

JellisCraig

WATSONIA NORTH

Suburb Report

Know your neighbourhood.



WATSONIA NORTH SUBURB REPORT

Median House Price*

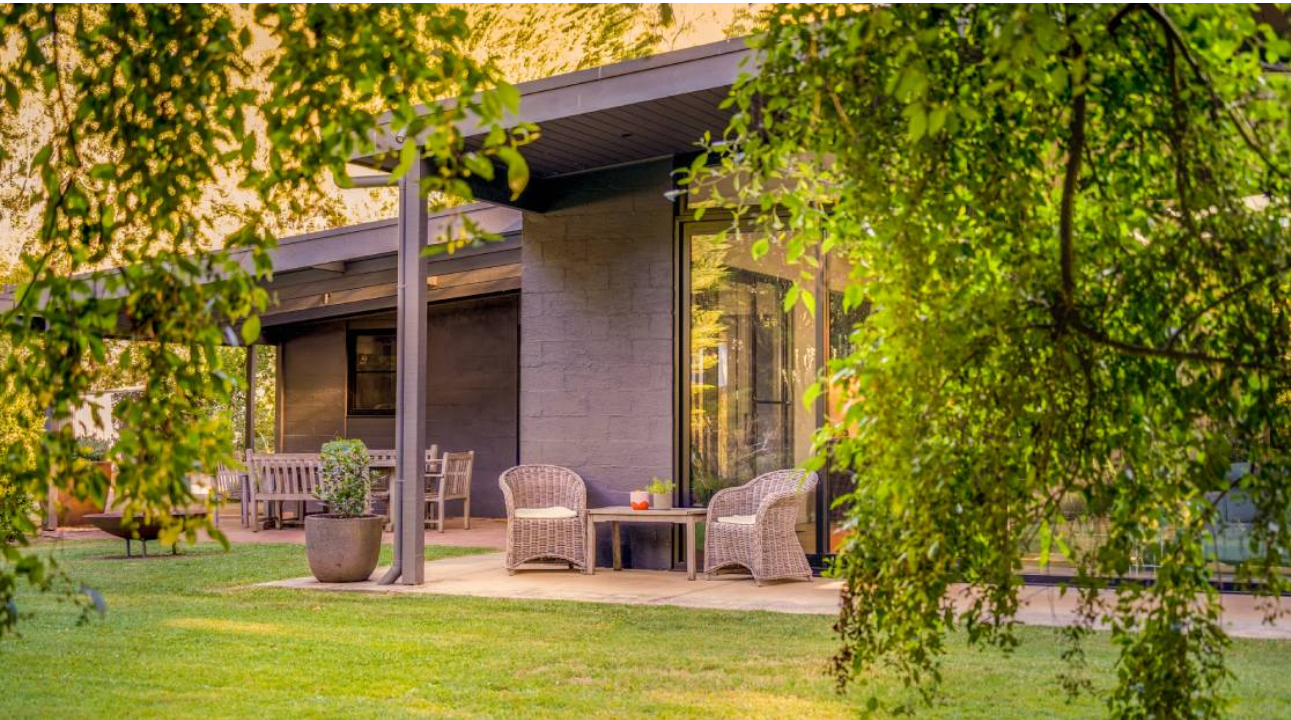
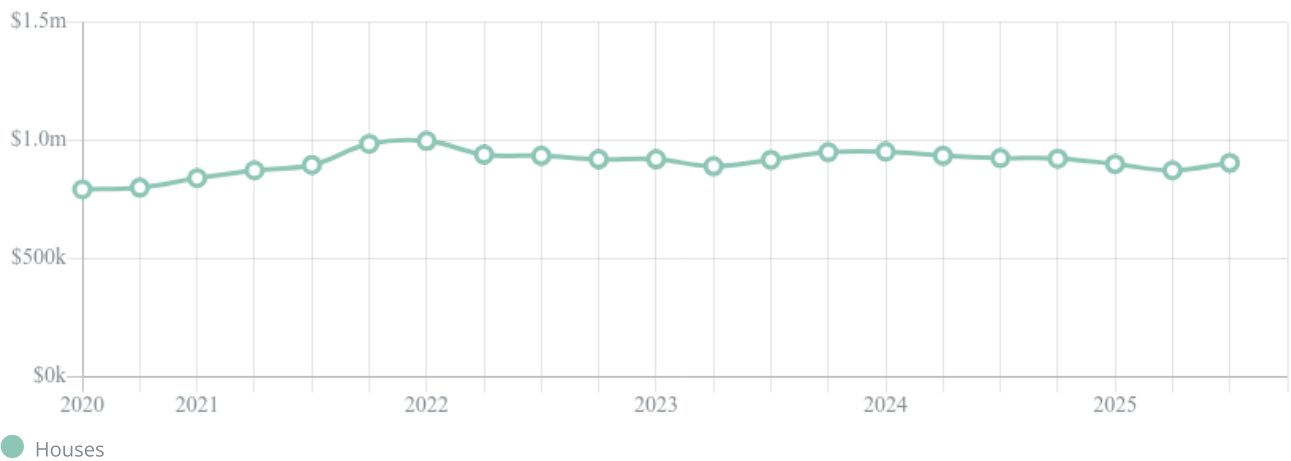
Median

\$905k

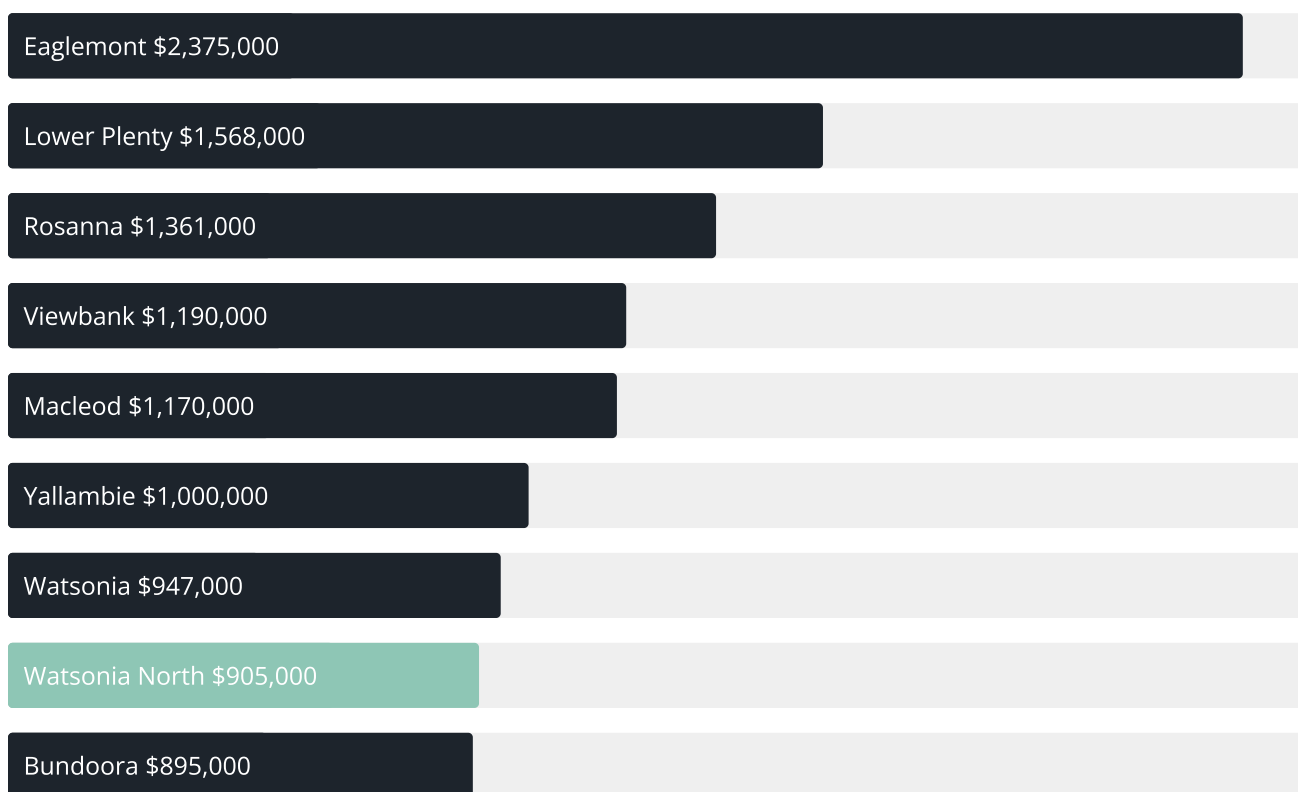
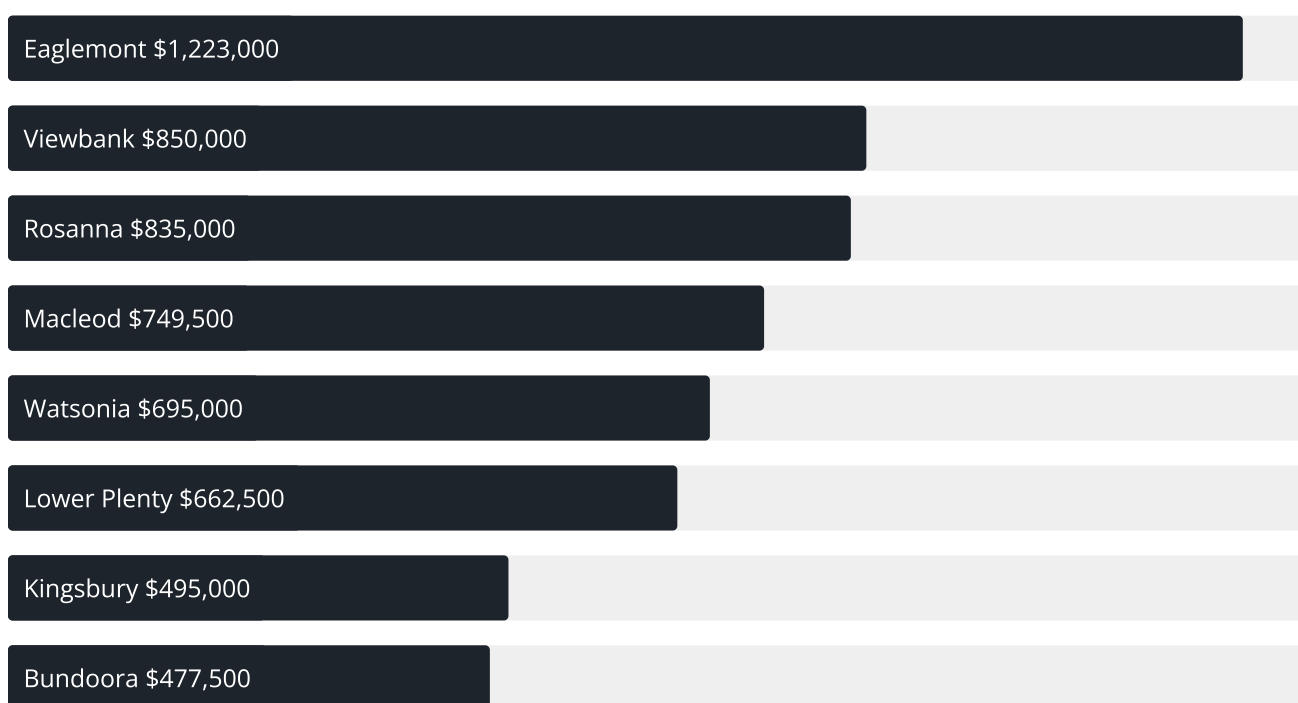
Quarterly Price Change

3.65% ↑

Quarterly Price Change*



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Median House Sale Price^{*}Median Unit Sale Price^{*}

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Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

90.91%

Median Days on Market^

24 days

Average Hold Period*

8.5 years

Dwelling Type^



● Houses 98% ● Units 2%

Ownership^



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

Population^

3,799

Median Asking Rent per week*

\$620

Population Growth^

-0.39%

Rental Yield*

3.38%

Median Age^

41 years

Median Household Size^

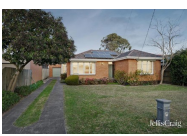
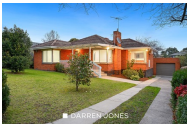
2.7 people

WATSONIA NORTH SUBURB REPORT

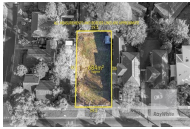
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

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
 59 Macorna St Watsonia North	4	House	\$850,000	22 Nov 2025
 41 Hakea St WATSONIA NORTH	4	House	\$1,150,000	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

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

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
 3 Stonehaven Ct Watsonia North	3	House	\$300,000	18 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



Greensborough Office
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444
jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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