



Watsonia North

Suburb Report



Your connection to property insights



JellisCraig

WATSONIA NORTH SUBURB REPORT

Median house price¹

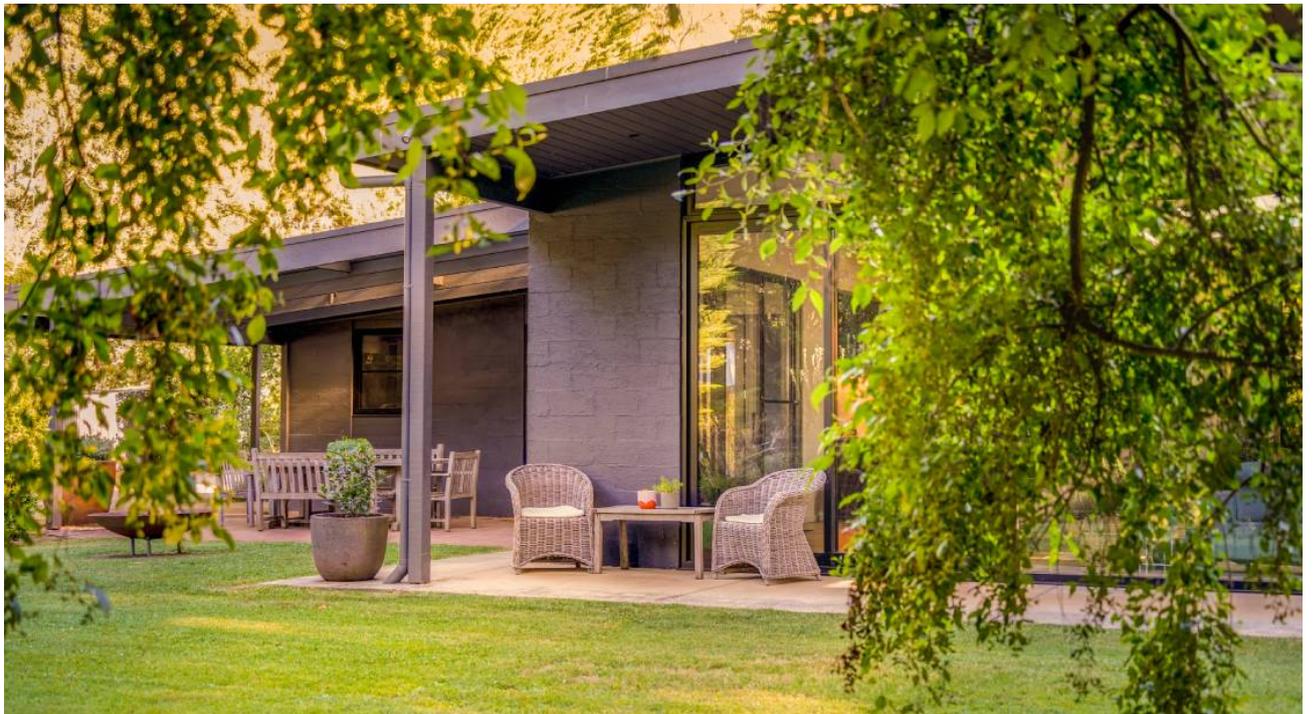
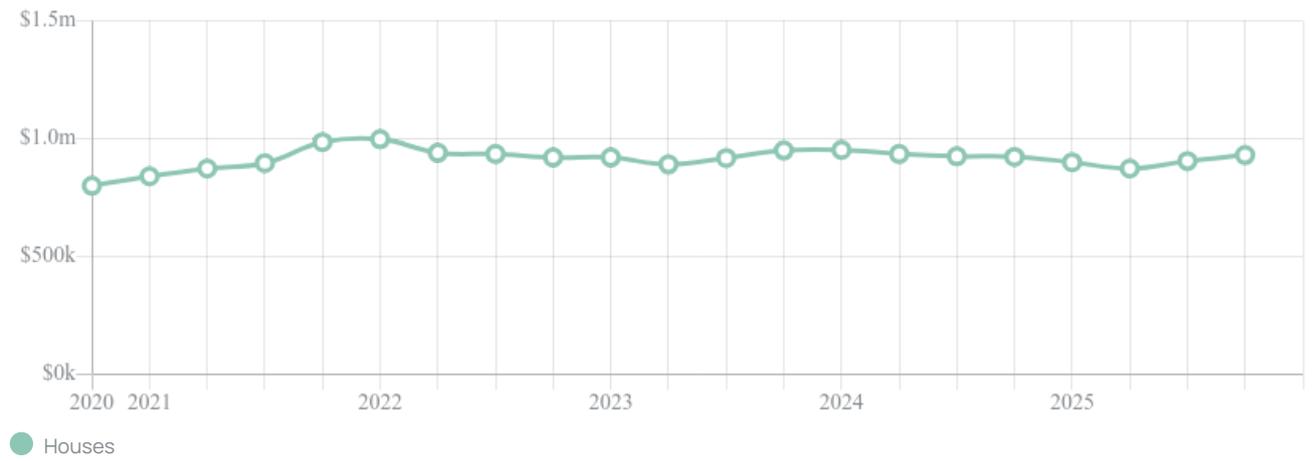
Median

\$930k

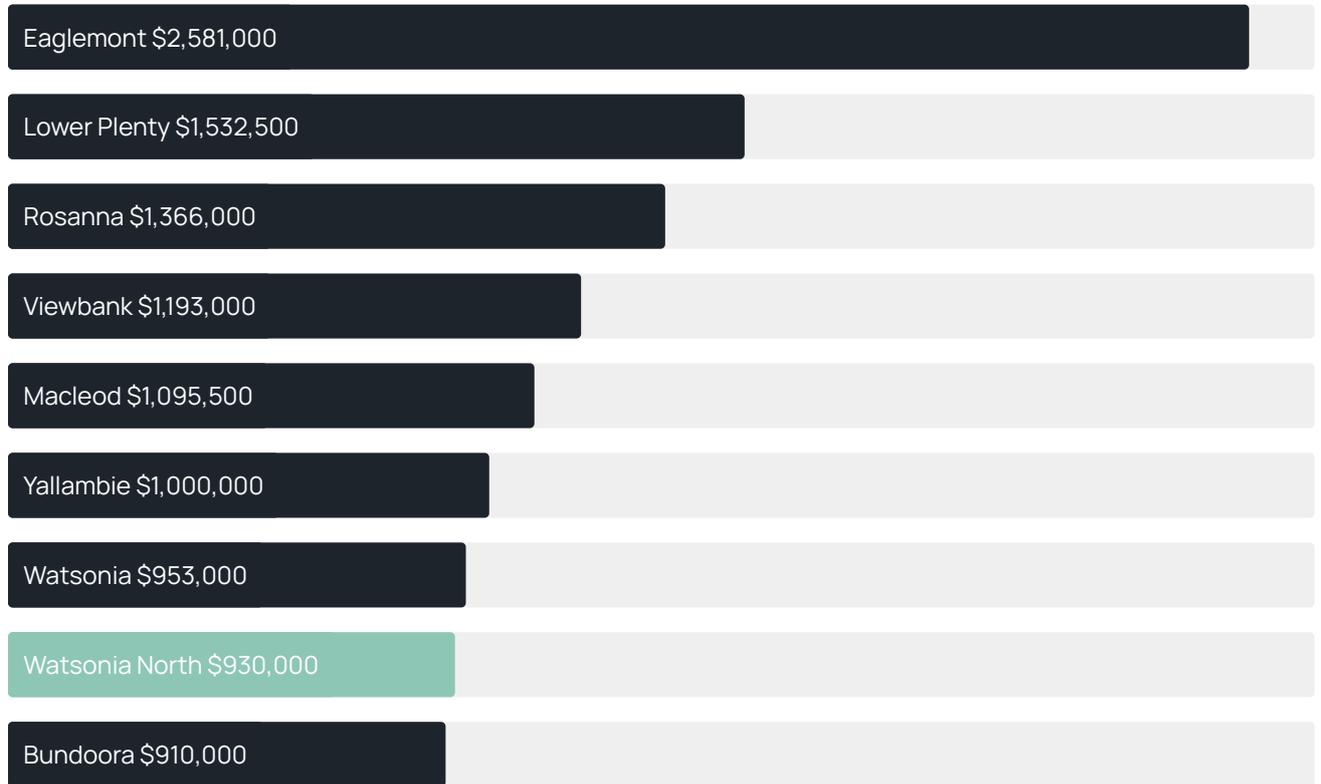
Quarterly price change

2.76% ↑

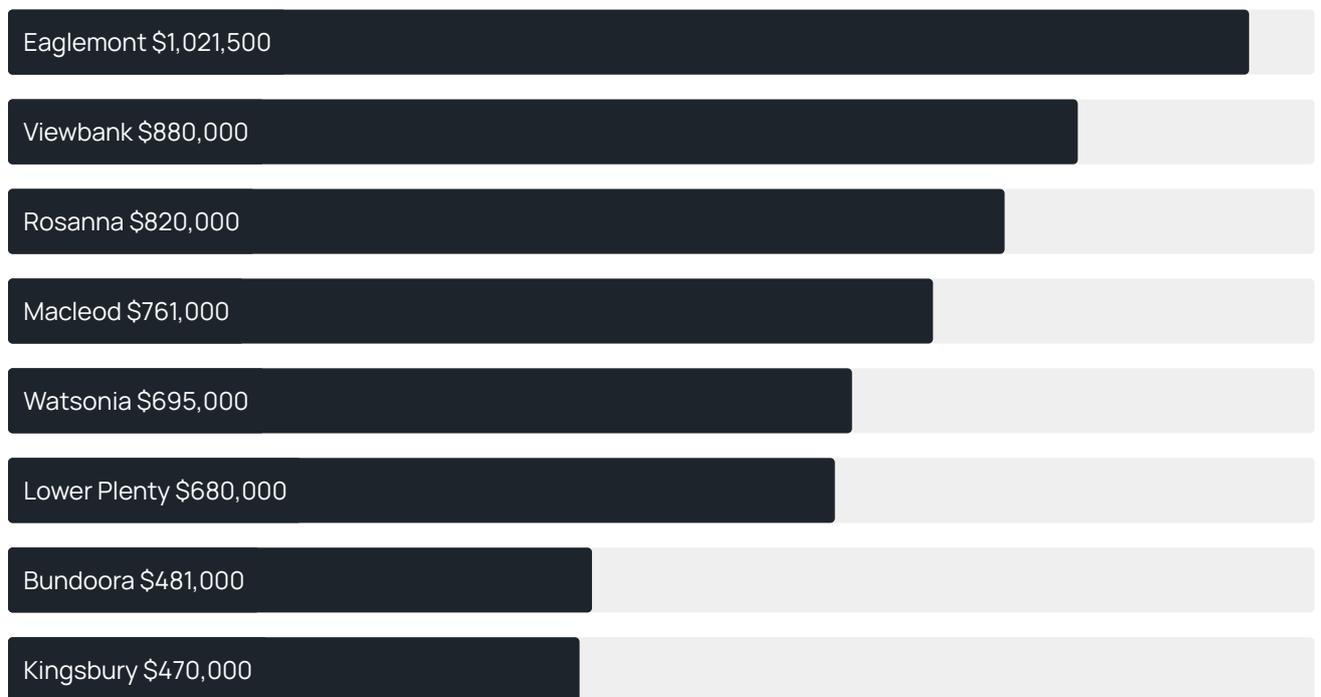
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 50%
● Private 50%

Auction clearance rate³

100%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

8.5 years

Dwelling type⁵



● Houses 98% ● Units 2%

Ownership⁵



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

Population⁵

3,799

Median asking rent¹

\$620 per week

Population growth⁵

-0.39%

Rental yield¹

3.38%

Median age⁵

41 years

Median household size⁵

2.7 people

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 18 Vicarage Way WATSONIA NORTH	4	House	\$1,270,000	14 Feb 2026
 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
 11 Sharpes Rd Watsonia North	3	House	\$1,150,000	15 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

WATSONIA NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Carson Ct Watsonia North	4	House	\$961,000	08 Nov 2025
 30 Grant St Watsonia North	3	House	\$825,000	07 Nov 2025
 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

WATSONIA NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 48 Meakin St Watsonia North	3	House	\$870,000	23 Aug 2025
 15 Sharpes Rd Watsonia North	3	House	\$945,000	19 Aug 2025
 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



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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 01/03/2026

- 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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