



Watsonia

Suburb Report



Your connection to property insights



JellisCraig

WATSONIA SUBURB REPORT

Median house price¹

Median

\$1.01m

Quarterly price change

-1.22% ↓

Median unit price¹

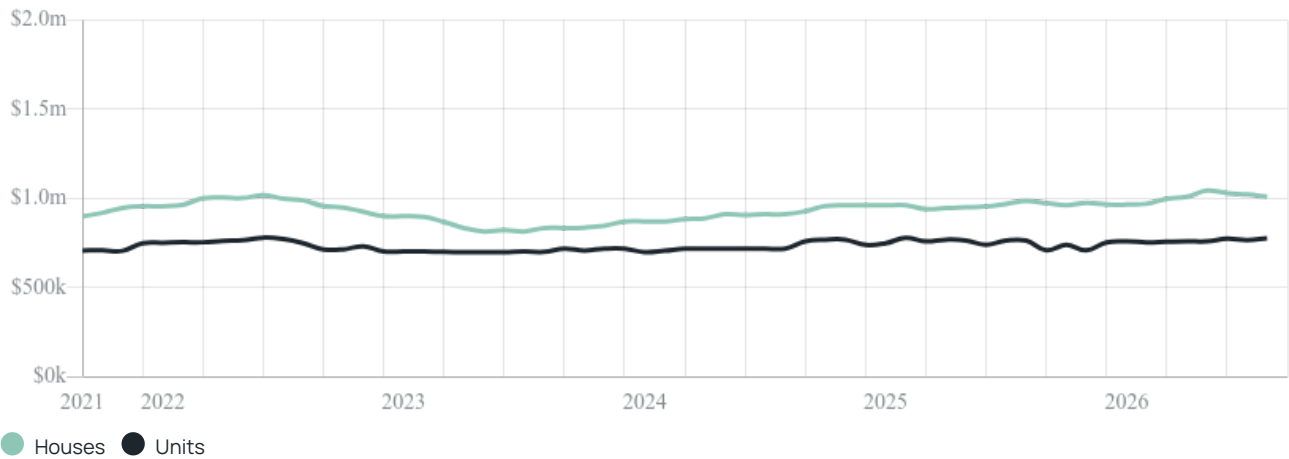
Median

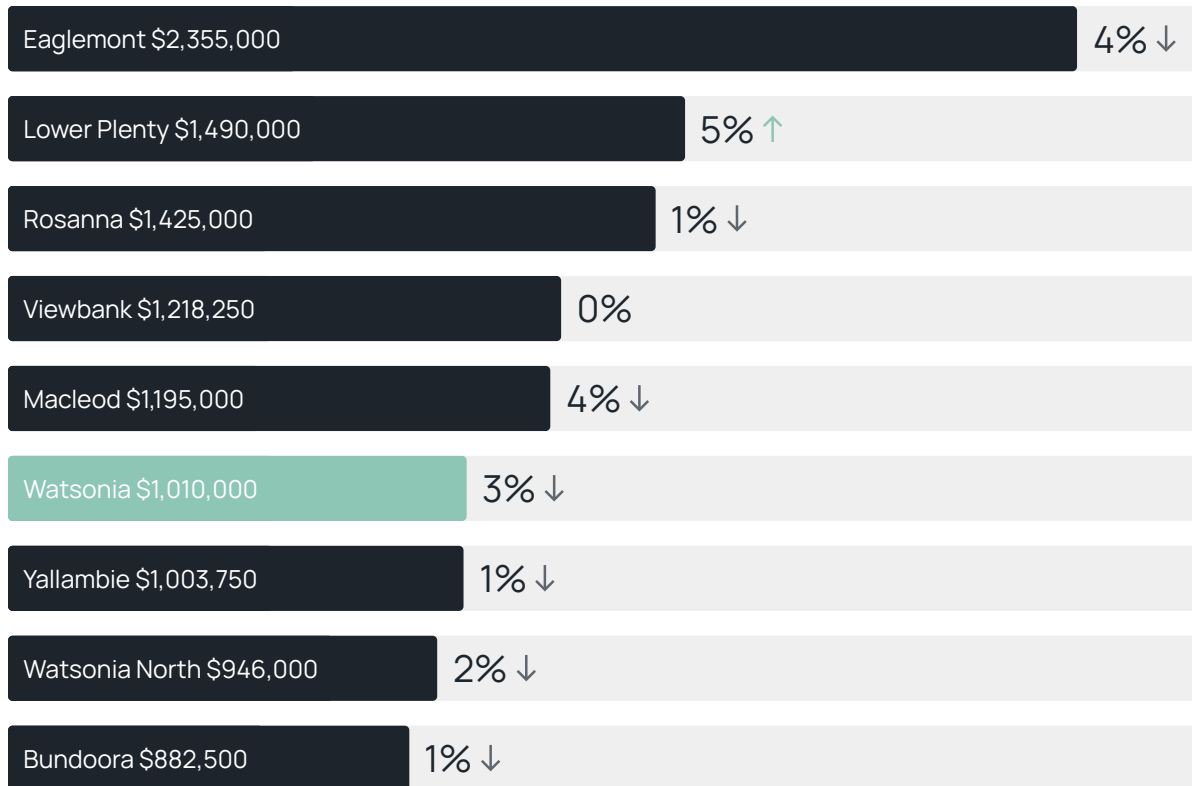
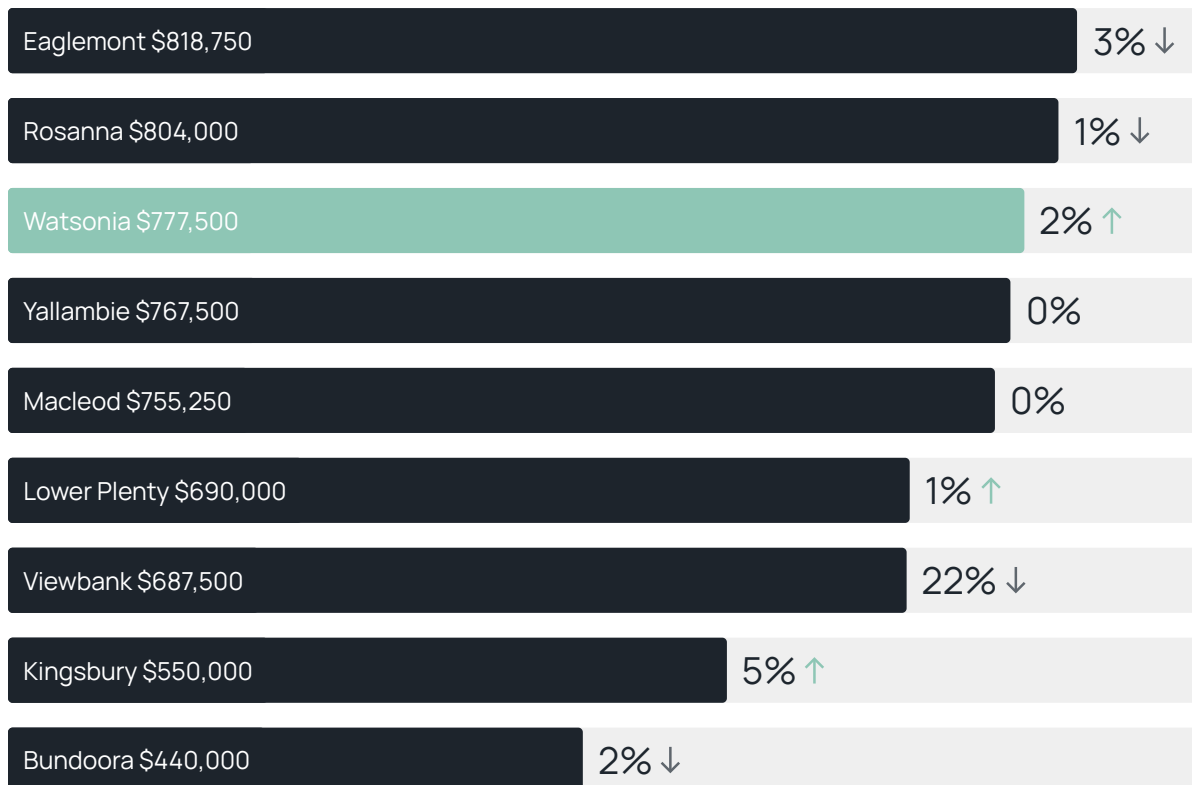
\$778k

Quarterly price change

1.30% ↑

Watsonia quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 54%
● Private 46%

Auction clearance rate³

52.94%

Median days on market³

House

Unit

26 days

35 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

House

Unit

14.3 years

11.5 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 33% ● Mortgaged 36% ● Rented 30%

Population⁵

5,352

Median asking rent per week¹

Unit

\$600

\$550

Population growth⁵

2.65%

Rental yield¹

House

Unit

3.61%

4.29%

Median age⁵

38 years

Median household size⁵

2.5 people

Recent Watsonia sales²

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
 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
 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
 36 Princes Street Watsonia	3	House	\$1,060,000	01 Aug 2026
 13 Wattle Drive Watsonia	4	House	\$1,090,000	01 Aug 2026
 44 Lambourn Road Watsonia	2	House	\$860,000	29 Jul 2026
 4/10 Fairview Grove Watsonia	2	Unit	\$460,000	27 Jul 2026

WATSONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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 Cooida 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
 21 Manfred Street Watsonia	3	House	\$830,000	06 Jun 2026
 32 Frensham Road Watsonia	3	House	\$961,000	04 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 26 Longmuir Road Watsonia	2	House	\$860,000	03 Jun 2026
 36 Black Street Watsonia	2	House	\$1,110,000	30 May 2026
 15 Eclipse Crescent Watsonia	4	House	\$1,050,000	25 May 2026
 15 Ladd Street Watsonia	4	House	\$1,535,000	17 May 2026
 10 Medbury Avenue Watsonia	4	House	\$1,146,000	02 May 2026
 2/16 Princes Street Watsonia	2	House	\$850,000	18 Apr 2026
 272 Greenwood Drive Watsonia	2	House	\$768,000	18 Apr 2026
 15 Loyola Court Watsonia	4	House	\$1,053,500	28 Mar 2026
 19 Elder Street Watsonia	3	House	\$1,095,000	28 Mar 2026
 2/11 Richards Avenue Watsonia	3	Unit	\$755,000	17 Mar 2026



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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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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