



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>

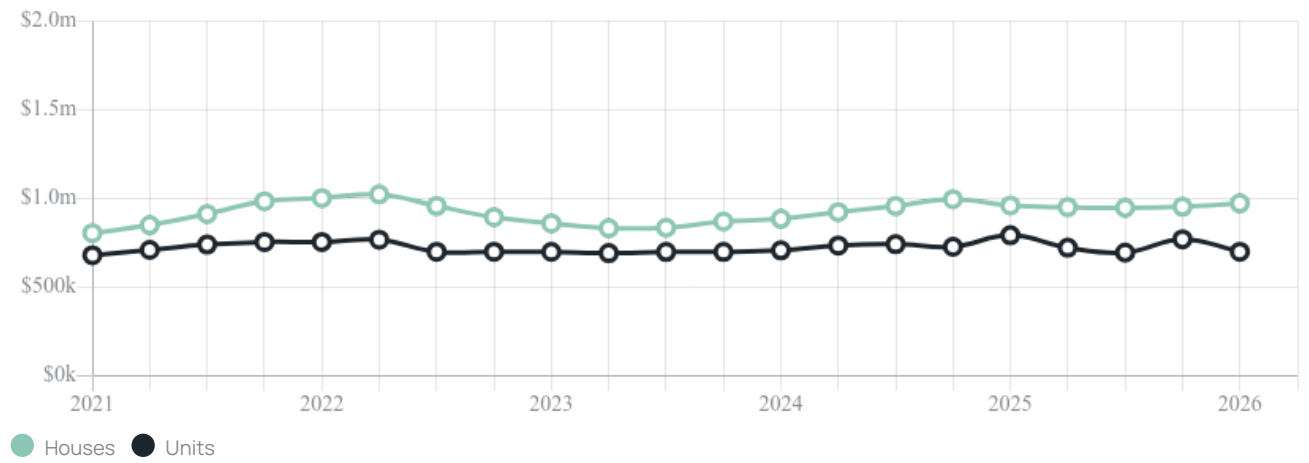
Median

\$700k

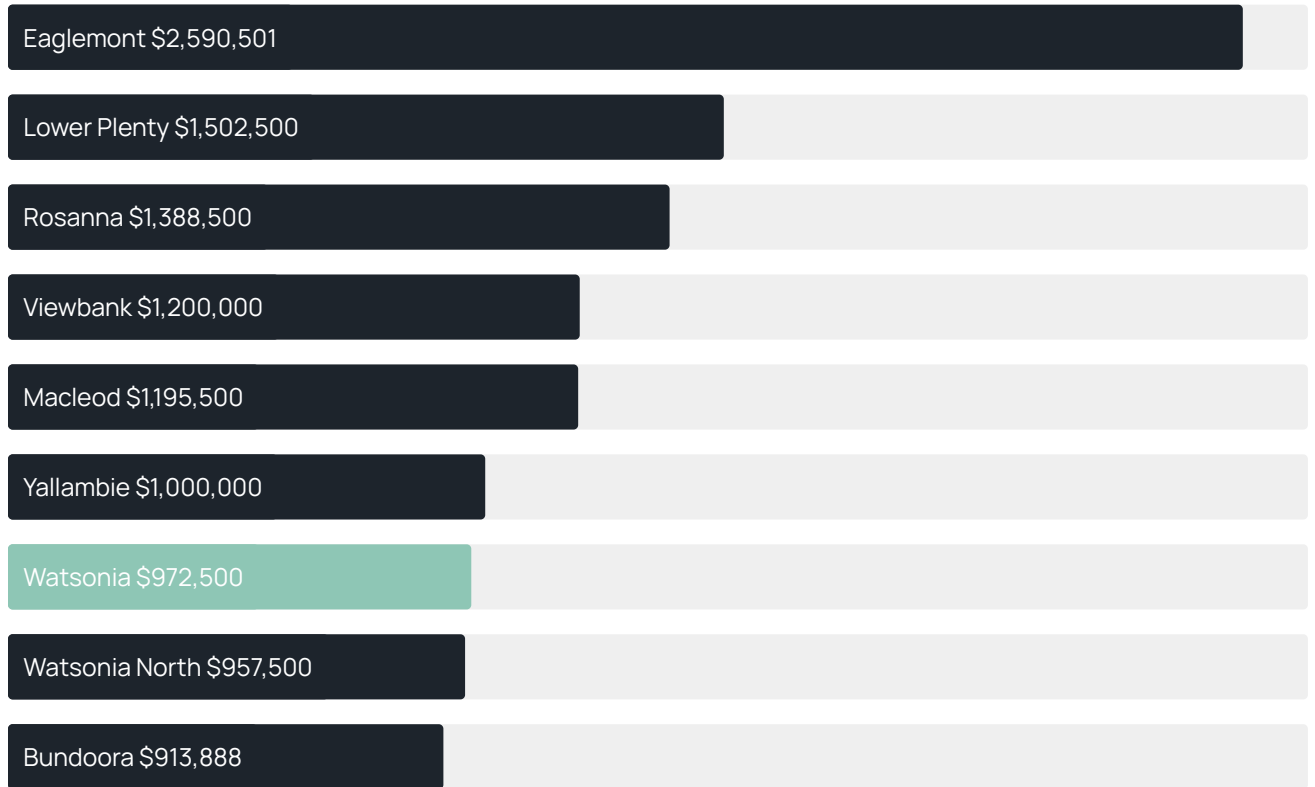
Quarterly price change

-9.09% ↓

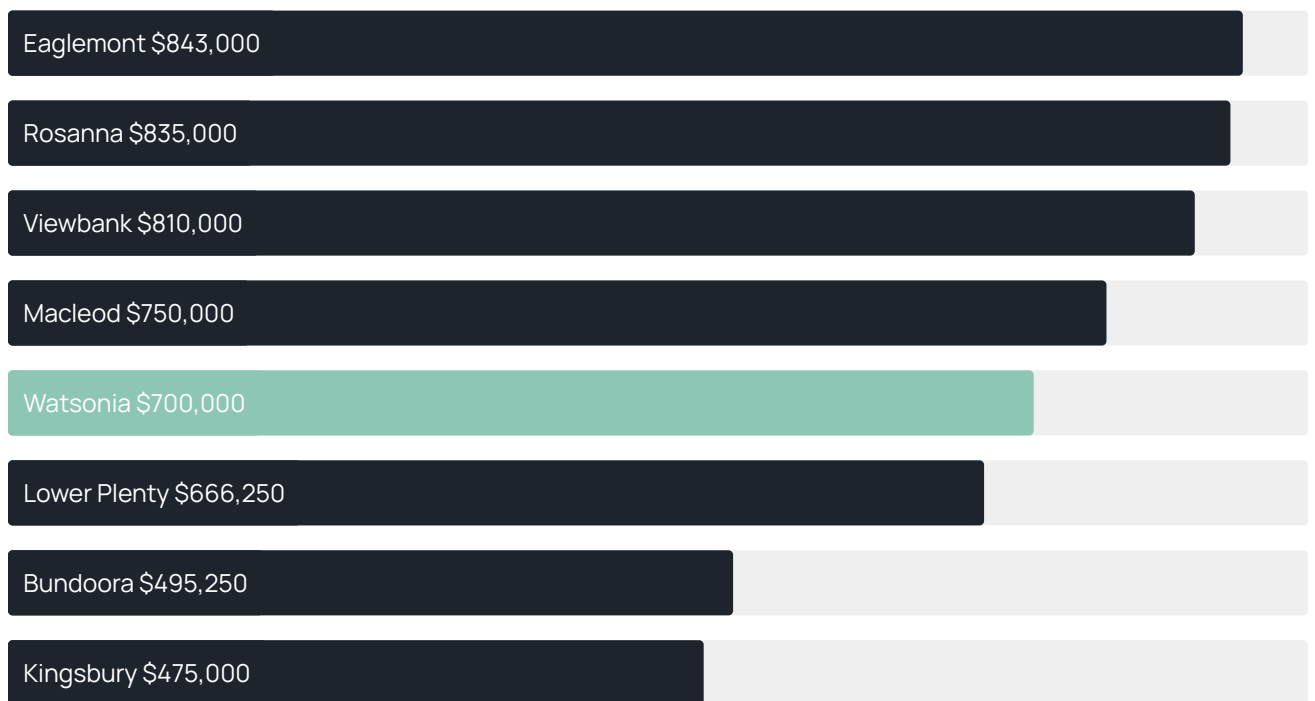
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 63%  
● Private 37%

Auction clearance rate<sup>3</sup>

83.33%

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

28 days

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

28 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 [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  272 Greenwood Dr<br>Watsonia           | 2        | House | \$768,000   | 18 Apr 2026 |
|  2/16 Princes St<br>WATSONIA            | 2        | Unit  | \$850,000   | 18 Apr 2026 |
|  15 Loyola Ct<br>Watsonia               | 4        | House | \$1,053,500 | 28 Mar 2026 |
|  2/11 Richards Av<br>Watsonia          | 3        | Unit  | \$755,000   | 17 Mar 2026 |
|  6 Yerrawa Dr<br>Watsonia             | 3        | House | \$1,020,000 | 17 Mar 2026 |
|  20 Lambourn Rd<br>Watsonia           | 3        | House | \$1,468,000 | 08 Mar 2026 |
|  231 Nell St.W<br>WATSONIA            | 4        | House | \$925,000   | 07 Mar 2026 |
|  231 Nell St<br>Watsonia              | 4        | House | \$925,000   | 07 Mar 2026 |
|  4/53-57<br>Devonshire Rd<br>Watsonia | 2        | Unit  | \$610,000   | 05 Mar 2026 |
|  1/4 Mayling Ct<br>Watsonia           | 3        | House | \$780,000   | 28 Feb 2026 |

## WATSONIA SUBURB REPORT

| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  88 Watsonia Rd<br>Watsonia            | 3        | House | \$950,000   | 24 Feb 2026 |
|  86 Watsonia Rd<br>Watsonia            | 3        | House | \$950,000   | 24 Feb 2026 |
|  7 Castlereagh Pl<br>Watsonia          | 3        | House | \$885,000   | 21 Feb 2026 |
|  9 Shannon Cr<br>Watsonia              | 5        | House | \$1,180,000 | 21 Feb 2026 |
|  5/154-156<br>Watsonia Rd<br>Watsonia | 2        | Unit  | \$490,000   | 15 Feb 2026 |
|  6 Eden Av<br>Watsonia               | 4        | House | \$1,100,000 | 13 Feb 2026 |
|  5a Princes St<br>Watsonia           | 2        | Unit  | \$757,000   | 07 Feb 2026 |
|  1/1 Meagher St<br>Watsonia          | 3        | House | \$953,000   | 17 Jan 2026 |
|  7/46 Powley Pde<br>Watsonia         | 2        | Unit  | \$415,000   | 13 Jan 2026 |
|  3/15 Richards Av<br>Watsonia        | 3        | Unit  | \$840,000   | 23 Dec 2025 |

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| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  2/158 Watsonia Rd<br>Watsonia | 3        | Unit  | \$680,000   | 21 Dec 2025 |
|  1/39 Grace St<br>Watsonia     | 4        | House | \$1,203,000 | 13 Dec 2025 |
|  25 Dunn St<br>Watsonia        | 4        | House | \$910,000   | 10 Dec 2025 |
|  6 Gabonia Av<br>WATSONIA      | 3        | House | \$950,000   | 09 Dec 2025 |
|  137 Watsonia Rd<br>Watsonia  | 4        | House | \$872,000   | 07 Dec 2025 |
|  21 Curtis Av<br>Watsonia    | 4        | House | \$950,000   | 06 Dec 2025 |
|  9 Illoura St<br>Watsonia    | 4        | House | \$1,120,000 | 06 Dec 2025 |
|  35 Kenmare St<br>Watsonia   | 3        | House | \$1,025,000 | 21 Nov 2025 |
|  4/6 Papua St<br>Watsonia    | 3        | Unit  | \$749,000   | 12 Nov 2025 |
|  273 Nell St<br>Watsonia     | 4        | House | \$1,475,000 | 08 Nov 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.

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Data is current as of PDF generation date 01/05/2026

- 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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