Watsonia

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$999k

Monthly median price change[2]

0.00% ↓

Median unit price

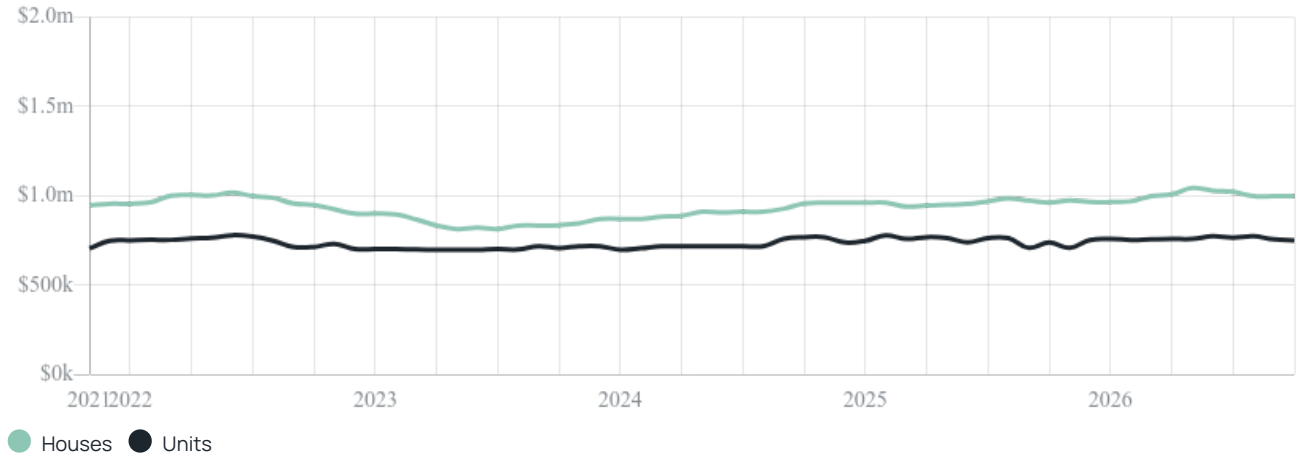
Median[1]

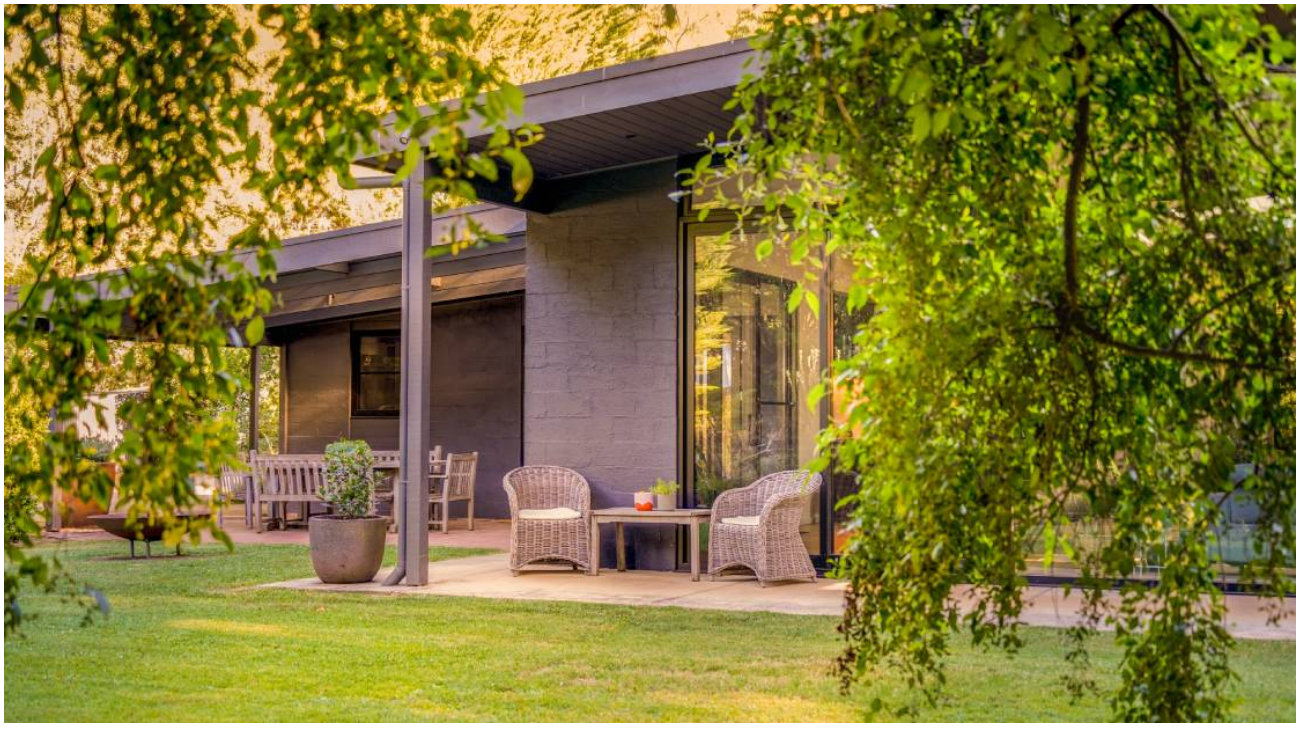
$752k

Monthly median price change[2]

-0.73% ↓

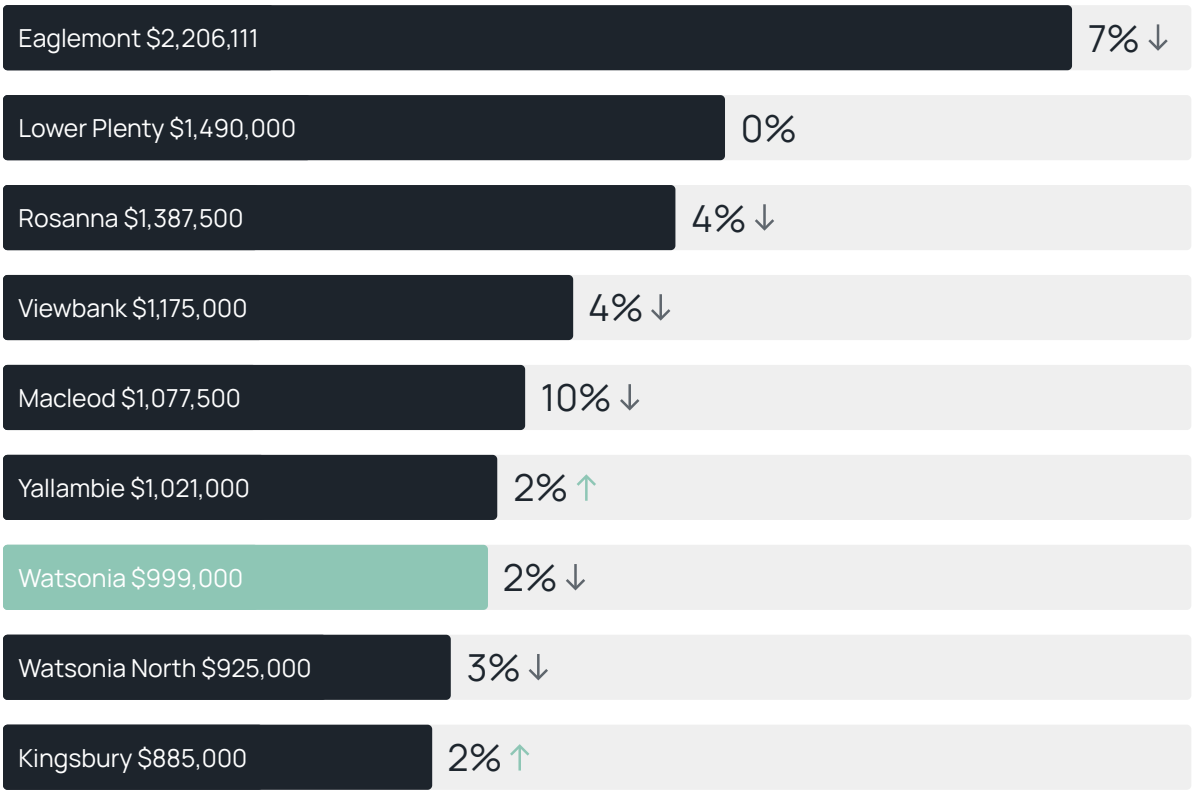
Watsonia monthly median property prices[3]



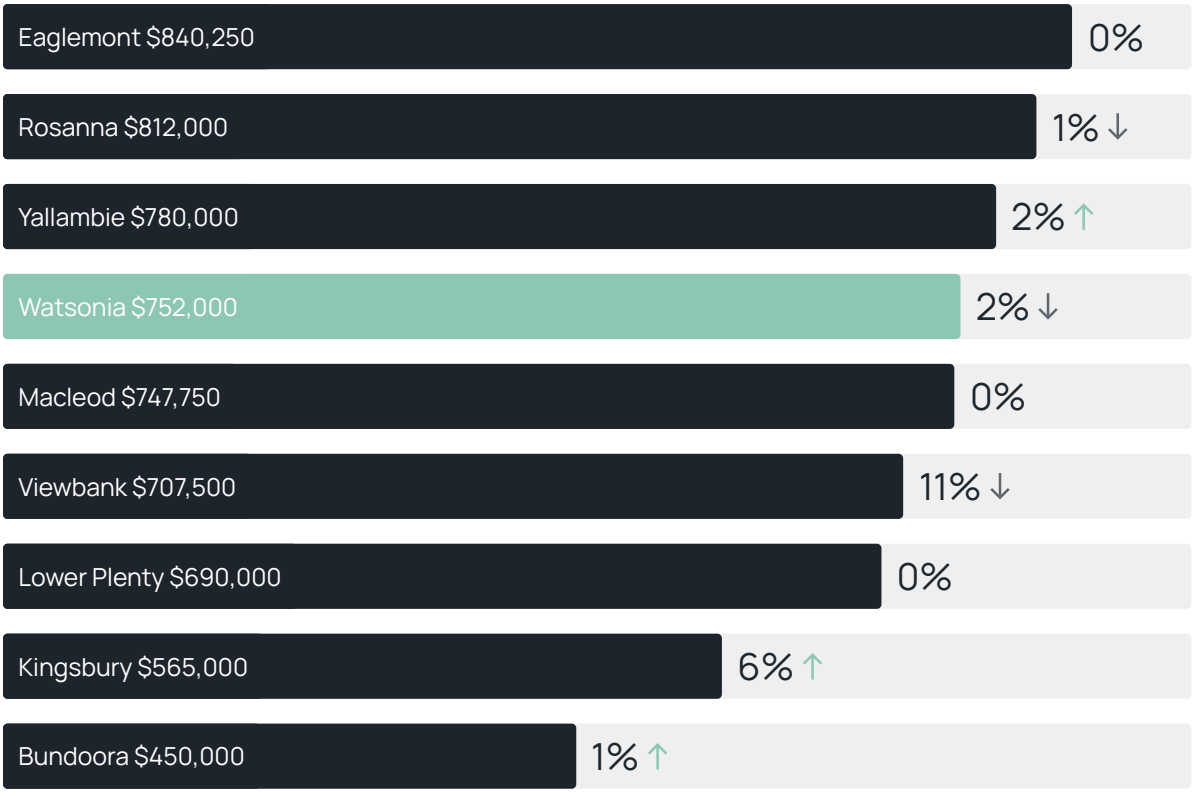


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

63%

Median days on market[5]

House	Unit
27 days	35 days

Jellis Craig average inspection attendance per listing[6]

42 groups

Average hold period[1]

House	Unit
13.9 years	12.6 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

5,352

Population growth[7]

2.65%

Median age[7]

38 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$600	$570

Rental yield[8]

House	Unit
3.5%	4.37%

Recent Watsonia sales[5]

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
 1/27 Boger Road Watsonia	3	Unit	$830,000	24 Oct 2026
 30 Kenmare Street Watsonia	4	House	$1,250,000	23 Oct 2026
 253 Nell Street West Watsonia	4	House	$900,000	21 Oct 2026
 1 Kenmare Street Watsonia	4	House	$1,260,000	09 Oct 2026
 21 Papua Street Watsonia	3	House	$960,000	30 Sep 2026
 2/154-156 Watsonia Road Watsonia	2	Unit	$515,000	24 Sep 2026
 15 Princes Street Watsonia	4	House	Undisclosed	19 Sep 2026
 3/67 Bungay Street Watsonia	2	Unit	$630,000	16 Sep 2026
 18 Gabonia Avenue Watsonia	3	House	$700,000	14 Sep 2026
 12/9-13 Devonshire Road Watsonia	2	Unit	$555,000	03 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	32 Curtis Avenue Watsonia	3	House	$950,000	29 Aug 2026
	18 Weatherlake Street Watsonia	3	House	Undisclosed	28 Aug 2026
	287 Greenwood Drive Watsonia	4	House	Undisclosed	26 Aug 2026
	11 Bungay Street Watsonia	3	House	$999,000	24 Aug 2026
	23 Gabonia Avenue Watsonia	3	House	$940,000	24 Aug 2026
	1/4 McKellar Street Watsonia	2	Unit	$714,000	18 Aug 2026
	2/16 Thompson Street Watsonia	3	Townhouse	$860,000	15 Aug 2026
	1/22 Nepean Street Watsonia	3	House	$710,000	05 Aug 2026
	36 Princes Street Watsonia	3	House	$1,060,000	01 Aug 2026
	13 Wattle Drive Watsonia	4	House	$1,090,000	01 Aug 2026

	Address	Bedrooms	Type	Price	Sold
	44 Lambourn Road Watsonia	2	House	$860,000	29 Jul 2026
	4/10 Fairview Grove Watsonia	2	Unit	$460,000	27 Jul 2026
	1/40 Wattle Drive Watsonia	4	House	$985,000	18 Jul 2026
	20 Gresswell Park Drive Watsonia	4	House	$1,165,000	10 Jul 2026
	12 Cooinda Crescent Watsonia	2	House	$916,000	04 Jul 2026
	1/22 Boger Road Watsonia	2	House	$835,000	02 Jul 2026
	1/8 Lambourn Road Watsonia	3	Unit	$645,000	25 Jun 2026
	1/11 Richards Avenue Watsonia	3	Townhouse	$905,000	20 Jun 2026
	1 St James Court Watsonia	3	House	$938,000	13 Jun 2026
	2/8 Lambourn Road Watsonia	3	Unit	$775,000	06 Jun 2026

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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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