



# Watsonia North Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

WATSONIA NORTH SUBURB REPORT

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

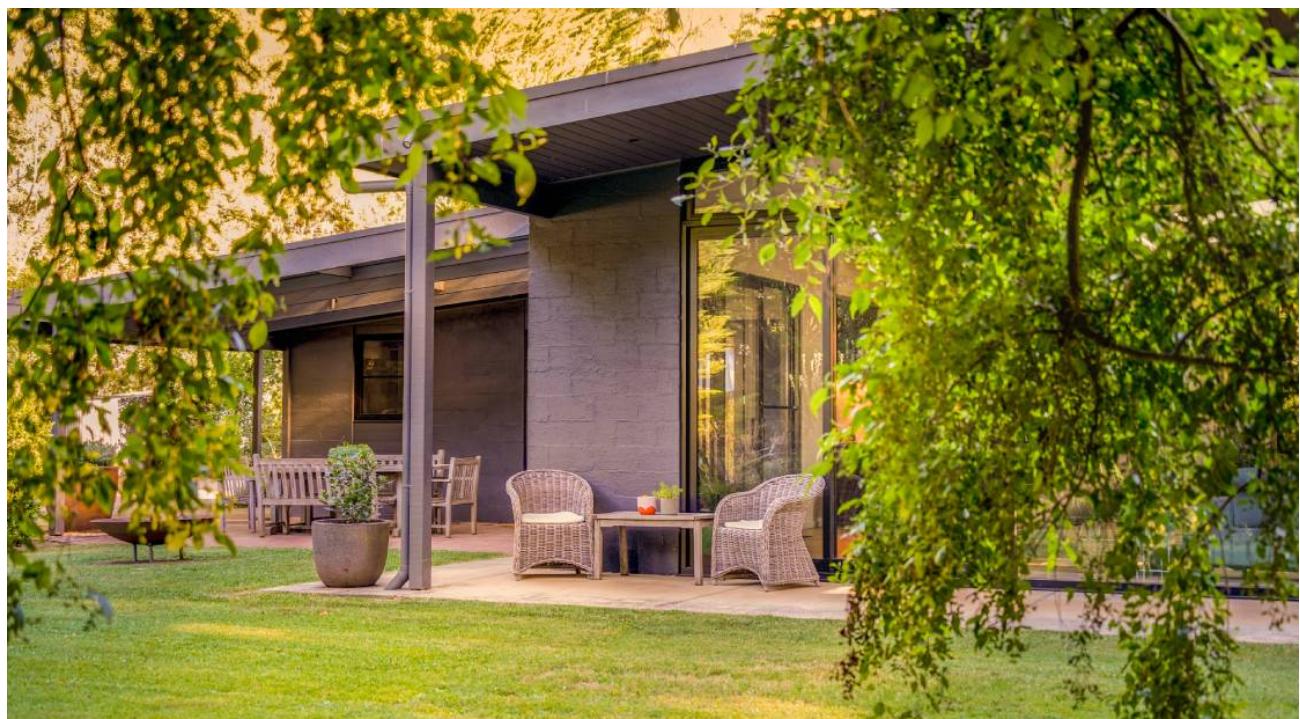
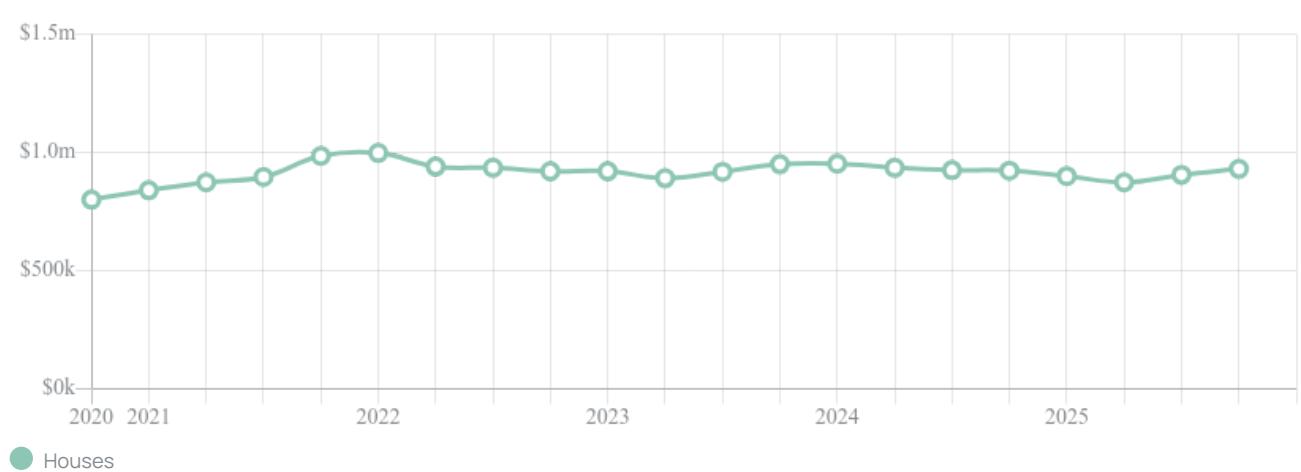
Median

**\$930k**

Quarterly price change

**2.76% ↑**

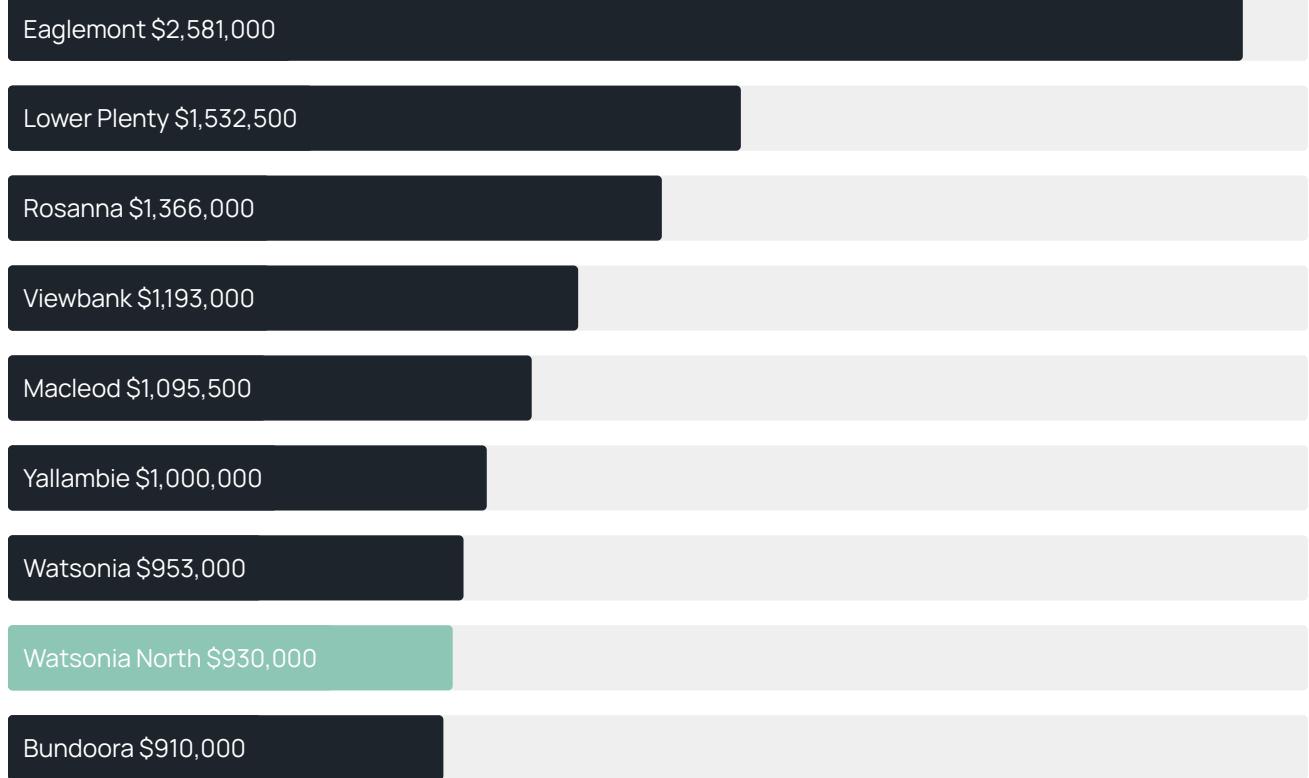
## Quarterly price change<sup>1</sup>



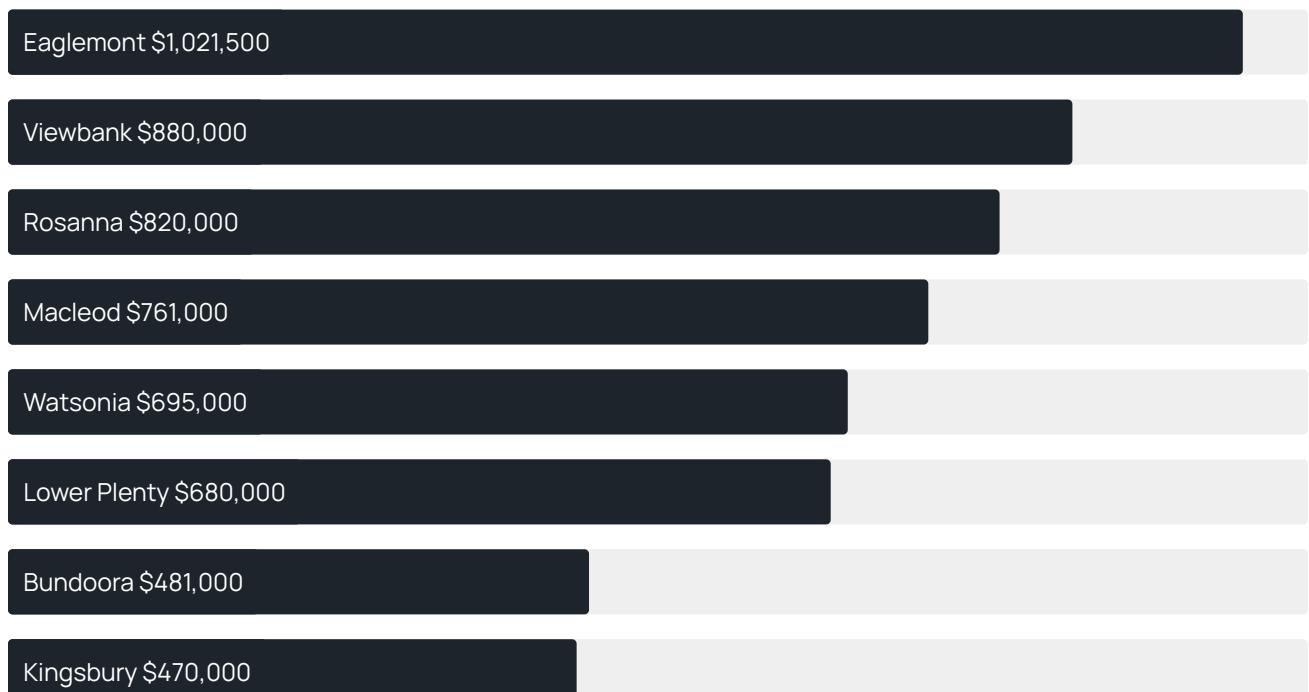
# Surrounding Suburbs

## WATSONIA NORTH SUBURB REPORT

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



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



# Sales Snapshot

WATSONIA NORTH SUBURB REPORT

Sale method<sup>2</sup>



● Auction 70%  
● Private 30%

Auction clearance rate<sup>3</sup>

85.71%

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

24 days

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Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

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Average hold period<sup>1</sup>

8.5 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 98% ● Units 2%

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Ownership<sup>5</sup>



● Owned outright 47% ● Mortgaged 42% ● Rented 10%

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Population<sup>5</sup>

3,799

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Median asking rent<sup>1</sup>

\$620 per week

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Population growth<sup>5</sup>

-0.39%

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Rental yield<sup>1</sup>

3.38%

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Median age<sup>5</sup>

41 years

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Median household size<sup>5</sup>

2.7 people

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## WATSONIA NORTH SUBURB REPORT

### Recent Watsonia North 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 5 Michelle Av Watsonia North	3	House	\$910,000	22 Dec 2025
 51 Edmund Rice Pde Watsonia North	4	House	\$1,365,000	16 Dec 2025
 8 Busst Dr Watsonia North	3	House	\$930,000	13 Dec 2025
 16 Elwers St WATSONIA NORTH	4	House	\$1,250,000	13 Dec 2025
 66 Sellars St Watsonia North	3	House	\$975,000	27 Nov 2025
 48 Edmund Rice Pde Watsonia North	4	House	\$1,170,000	22 Nov 2025
 41 Hakea St WATSONIA NORTH	4	House	\$1,150,000	22 Nov 2025
 59 Macorna St Watsonia North	4	House	\$850,000	22 Nov 2025
 16 Carson Ct Watsonia North	4	House	\$961,000	08 Nov 2025
 30 Grant St Watsonia North	3	House	\$825,000	07 Nov 2025

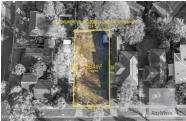
# Sold Properties

## WATSONIA NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2 Elwers St Watsonia North	3	House	\$975,000 25 Oct 2025
	9 Middleton St Watsonia North	2	House	\$920,000 21 Oct 2025
	170 Cameron Pde Watsonia North	3	House	\$815,000 18 Oct 2025
	48 Sharpes Rd Watsonia North	3	House	\$936,000 11 Oct 2025
	36 Middleton St Watsonia North	3	House	\$980,000 11 Oct 2025
	155 Cameron Pde Watsonia North	4	House	\$1,100,000 13 Sep 2025
	29 Macorna St Watsonia North	2	House	\$920,000 09 Sep 2025
	3 Tevlin Ct Watsonia North	5	House	\$1,560,000 24 Aug 2025
	48 Meakin St Watsonia North	3	House	\$870,000 23 Aug 2025
	15 Sharpes Rd Watsonia North	3	House	\$945,000 19 Aug 2025

# Sold Properties

## WATSONIA NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Trist St Watsonia North	5	House	\$1,110,000	16 Aug 2025
 1 Byrne Cr WATSONIA NORTH	3	House	\$955,000	11 Aug 2025
 101 Sellars St Watsonia North	0	Land	\$700,000	02 Aug 2025
 37 Byrne Cr Watsonia North	4	House	\$1,015,000	26 Jul 2025
 4 Kalista Cr Watsonia North	3	House	\$825,000	21 Jul 2025
 3 Dundee St Watsonia North	3	House	\$730,000	19 Jul 2025
 5 Fernlea Cl Watsonia North	4	House	\$895,000	27 Jun 2025
 326 Grimshaw St Watsonia North	4	House	\$630,000	31 May 2025
 3 Hakea St Watsonia North	3	House	\$1,227,000	29 May 2025
 6 Dallas Cr Watsonia North	3	House	\$862,000	17 May 2025



**Jellis Craig Greensborough**  
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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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