

# JellisCraig

WATSONIA

## Suburb Report

Know your neighbourhood.



WATSONIA SUBURB REPORT

Median House Price\*

Median

\$947k

Quarterly Price Change

-0.42% ↓

Median Unit Price\*

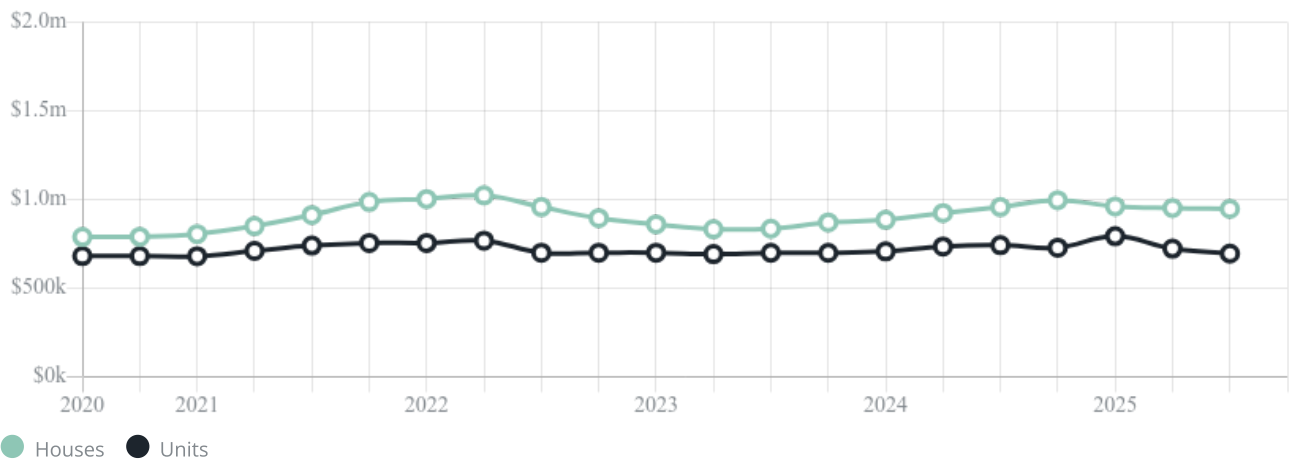
Median

\$695k

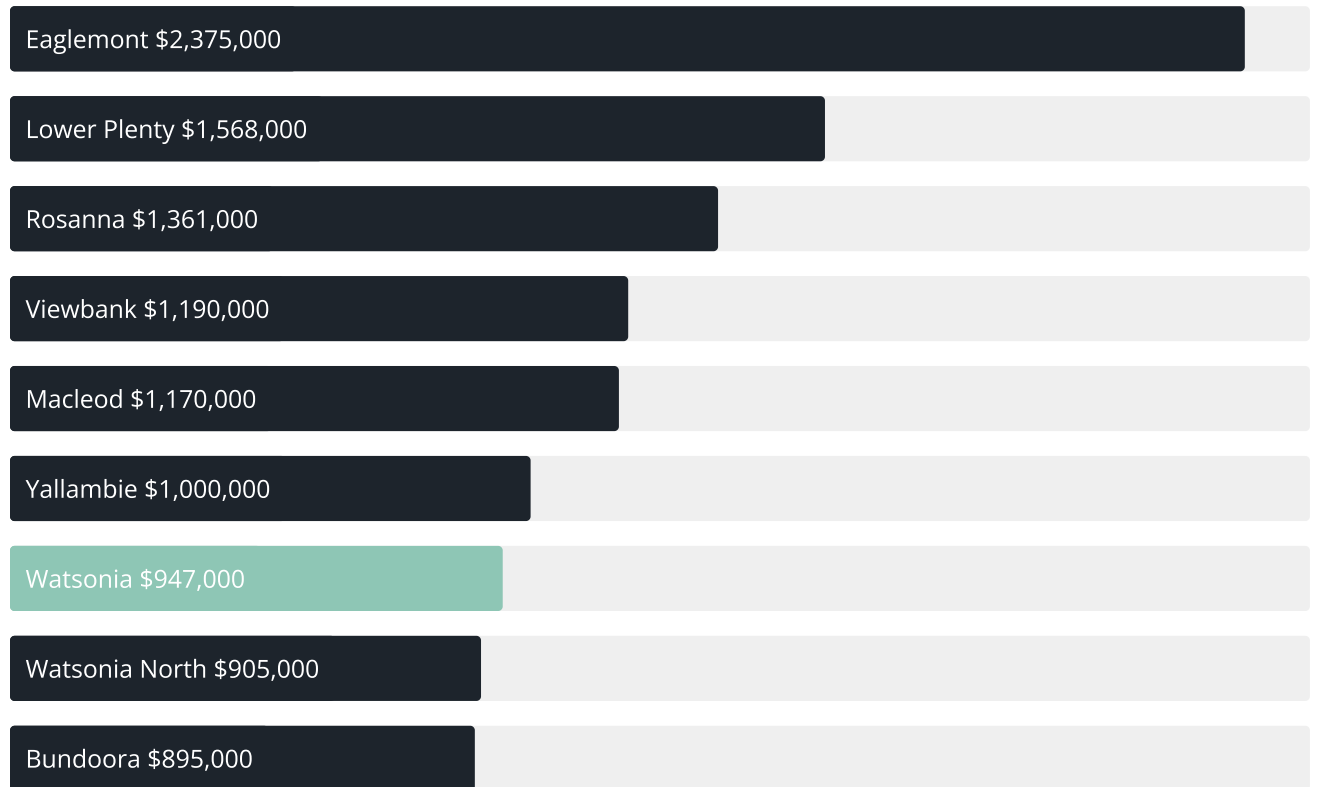
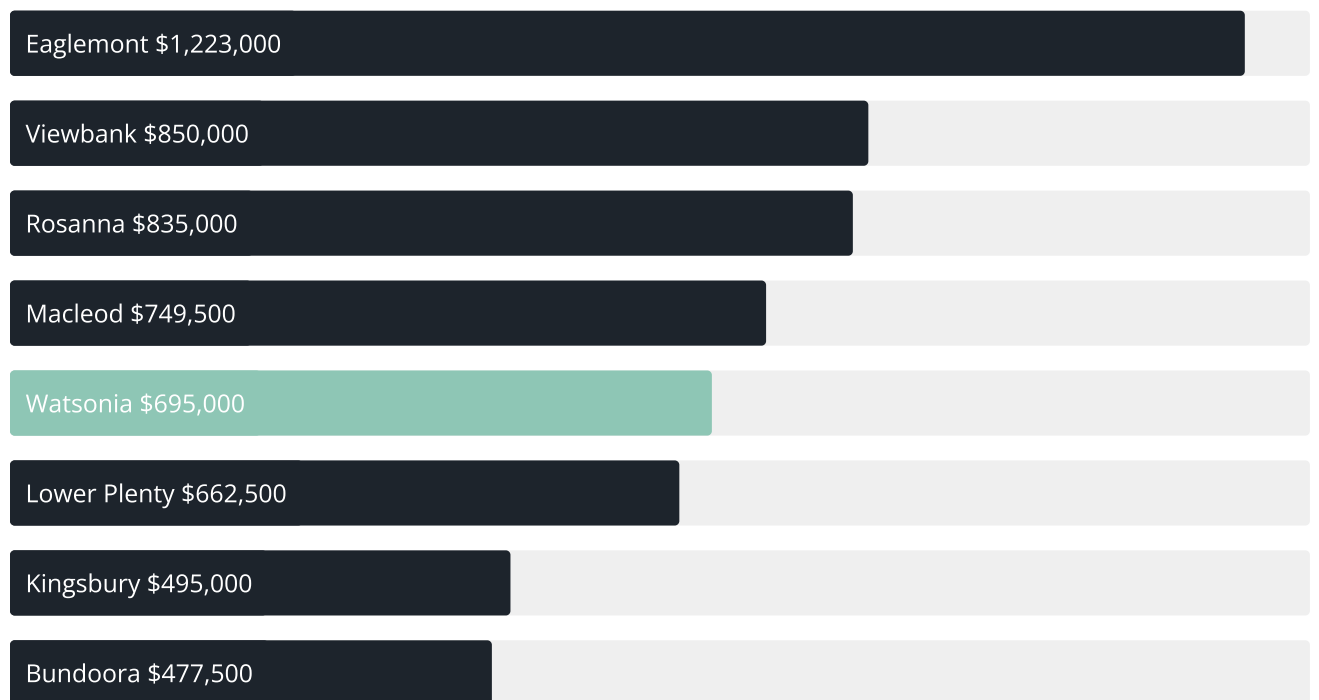
Quarterly Price Change

-3.80% ↓

Quarterly Price Change\*



## WATSONIA SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## WATSONIA SUBURB REPORT

## Sale Method\*



## Auction Clearance Rate\*

90.48%

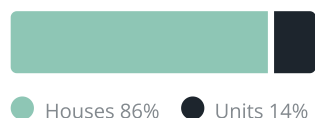
## Median Days on Market^

25 days

## Average Hold Period\*

9.7 years

## Dwelling Type^



## Ownership^



## Population^

5,352

## Median Asking Rent per week\*

\$550

## Population Growth^

2.65%

## Rental Yield\*

2.89%

## Median Age^











38 years

## Median Household Size^











2.5 people

## WATSONIA 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 2/3 Richards Av Watsonia	4	Townhouse	\$1,090,000	08 Nov 2025
 273 Nell St Watsonia	4	House	\$1,475,000	08 Nov 2025
 7 Beaumont St Watsonia	3	House	\$1,200,500	08 Nov 2025
 17 Temby St Watsonia	3	House	\$1,280,000	07 Nov 2025
 39 Frensham Rd Watsonia	5	House	\$1,125,000	06 Nov 2025
 52 Frensham Rd Watsonia	3	House	\$1,065,000	25 Oct 2025
 5 Yerrawa Dr Watsonia	3	House	\$1,000,000	20 Oct 2025
 45 Princes St Watsonia	4	House	\$1,030,000	18 Oct 2025
 27 Princes St Watsonia	4	House	\$1,050,000	13 Oct 2025
 3 Dunn St Watsonia	2	House	\$772,500	11 Oct 2025

## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/3 Richards Av Watsonia	4	Townhouse	\$1,150,000	11 Oct 2025
 16 Ladd St Watsonia	3	House	\$1,090,000	08 Oct 2025
 45 Bungay St Watsonia	4	House	\$1,080,000	08 Oct 2025
 51 Orana Dr Watsonia	3	House	\$870,000	04 Oct 2025
 21 Orana Dr Watsonia	3	House	\$975,000	04 Oct 2025
 4 Gresswell Park Dr Watsonia	3	House	\$953,000	04 Oct 2025
 15 Yerrawa Dr Watsonia	4	House	\$1,235,500	20 Sep 2025
 3/10 Fairview Gr Watsonia	2	Unit	\$510,000	19 Sep 2025
 18 Elder St Watsonia	3	House	\$855,000	15 Sep 2025
 12 Manfred St Watsonia	3	House	\$950,000	12 Sep 2025



## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/11 Eden Av Watsonia	3	House	\$825,000	11 Sep 2025
 17 Manfred St Watsonia	3	House	\$835,000	11 Sep 2025
 19 Princes St Watsonia	3	House	\$1,130,000	06 Sep 2025
 2/5 Grace St Watsonia	2	Townhouse	\$695,000	27 Aug 2025
 11 Eclipse Cr Watsonia	4	House	\$1,111,000	23 Aug 2025
 28 Morwell Av Watsonia	3	House	\$921,000	23 Aug 2025
 35 Yerrawa Dr Watsonia	4	House	\$1,326,000	16 Aug 2025
 53 Wattle Dr Watsonia	2	House	\$825,000	12 Aug 2025
 5 Illoura St Watsonia	3	House	\$1,045,000	09 Aug 2025
 4/58 Elder St Watsonia	2	Flat/Unit/Apartment	\$565,000	08 Aug 2025



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Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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