Watsonia

Suburb Report

Your connection to property insights

JellisCraig

WATSONIA SUBURB REPORT

Median house price[1]

Median

$953k

Quarterly price change

0.63% ↑

Median unit price[1]

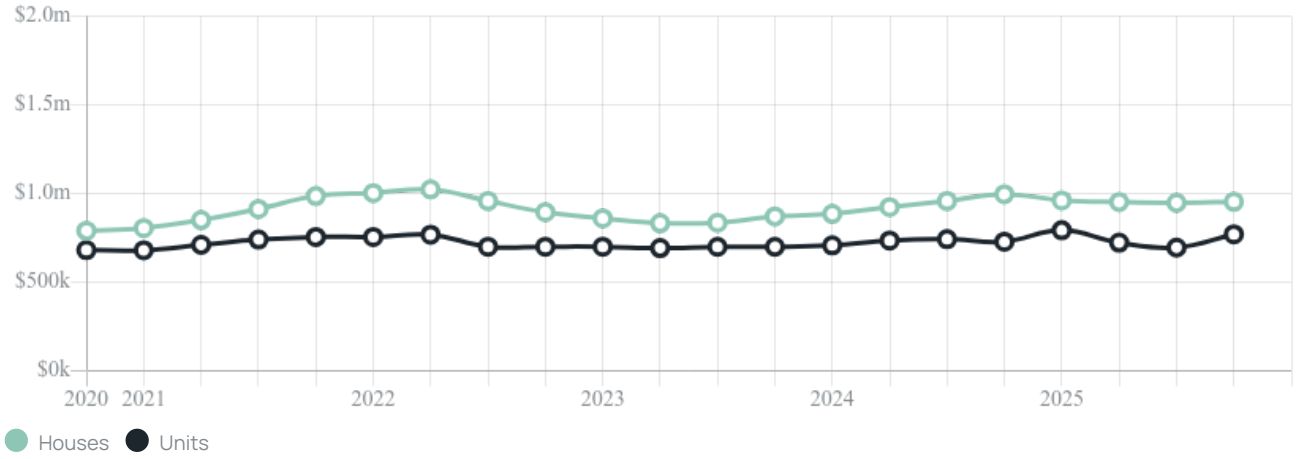
Median

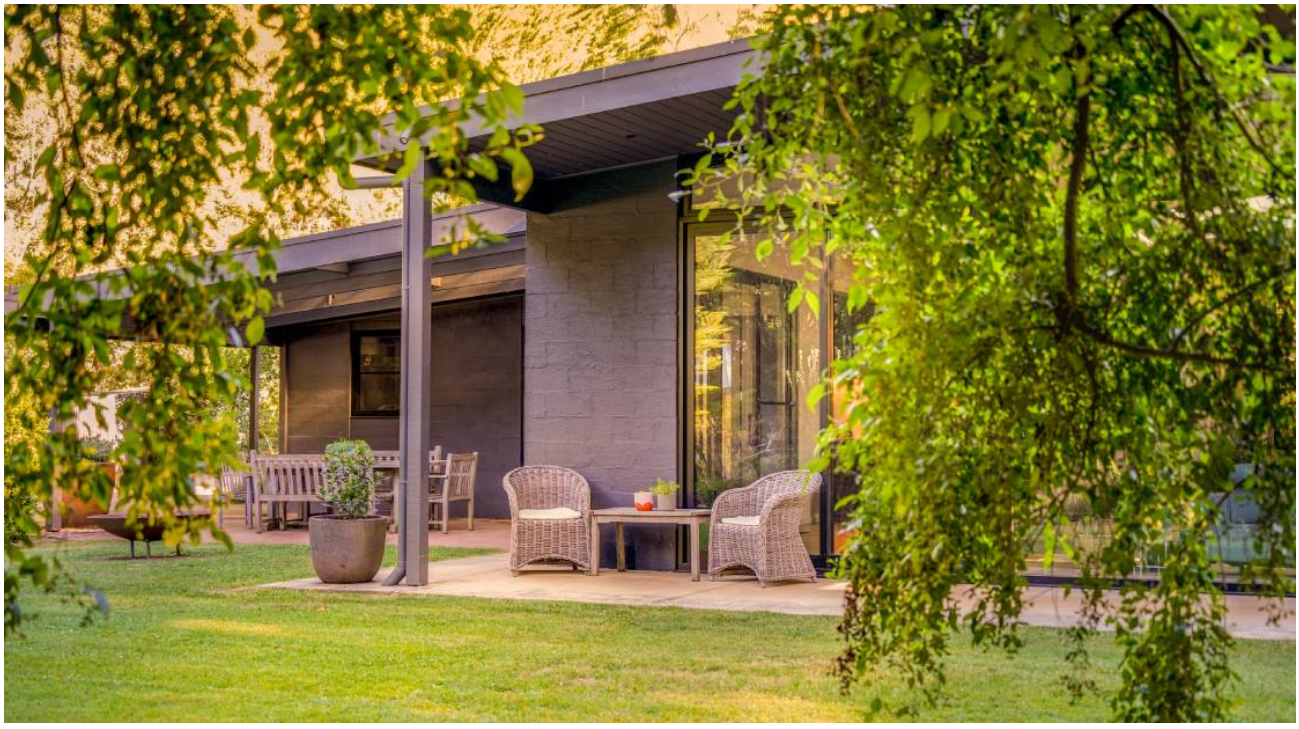
$770k

Quarterly price change

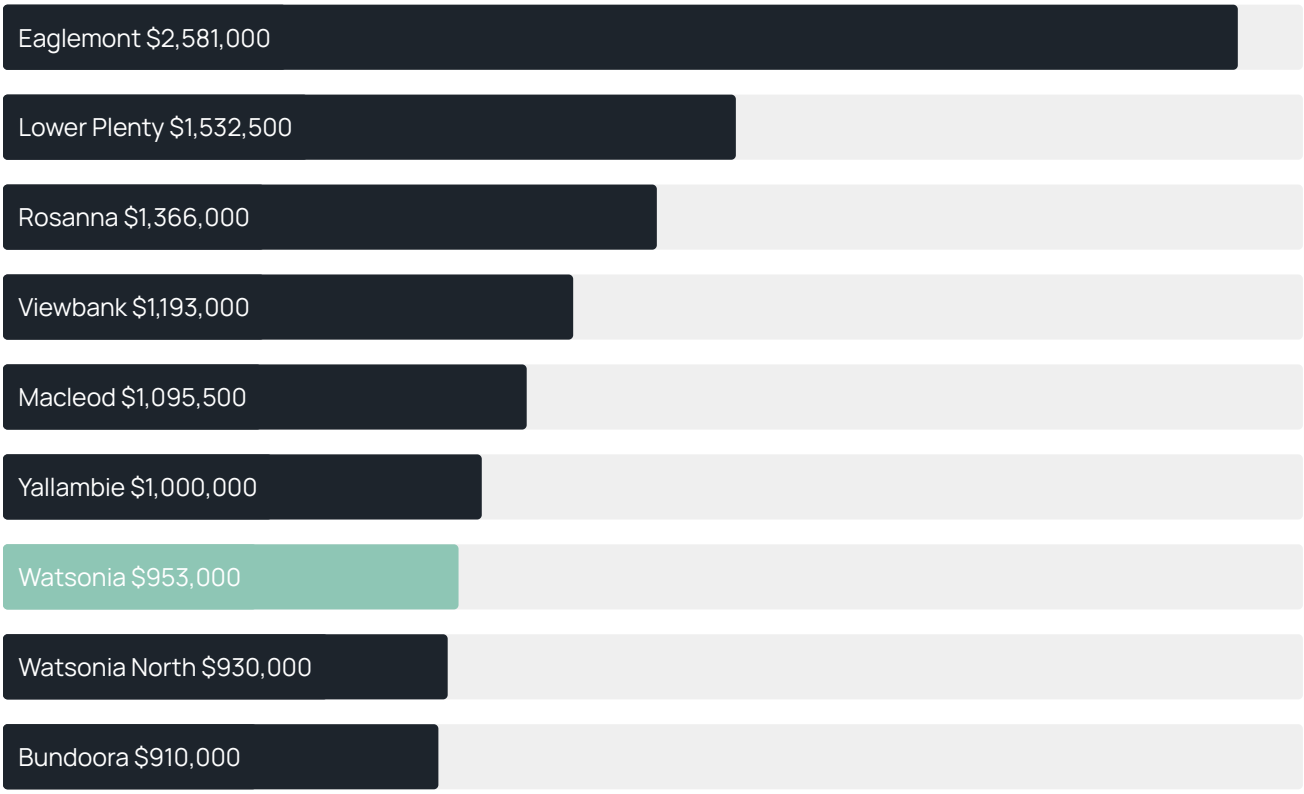
10.79% ↑

Quarterly price change[1]

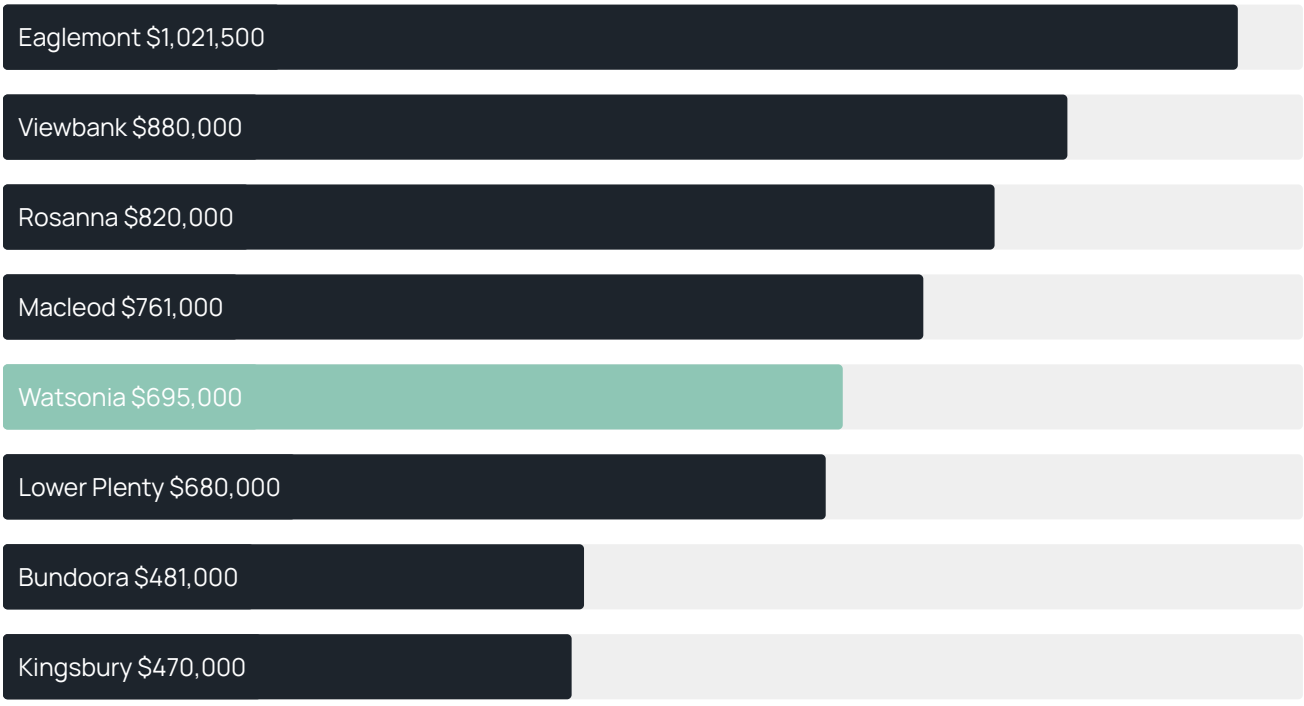




Median house price[1]



Median unit price[1]



Sales Snapshot

Sale method[2]

Auction clearance rate[3]

63.64%

Median days on market[3]

36 days

Jellis Craig average inspection attendance per listing[4]

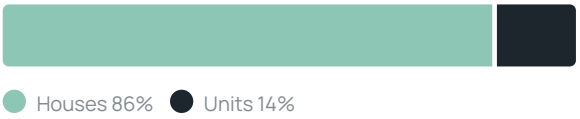
36 groups

Average hold period[1]

9.7 years

Insights

Dwelling type[5]



Ownership[5]

Population[5]

5,352

Median asking rent[1]

$575 per week

Population growth[5]

2.65%

Rental yield[1]

2.89%

Median age[5]

38 years

Median household size[5]

2.5 people

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
	1/4 Mayling Ct Watsonia	3	House	$780,000	28 Feb 2026
	86 Watsonia Rd Watsonia	3	House	$950,000	27 Feb 2026
	88 Watsonia Rd Watsonia	3	House	$950,000	27 Feb 2026
	9 Shannon Cr Watsonia	5	House	$1,180,000	21 Feb 2026
	7 Castlereagh Pl Watsonia	3	House	$885,000	21 Feb 2026
	5/154-156 Watsonia Rd Watsonia	2	Unit	$490,000	15 Feb 2026
	5a Princes St Watsonia	2	Unit	$757,000	07 Feb 2026
	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

Sold Properties

	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
	6 Gabonia Av WATSONIA	3	House	$950,000	09 Dec 2025
	137 Watsonia Rd Watsonia	4	House	$872,000	07 Dec 2025
	9 Illoura St Watsonia	4	House	$1,120,000	06 Dec 2025
	21 Curtis Av Watsonia	4	House	$950,000	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
	273 Nell St Watsonia	4	House	$1,475,000	08 Nov 2025

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	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
	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

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 01/03/2026

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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