



Watsonia

Suburb Report



Your connection to property insights



JellisCraig

WATSONIA SUBURB REPORT

Median house price¹

Median

\$1.02m

Quarterly price change

5.41% ↑

Median unit price¹

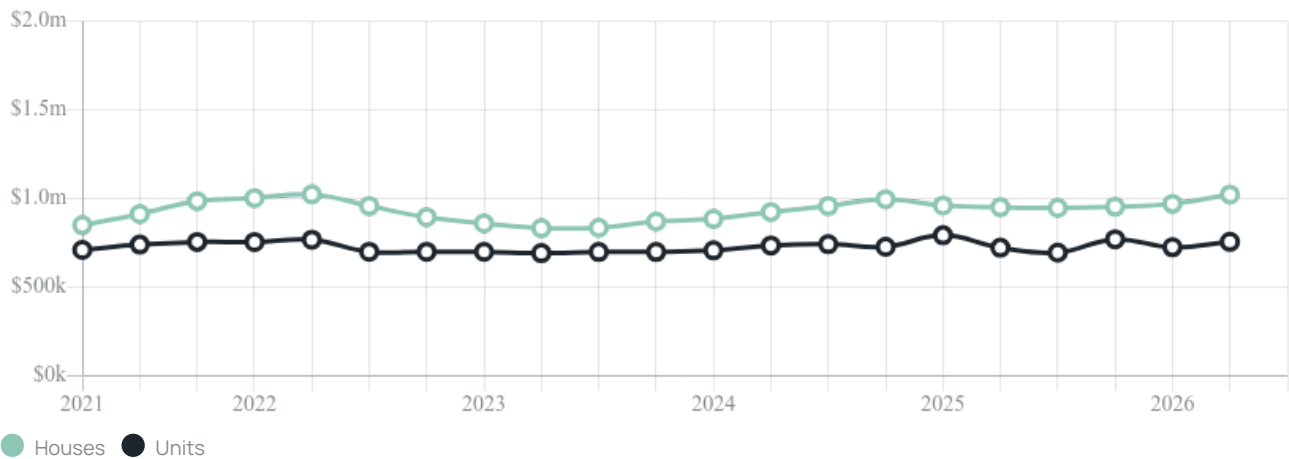
Median

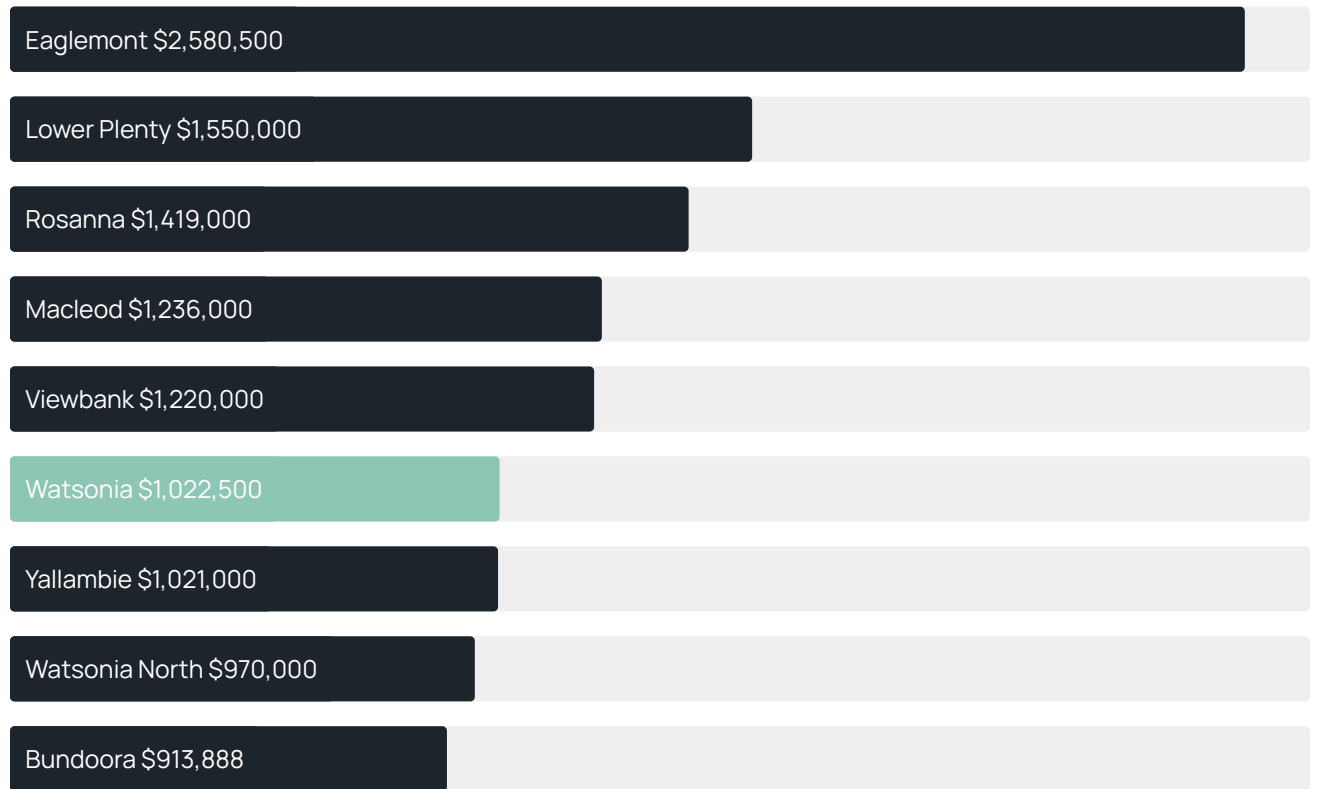
\$756k

Quarterly price change

4.34% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 67%
● Private 33%

Auction clearance rate³

90%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

9.7 years

Dwelling type⁵

● Houses 86% ● Units 14%

Ownership⁵

● Owned outright 35% ● Mortgaged 38% ● Rented 27%

Population⁵

5,352

Median asking rent¹

\$600 per week

Population growth⁵

2.65%

Rental yield¹

2.89%

Median age⁵

38 years

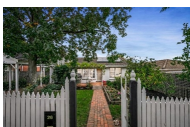
Median household size⁵

2.5 people

WATSONIA SUBURB REPORT

Recent Watsonia sales

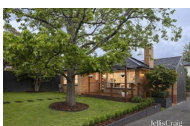
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/40 Wattle Dr Watsonia	4	House	\$985,000	16 Jul 2026
 12 Cooinda Cr Watsonia	2	House	\$916,000	04 Jul 2026
 1/11 Richards Av Watsonia	3	Townhouse	\$905,000	20 Jun 2026
 1 St James Ct Watsonia	3	House	\$938,000	13 Jun 2026
 21 Manfred St Watsonia	3	House	\$830,000	06 Jun 2026
 32 Frensham Rd Watsonia	3	House	\$961,000	04 Jun 2026
 26 Longmuir Rd WATSONIA	2	House	\$860,000	01 Jun 2026
 36 Black St Watsonia	2	House	\$1,110,000	30 May 2026
 15 Eclipse Cr Watsonia	4	House	\$1,050,000	22 May 2026
 10 Medbury Av Watsonia	4	House	\$1,146,000	02 May 2026

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/16 Princes St WATSONIA	2	Unit	\$850,000	18 Apr 2026
 272 Greenwood Dr Watsonia	2	House	\$768,000	18 Apr 2026
 19 Elder St Watsonia	3	House	\$1,095,000	29 Mar 2026
 15 Loyola Ct Watsonia	4	House	\$1,053,500	28 Mar 2026
 2/11 Richards Av Watsonia	3	Unit	\$755,000	17 Mar 2026
 6 Yerrawa Dr Watsonia	3	House	\$1,020,000	17 Mar 2026
 17 High St Watsonia	3	House	\$850,000	13 Mar 2026
 20 Lambourn Rd Watsonia	3	House	\$1,468,000	08 Mar 2026
 231 Nell St. W WATSONIA	4	House	\$925,000	07 Mar 2026
 231 Nell St Watsonia	4	House	\$925,000	07 Mar 2026

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/53-57 Devonshire Rd Watsonia	2	Unit	\$610,000	05 Mar 2026
 1/4 Mayling Ct Watsonia	3	House	\$780,000	28 Feb 2026
 88 Watsonia Rd Watsonia	3	House	\$950,000	24 Feb 2026
 86 Watsonia Rd Watsonia	3	House	\$950,000	24 Feb 2026
 7 Castlereagh Pl Watsonia	3	House	\$885,000	21 Feb 2026
 9 Shannon Cr Watsonia	5	House	\$1,180,000	21 Feb 2026
 5/154-156 Watsonia Rd Watsonia	2	Unit	\$490,000	15 Feb 2026
 6 Eden Av Watsonia	4	House	\$1,100,000	13 Feb 2026
 5a Princes St Watsonia	2	Unit	\$757,000	07 Feb 2026
 1/1 Meagher St Watsonia	3	House	\$953,000	17 Jan 2026



Jellis Craig Greensborough
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444

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 01/08/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.