



North Warrandyte

Suburb Report



Your connection to property insights



JellisCraig

NORTH WARRANDYTE SUBURB REPORT

Median house price¹

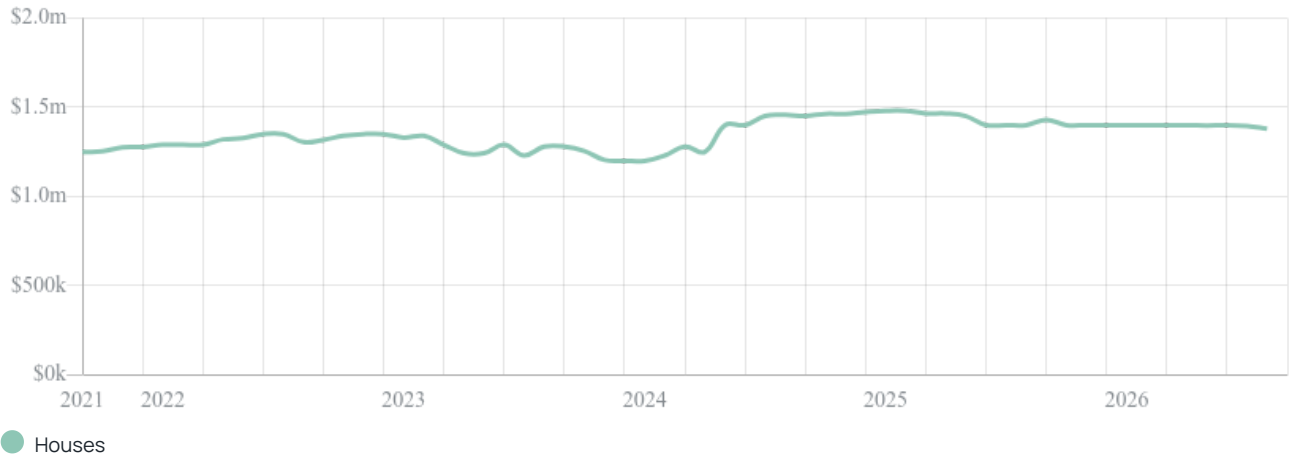
Median

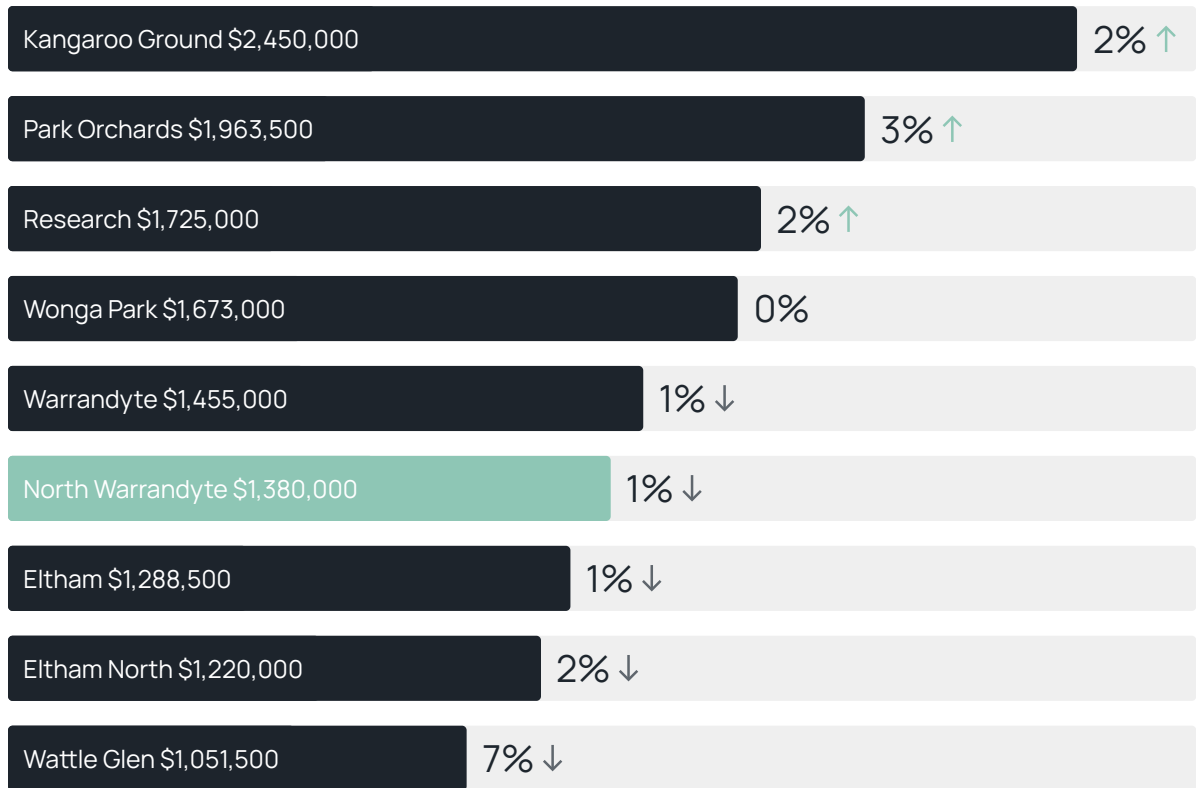
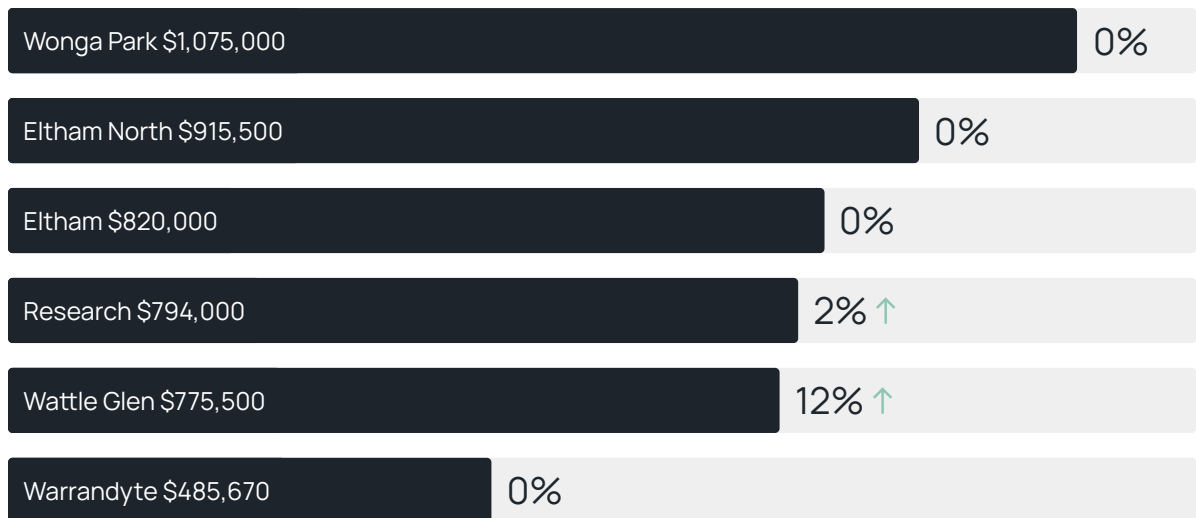
\$1.38m

Quarterly price change

-1.08% ↓

North Warrandyte quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 17%
● Private 83%

Median days on market³

House

52 days

Unit

34 days

Average hold period¹

House

12.7 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 39% ● Mortgaged 56% ● Rented 5%

Population⁵

3,027

Median asking rent per week¹

Unit

\$1,000

\$1,100

Population growth⁵

2.40%

Rental yield¹

House

3.43%

Unit

4.01%

Median age⁵

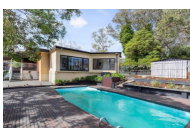
42 years

Median household size⁵

3.0 people

Recent North Warrandyte sales²

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

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 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

NORTH WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 3 Morilla Place North Warrandyte	3	House	\$1,180,000	30 Oct 2025
 62 Glynn's Road North Warrandyte	0	Residential_land	\$510,000	23 Oct 2025
 7 Marbert Court North Warrandyte	4	House	\$1,205,000	22 Oct 2025
 31 Koornong Crescent North Warrandyte	5	House	\$1,560,000	09 Oct 2025
 116 Bradleys Lane North Warrandyte	0	Residential_land	Undisclosed	08 Oct 2025



Jellis Craig Eltham
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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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