



Watsonia

# Suburb Report



Your connection to property insights



**JellisCraig**

WATSONIA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$973k

Quarterly price change

2.04% ↑

Median unit price<sup>1</sup>

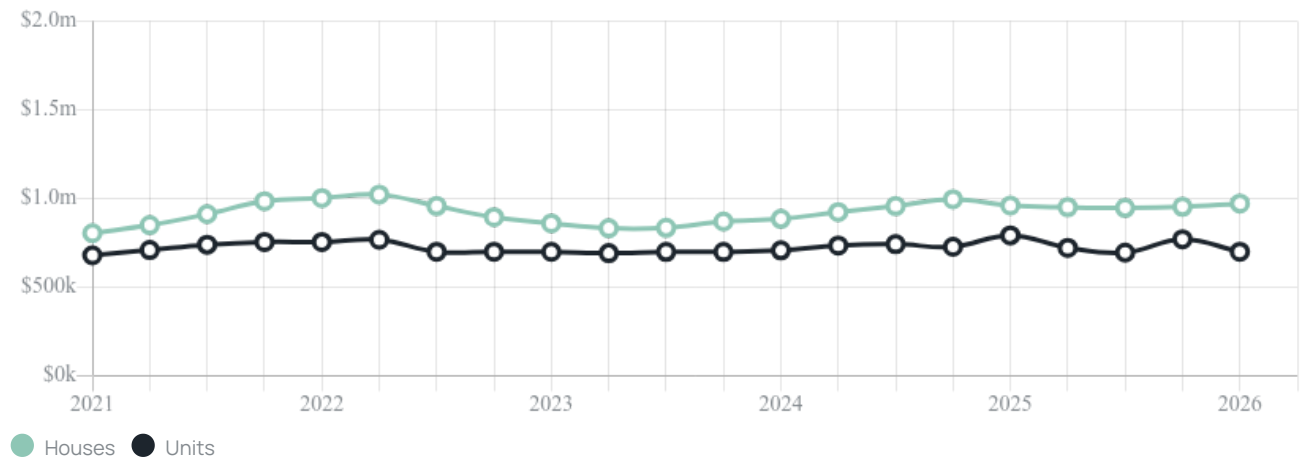
Median

\$700k

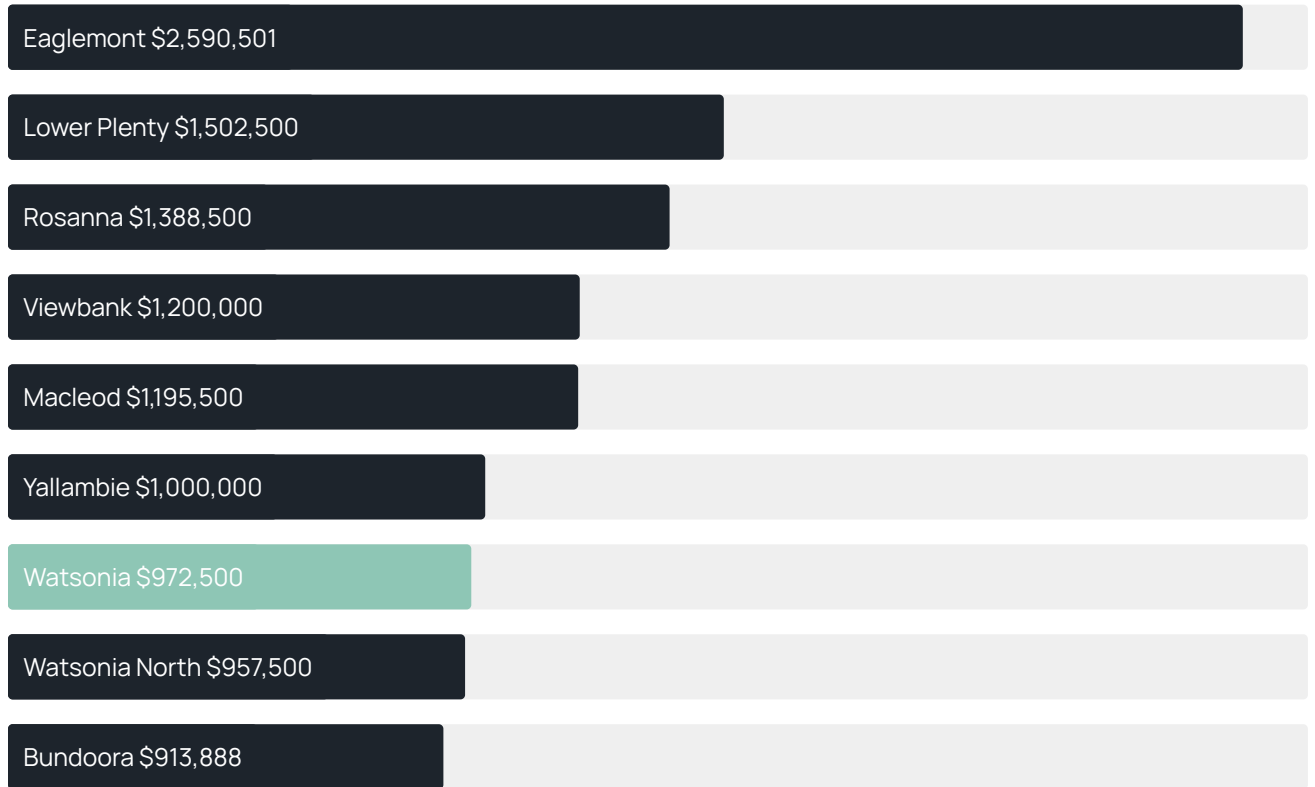
Quarterly price change

-9.09% ↓

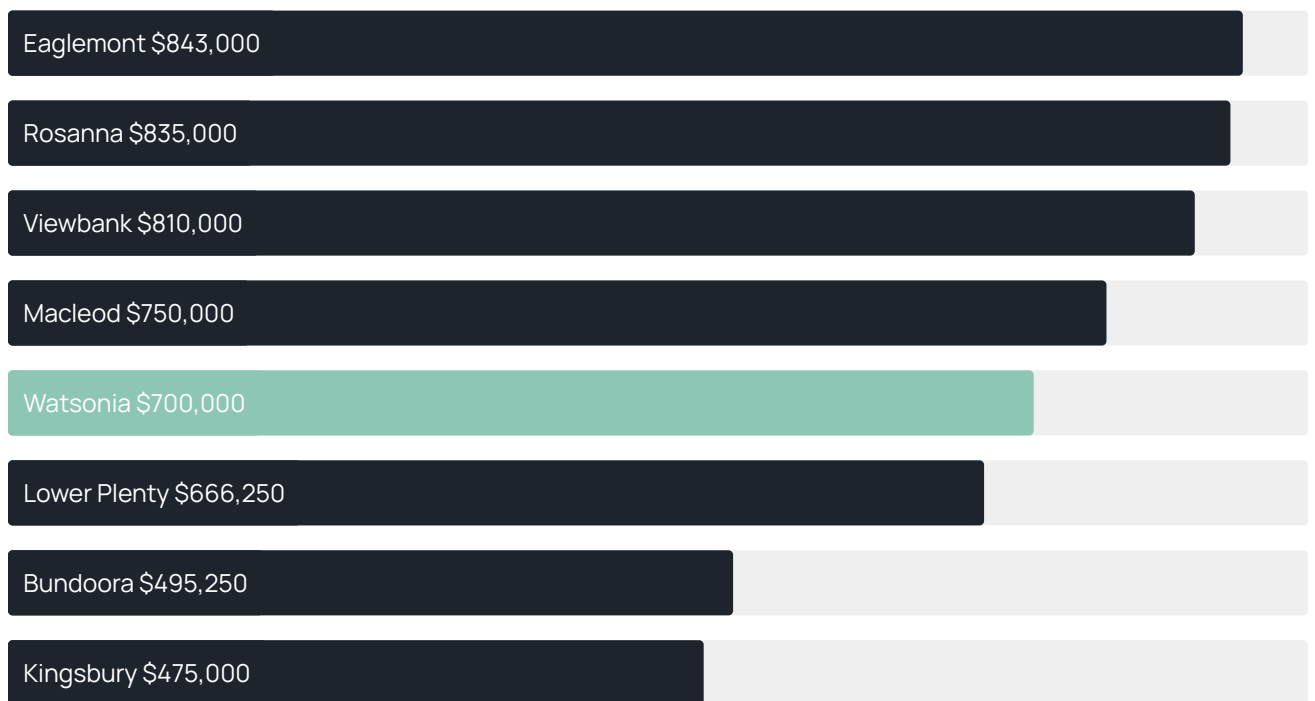
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 71%  
● Private 29%

Auction clearance rate<sup>3</sup>

90%

Median days on market<sup>3</sup>

24 days

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

24 groups

Average hold period<sup>1</sup>

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>

5,352

Median asking rent<sup>1</sup>

\$580 per week

Population growth<sup>5</sup>

2.65%

Rental yield<sup>1</sup>

2.89%

Median age<sup>5</sup>

38 years



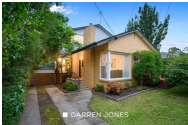







Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 36 Black St Watsonia	2	House	\$1,110,000	30 May 2026
 15 Eclipse Cr Watsonia	4	House	\$1,050,000	25 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
 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
 20 Lambourn Rd Watsonia	3	House	\$1,468,000	08 Mar 2026
 231 Nell St.W WATSONIA	4	House	\$925,000	07 Mar 2026

## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



**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 01/06/2026

- 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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