



Watsonia

# Suburb Report



Your connection to property insights



JellisCraig

Median house price<sup>1</sup>

Median

\$953k

Quarterly price change

0.63% ↑

Median unit price<sup>1</sup>

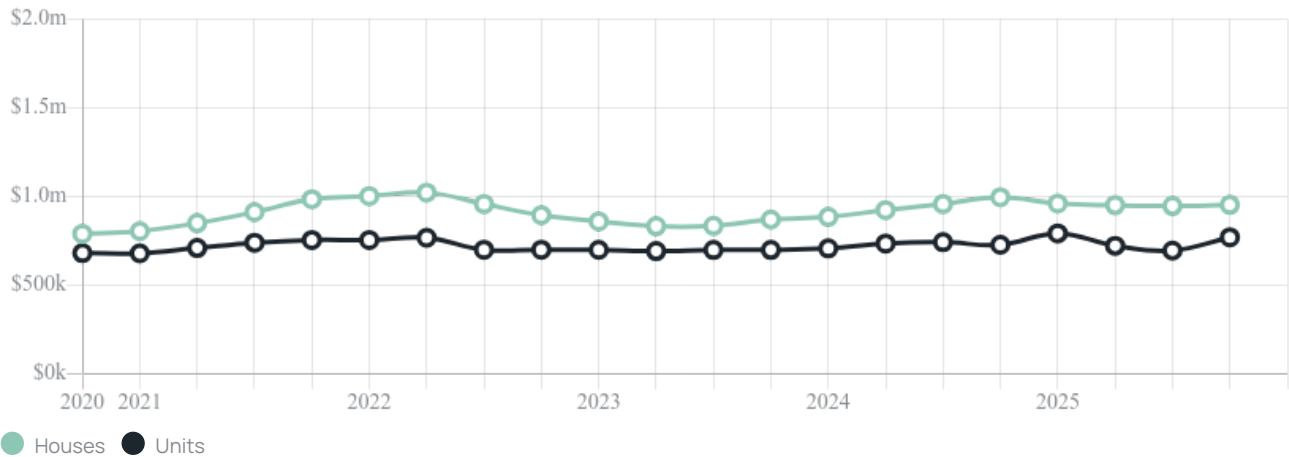
Median

\$770k

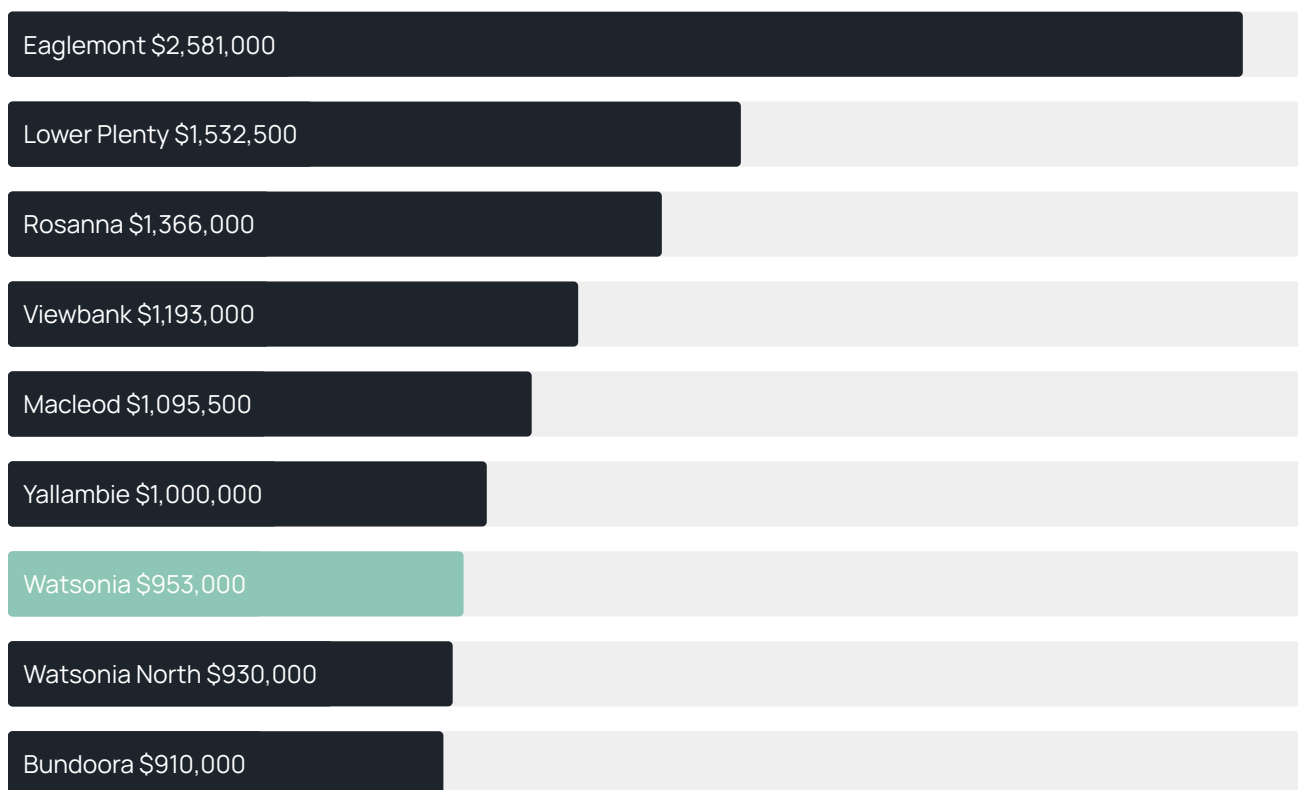
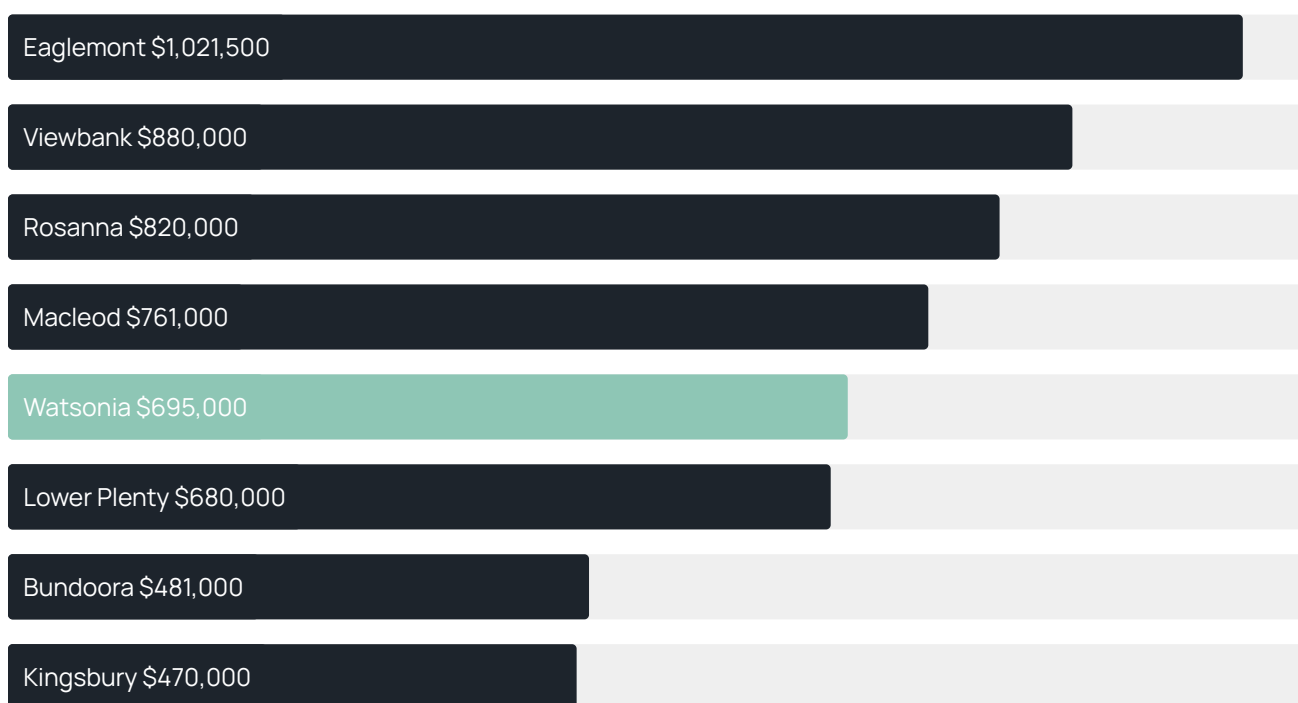
Quarterly price change

10.79% ↑

Quarterly price change<sup>1</sup>



## WATSONIA SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 68%  
● Private 32%

Auction clearance rate<sup>3</sup>

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**61.54%**Median days on market<sup>3</sup>

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

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**36 groups**Average hold period<sup>1</sup>

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**9.7 years**Dwelling type<sup>5</sup>

● Houses 86% ● Units 14%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

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**5,352**Median asking rent<sup>1</sup>

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**\$575 per week**Population growth<sup>5</sup>

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**2.65%**Rental yield<sup>1</sup>

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**2.89%**Median age<sup>5</sup>

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**38 years**Median household size<sup>5</sup>











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**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 [jellisicraig.com.au/suburb-reports](https://jellisicraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 7/46 Powley Pde Watsonia	2	Apartment	\$415,000	13 Jan 2026
 3/15 Richards Av Watsonia	3	Unit	\$840,000	23 Dec 2025
 2/158 Watsonia Rd Watsonia	3	Unit	\$680,000	21 Dec 2025
 1/39 Grace St Watsonia	4	House	\$1,203,000	13 Dec 2025
 25 Dunn St Watsonia	4	House	\$910,000	10 Dec 2025
 3/3 Richards Av Watsonia	3	Flat/Unit/Apartment	\$1,000,000	10 Dec 2025
 6 Gabonia Av WATSONIA	3	House	\$950,000	09 Dec 2025
 137 Watsonia Rd Watsonia	4	House	\$872,000	07 Dec 2025
 21 Curtis Av Watsonia	4	House	\$950,000	06 Dec 2025
 9 Illoura St Watsonia	4	House	\$1,120,000	06 Dec 2025

## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 Kenmare St Watsonia	3	House	\$1,025,000	21 Nov 2025
 4/6 Papua St Watsonia	3	Unit	\$749,000	12 Nov 2025
 273 Nell St Watsonia	4	House	\$1,475,000	08 Nov 2025
 2/3 Richards Av Watsonia	4	Townhouse	\$1,090,000	08 Nov 2025
 7 Beaumont St Watsonia	3	House	\$1,200,500	08 Nov 2025
 4/63 Devonshire Rd Watsonia	2	Unit	\$700,000	07 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

## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Shannon Cr Watsonia	3	House	\$937,500	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
 1/3 Richards Av Watsonia	4	Townhouse	\$1,150,000	11 Oct 2025
 3 Dunn St Watsonia	2	House	\$772,500	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
 1/31 Cooinda Cr Watsonia	4	Townhouse	\$1,075,000	08 Oct 2025
 51 Orana Dr Watsonia	3	House	\$870,000	04 Oct 2025
 4 Gresswell Park Dr Watsonia	3	House	\$953,000	04 Oct 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.

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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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