



Watsonia

Suburb Report



Your connection to property insights



JellisCraig

WATSONIA SUBURB REPORT

Median house price¹

Median

\$973k

Quarterly price change

2.04% ↑

Median unit price¹

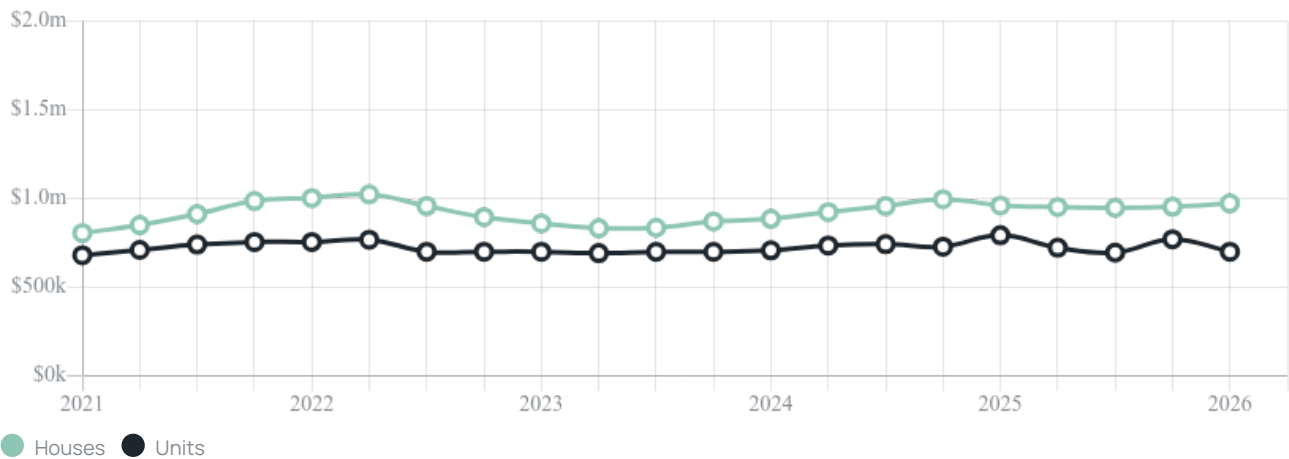
Median

\$700k

Quarterly price change

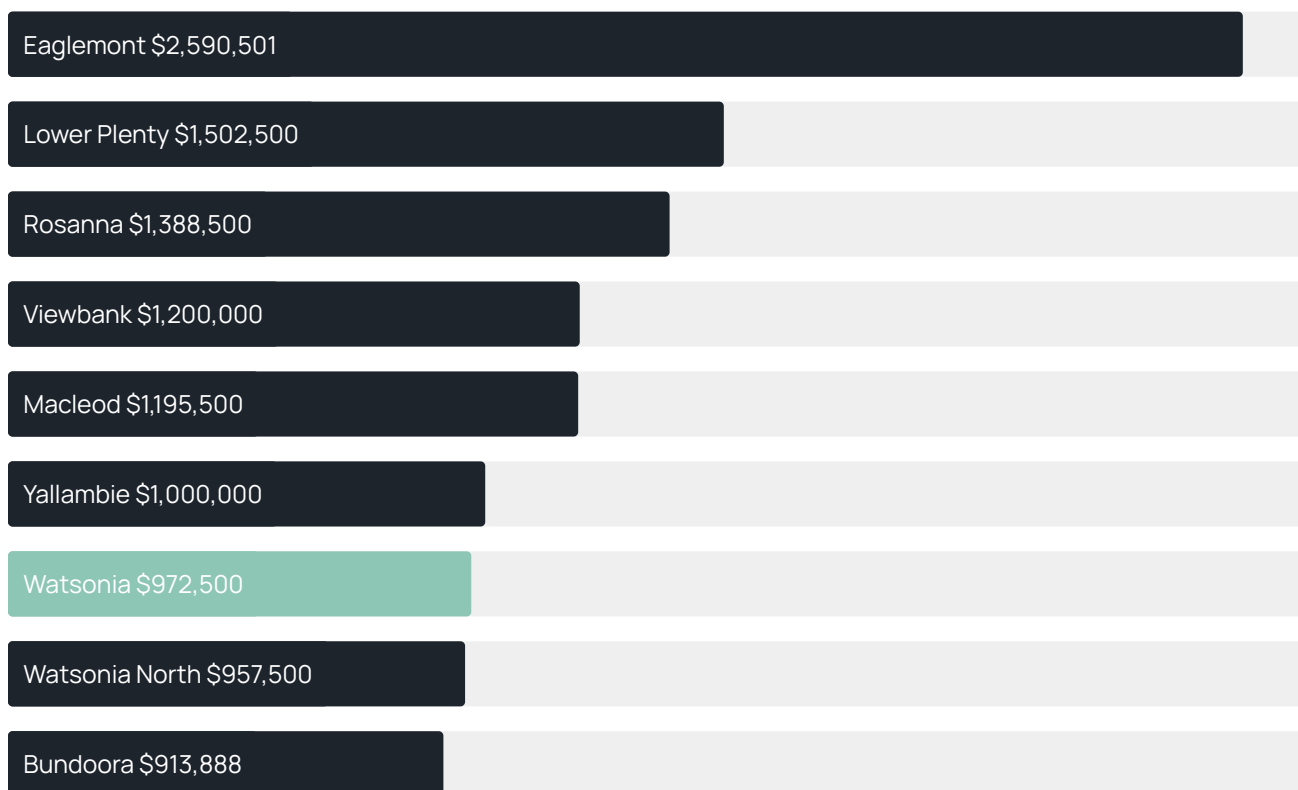
-9.09% ↓

Quarterly price change¹



WATSONIA SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 83%
● Private 17%

Auction clearance rate³

90%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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

\$580 per week

Population growth⁵

2.65%

Rental yield¹

2.89%

Median age⁵

38 years

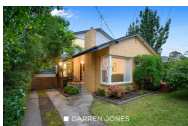
Median household size⁵

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
 1/11 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
 2/16 Princes St WATSONIA	2	Unit	\$850,000	18 Apr 2026
 272 Greenwood Dr Watsonia	2	House	\$768,000	18 Apr 2026

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 7/46 Powley Pde Watsonia	2	Unit	\$415,000	13 Jan 2026
 3/15 Richards Av Watsonia	3	Unit	\$840,000	23 Dec 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 01/07/2026

- 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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