



Warrandyte

Suburb Report



Your connection to property insights



JellisCraig

WARRANTYTE SUBURB REPORT

Median house price¹

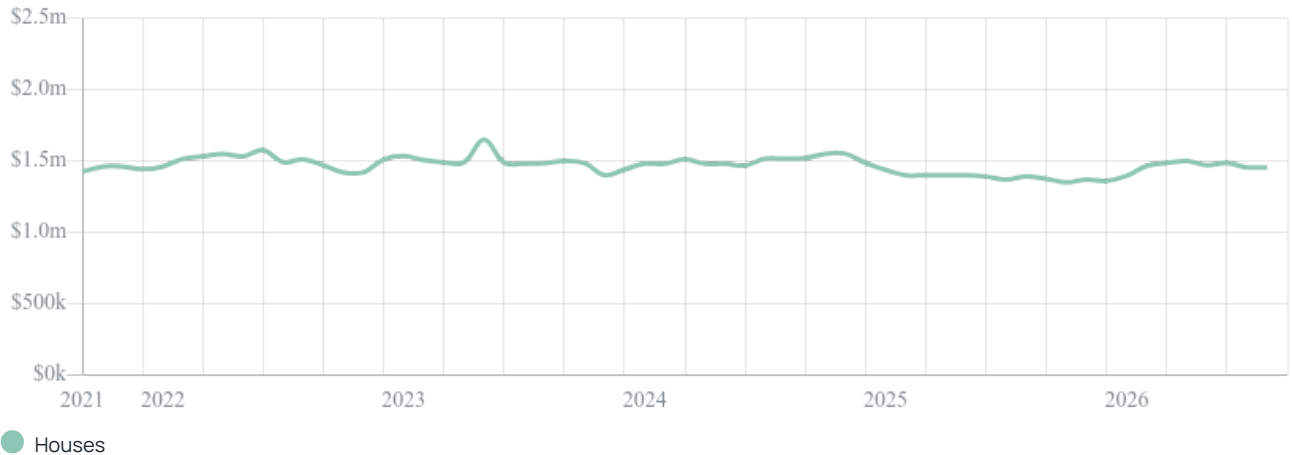
Median

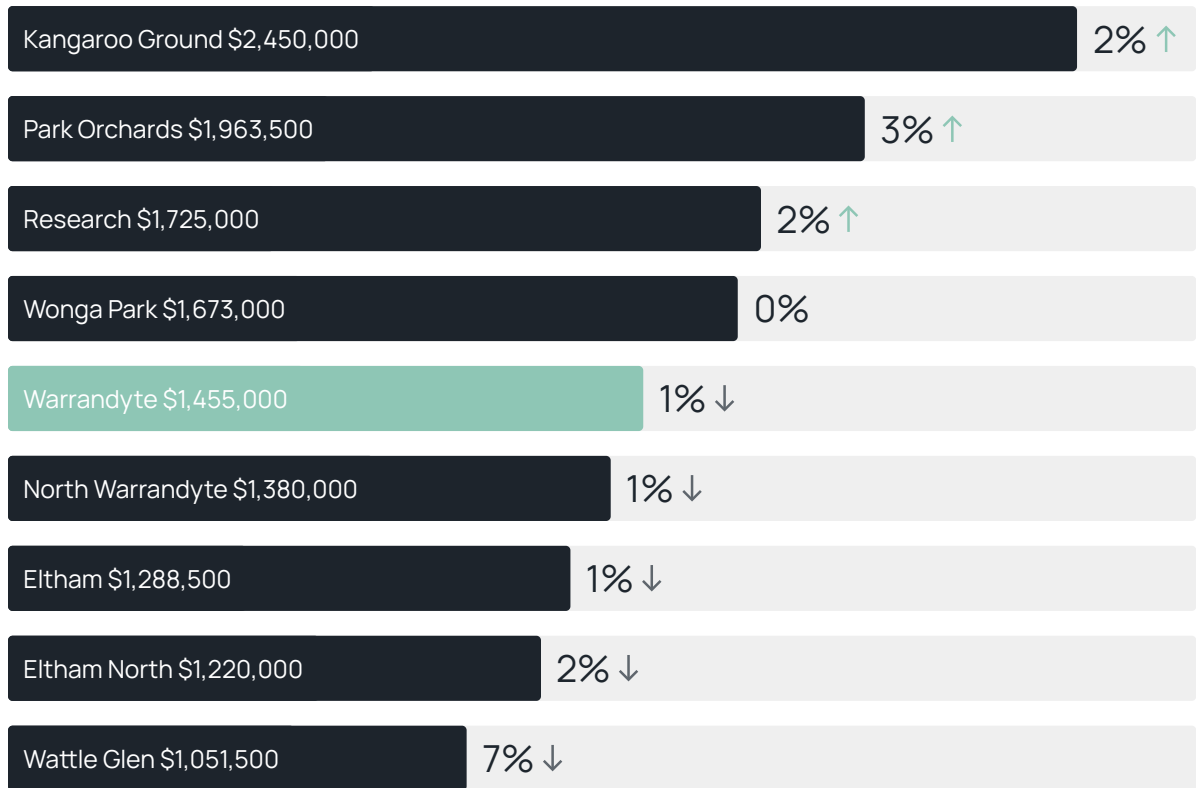
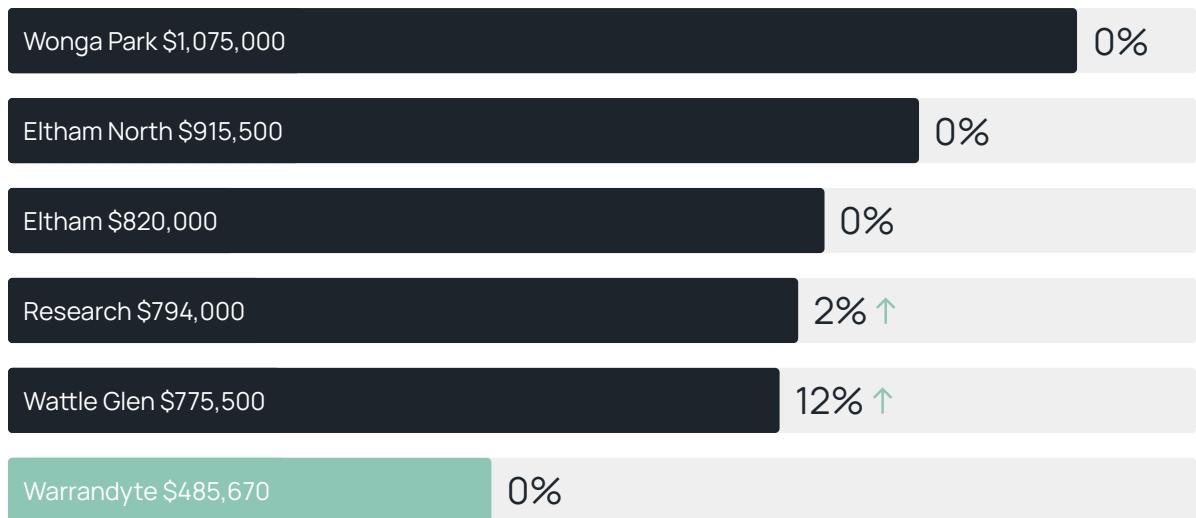
\$1.46m

Quarterly price change

0.00% ↓

Warrandyte quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

100%

Median days on market³

House

Unit

43 days

106 days

Jellis Craig average inspection attendance per listing⁴

45 groups

Average hold period¹

House

Unit

18.1 years

18.2 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 46% ● Mortgaged 46% ● Rented 8%

Population⁵

5,541

Median asking rent per week¹

Unit

\$975

N/A

Population growth⁵

0.71%

Rental yield¹

House

Unit

3.54%

4.25%

Median age⁵

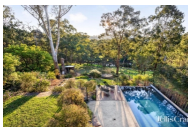
45 years

Median household size⁵

3.0 people

Recent Warrandyte sales²

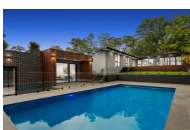
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 23 Mitchell Avenue Warrandyte	3	House	\$945,000	16 Sep 2026
 29 Hutchinson Avenue Warrandyte	4	House	\$2,400,000	16 Sep 2026
 2A Brett Street Warrandyte	3	House	\$1,600,000	31 Aug 2026
 2 Flannery Court Warrandyte	5	House	Undisclosed	29 Aug 2026
 11 Amersham Drive Warrandyte	5	House	\$1,779,000	28 Aug 2026
 100-110 Husseys Lane Warrandyte	4	House	\$5,500,000	19 Aug 2026
 2 Timbertop Ridge Warrandyte	5	House	Undisclosed	18 Aug 2026
 72 Webb Street Warrandyte	4	House	\$1,475,000	08 Aug 2026
 25 Hutchinson Avenue Warrandyte	4	House	\$1,360,000	06 Aug 2026
 276 Yarra Street Warrandyte	4	Townhouse	\$1,320,000	01 Aug 2026

WARRANTYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 56 Yarra Street Warrandyte	3	House	\$887,500	31 Jul 2026
 28 Mullens Road Warrandyte	3	House	\$1,150,000	25 Jul 2026
 4 Diane Court Warrandyte	5	House	\$1,430,000	20 Jul 2026
 20 Margaret Court Warrandyte	6	House	\$2,350,000	18 Jul 2026
 239-241 Tindals Road Warrandyte	6	House	\$2,397,500	06 Jul 2026
 38 West End Road Warrandyte	4	House	\$1,741,000	01 Jul 2026
 8 Fossickers Way Warrandyte	4	House	\$1,180,000	26 Jun 2026
 27 Hutchinson Avenue Warrandyte	4	House	\$902,500	20 Jun 2026
 19 Amersham Drive Warrandyte	4	House	\$1,500,000	16 Jun 2026
 11 Beaufort Rise Warrandyte	5	House	\$1,717,000	13 Jun 2026

WARRANDYTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25-31 Beauty Gully Road Warrandyte	4	House	Undisclosed	05 Jun 2026
 31 Hutchinson Avenue Warrandyte	4	House	\$1,312,000	01 Jun 2026
 6 West End Road Warrandyte	2	House	\$930,000	24 May 2026
 18 Amersham Drive Warrandyte	5	House	\$2,500,000	04 May 2026
 36 Fossickers Way Warrandyte	5	House	\$1,500,000	01 May 2026
 7 St Muir Drive Warrandyte	6	House	Undisclosed	30 Apr 2026
 6 Melbourne Hill Road Warrandyte	4	House	\$1,125,000	30 Apr 2026
 29 Houghton Road Warrandyte	4	House	\$1,675,000	29 Apr 2026
 14 Houghton Road Warrandyte	5	House	\$1,920,000	29 Apr 2026
 22 Oakland Drive Warrandyte	5	House	\$3,400,000	18 Apr 2026



Jellis Craig Doncaster

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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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