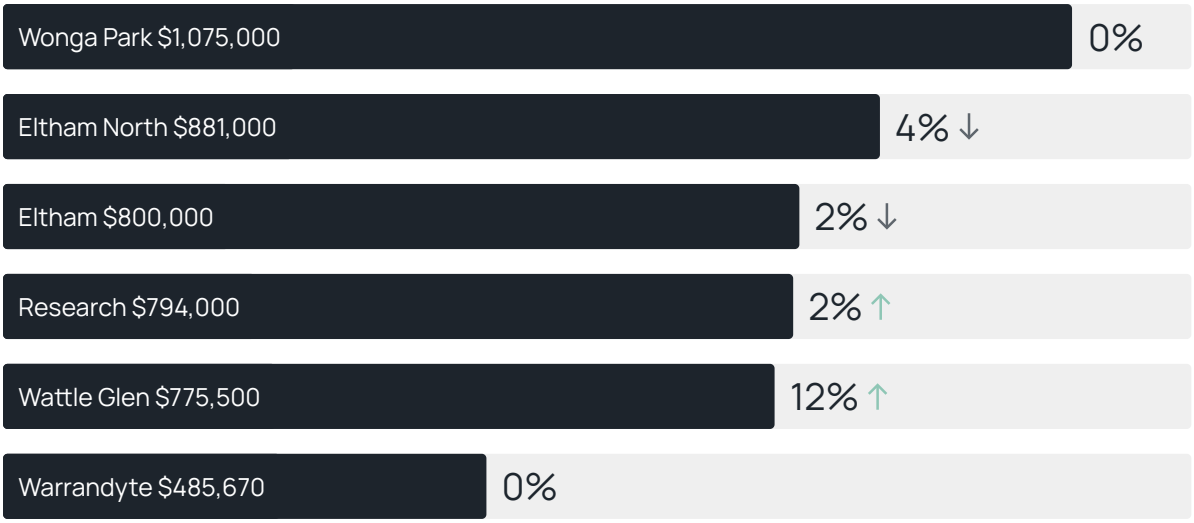


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
52 days	52 days

Average hold period[1]

House

12.5 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

3,027

Population growth[7]

2.40%

Median age[7]

42 years

Median household size[7]

3.0 people

Median asking rent per week[1]

House	Unit
$1,000	$1,100

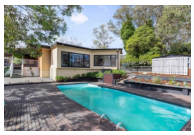
Rental yield[8]

House	Unit
3.41%	3.91%

Sold Properties

Recent North Warrandyte sales[5]

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
	37 Koornong Crescent North Warrandyte	2	House	$1,200,000	14 Oct 2026
	7 Somers Road North Warrandyte	5	House	$1,276,000	14 Oct 2026
	22 Kruses Road North Warrandyte	4	House	$1,200,000	09 Oct 2026
	11 Marbert Court North Warrandyte	3	House	$1,275,000	22 Sep 2026
	172 Research-Warrandyte Road North Warrandyte	5	House	Undisclosed	26 Aug 2026
	32 Osborne Road North Warrandyte	5	House	Undisclosed	25 Aug 2026
	15 Cooks Crescent North Warrandyte	4	House	$1,335,000	29 Jun 2026
	27 Blooms Road North Warrandyte	4	House	$1,100,000	26 Jun 2026
	9 Albert Road North Warrandyte	3	House	$1,395,000	27 May 2026
	8 The Boulevard North Warrandyte	4	House	$1,065,000	26 Mar 2026

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Address		Bedrooms	Type	Price	Sold
	155 Research Warrandyte Road North Warrandyte	4	House	Undisclosed	25 Mar 2026
	179 Research-Warrandyte Road North Warrandyte	4	House	$1,191,000	18 Mar 2026
	3 Dingley Dell Road North Warrandyte	5	House	$1,302,000	14 Mar 2026
	51 Weerona Way North Warrandyte	4	House	$1,510,000	28 Feb 2026
	24 Dingley Dell Road North Warrandyte	3	House	$1,365,000	28 Feb 2026
	62 Bradleys Lane North Warrandyte	5	House	$2,025,000	27 Feb 2026
	8 Doleen Road North Warrandyte	4	House	$1,065,000	10 Feb 2026
	3 Dingley Close North Warrandyte	3	House	$1,230,000	07 Feb 2026
	171 Research Warrandyte Road North Warrandyte	3	House	$1,210,000	06 Feb 2026
	8 Kangaroo Ground-Warrandyte Road North Warrandyte	5	House	$1,940,000	03 Feb 2026

Address		Bedrooms	Type	Price	Sold
	38 Aton Street North Warrandyte	3	House	$1,150,000	16 Jan 2026
	30 Pigeon Bank Road North Warrandyte	5	House	$1,900,000	15 Jan 2026
	52 Kangaroo Ground Warrandyte Road North Warrandyte	5	House	$2,125,000	03 Jan 2026
	47A Blooms Road North Warrandyte	4	House	$1,500,000	16 Dec 2025
	135 Research-Warrandyte Road North Warrandyte	3	House	Undisclosed	01 Dec 2025
	21 Weerona Way North Warrandyte	4	House	$1,588,000	27 Nov 2025
	20 Bradleys Lane North Warrandyte	3	House	$1,700,500	26 Nov 2025
	48 Osborne Road North Warrandyte	4	House	$1,780,000	21 Nov 2025
	57 Kangaroo Ground Warrandyte Road North Warrandyte	0	Residential_land	$485,000	20 Nov 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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