



Watsonia

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

WATSONIA SUBURB REPORT

Median house price¹

Median

\$947k

Quarterly price change

-0.42% 

Median unit price¹

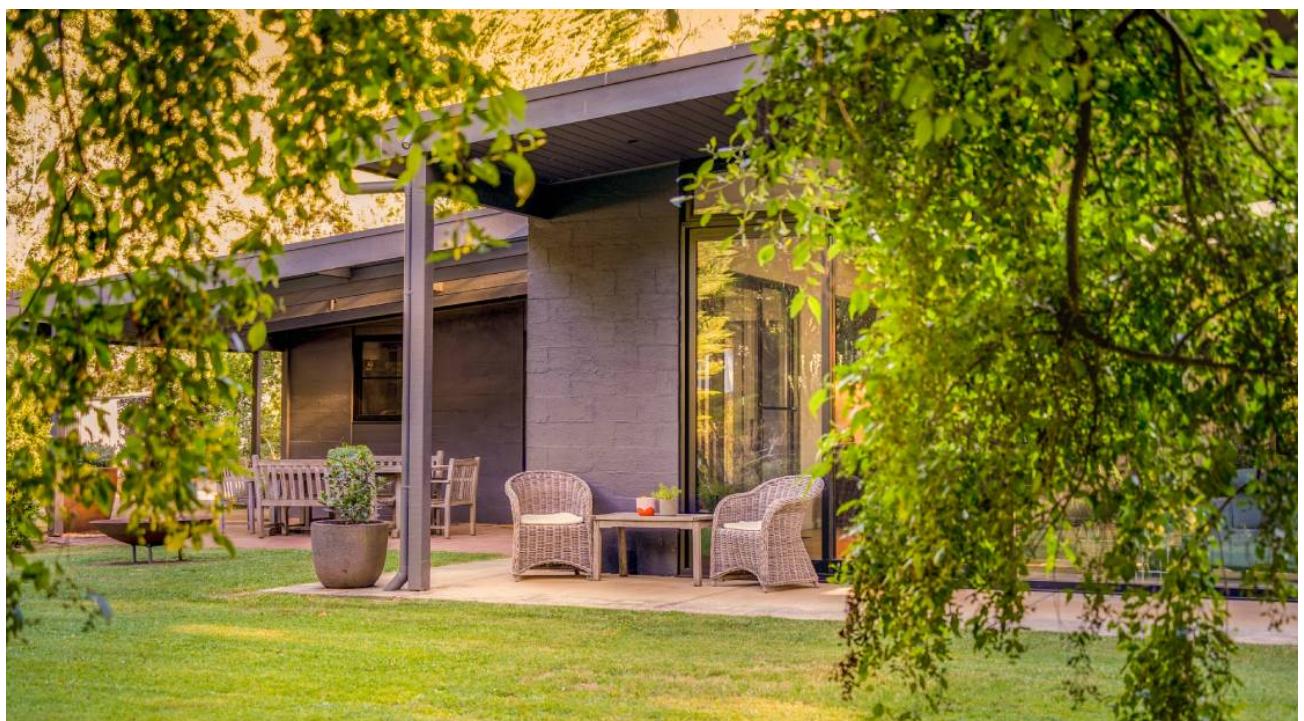
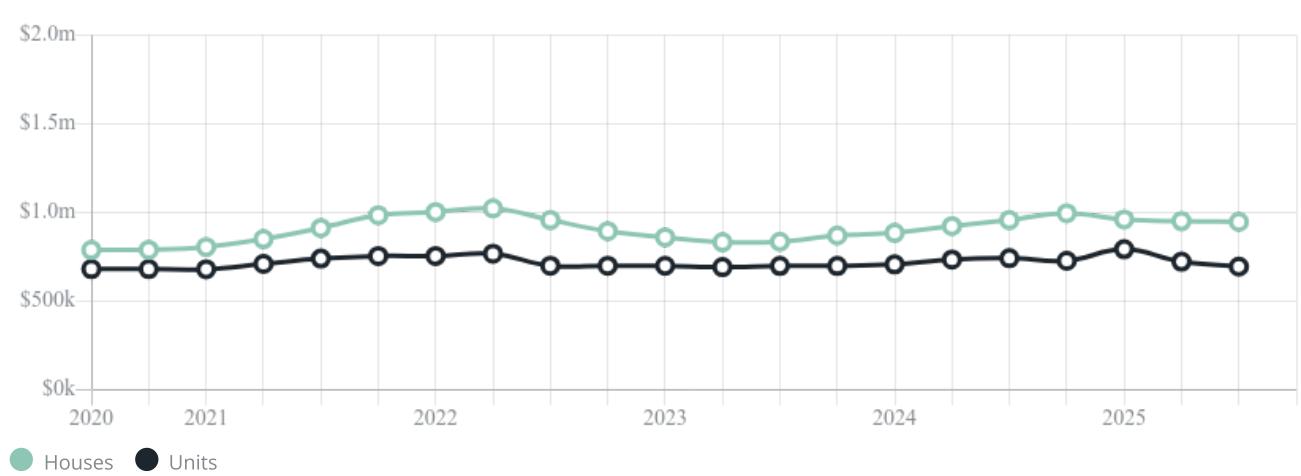
Median

\$695k

Quarterly price change

-3.80% 

Quarterly price change¹



Surrounding Suburbs

WATSONIA SUBURB REPORT

Median house price¹

Eaglemont \$2,375,000

Lower Plenty \$1,568,000

Rosanna \$1,361,000

Viewbank \$1,190,000

Macleod \$1,170,000

Yallambie \$1,000,000

Watsonia \$947,000

Watsonia North \$905,000

Bundoora \$895,000

Median unit price¹

Eaglemont \$1,223,000

Viewbank \$850,000

Rosanna \$835,000

Macleod \$749,500

Watsonia \$695,000

Lower Plenty \$662,500

Kingsbury \$495,000

Bundoora \$477,500

Sales Snapshot

WATSONIA SUBURB REPORT

Sale method²



● Auction 79%
● Private 21%

Auction clearance rate³

72.73%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

9.7 years

Insights

Dwelling type⁵



● Houses 86% ● Units 14%

Ownership⁵



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

Population⁵

5,352

Median asking rent¹

\$550 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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
 35 Kenmare St Watsonia	3	House	\$1,025,000	21 Nov 2025
 4/6 Papua St Watsonia	3	Unit	\$749,000	12 Nov 2025
 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

Sold Properties

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 21 Orana Dr Watsonia	3	House	\$975,000	04 Oct 2025
 18 Tennyson St Watsonia	3	Flat/Unit/Apartment	\$935,000	02 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



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.



Data is current as of PDF generation date 08/01/2026

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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