

Wodonga Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Wodonga* recorded a median house price of \$649,000 and a median vacant land price of \$235,000. This represents an annual (Q4 2024 – Q4 2025) median price growth of 10.9% for houses and 6.8% for vacant land. Thus, now is an ideal time for owners to capitalize on their investments. Comparing Q4 2024 and Q4 2025, house sales increased by 18.6% (to 261 sales in Q4 2025), signalling ongoing buyer confidence and high market demand. In contrast, land sales declined by -38.2% to only 63 sales in Q4 2025, indicating a clear undersupply. Combined with lower interest rates in 2025, this has supported continued price growth. With a limited number of ready-to-sell dwellings planned in the 2026 pipeline, competition is likely to intensify; thus, buyers need to act fast.

CHANGE FROM LAST YEAR HALF YEAR



| | YEAR | HALF YEAR |
|--------------------|------|-----------|
| HOUSE SALES | ↑ | ↑ |
| HOUSE MEDIAN PRICE | ↑ | ↑ |
| HOUSE RENTAL PRICE | ↑ | ↓ |

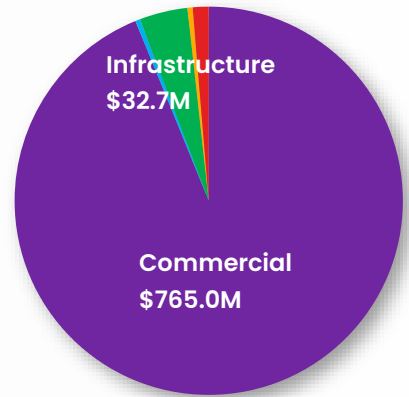


| | | |
|-------------------|---|---|
| LAND SALES | ↓ | ↓ |
| LAND MEDIAN PRICE | ↑ | ↑ |



FUTURE DEVELOPMENTS

Wodonga[£] will see approx. **\$815.2M** of new projects commencing in 2026.



A key commercial project in 2026 is Kiewa Valley Highway Battery Energy Storage System - Baranduda Bess, which will construct a 400 MW/1800 MWh battery energy storage system facility. This will stimulate the local economy through job creation and can attract more people to Wodonga.

Some key residential projects include:

- 7-15 & 21-23 Morelli Way Dwellings (12 Dwellings)
- Beechworth-Wodonga Road Dwellings (10 Dwellings)
- 3 Sage Court Units (9 Units)

In 2026, 4 residential projects are in the pipeline. That said, the number of ready-to-sell stock is still not enough, especially compared to Q4 2025 sales of 261 houses and 63 units. Thus, an undersupply is likely, which will push up property prices even higher.



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$649K



\$235K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



38
HOUSE



63
LAND

MEDIAN PRICE
Q4 2025



\$540



\$430

RENTALS

AVERAGE DAYS
ON MARKET Q4 2025



23
HOUSE



19
UNIT



9 Units/
Apartments



22
Dwellings

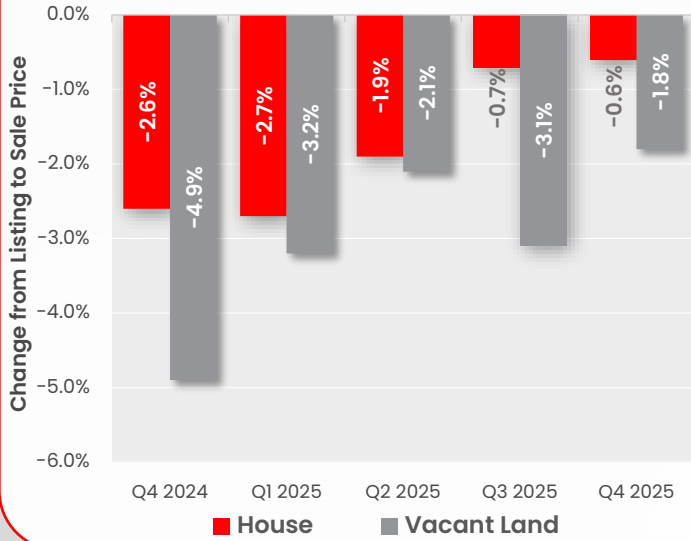


41 Lots



AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



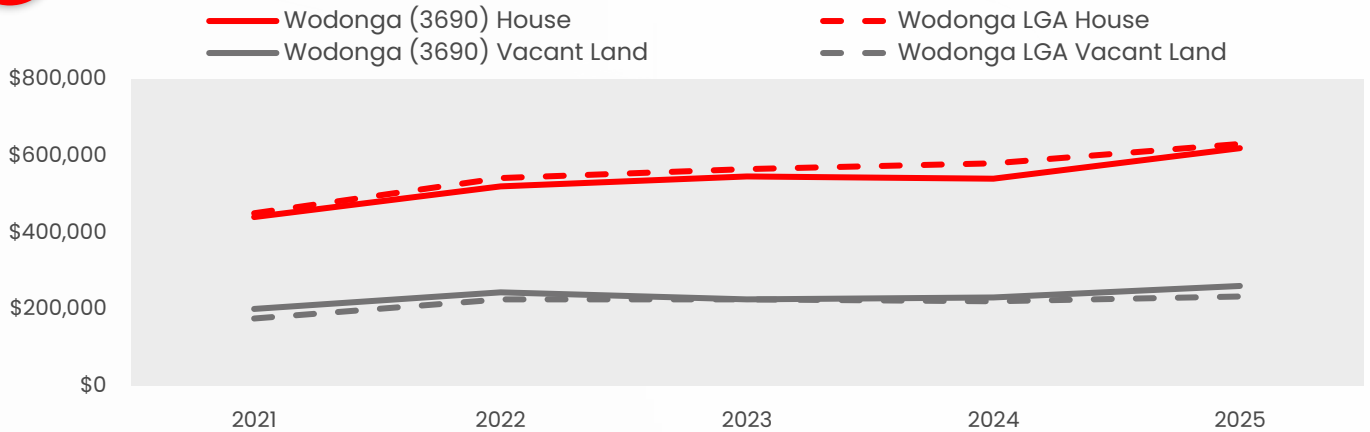
Average vendor discounts between Q4 2024 and Q4 2025 have tightened to -0.6% for houses and -1.8% for vacant land. Market conditions in Wodonga* still favour buyers, as sellers are willing to accept below the listed prices. That said, Q4 2025 recorded the tightest average discounts in the past 24 months, indicating a shift towards a seller's market. With limited new supply, buyers must act fast.

The suburb of Wodonga has historically been on par with the wider Wodonga LGA in house and land median prices for the past 5 years. 2025 saw this trend continue, with median house price in the suburb and LGA growing in the same direction and pace.

In 2025, most of the homes sold in Wodonga* were in the middle price brackets, with 36.1% sold between \$600,000 and \$699,999. Similarly, 40.4% of land sold were between \$200,000 and \$249,999. That said, the most affordable price brackets is still available, with 11.8% of houses sold below \$499,999 and 8.7% of land sold below \$149,999. This is good news for first home buyers. The premium market for houses have increased slightly, with 12.8% of stock sold above \$800,000, which will benefit homeowners.



MARKET COMPARISON

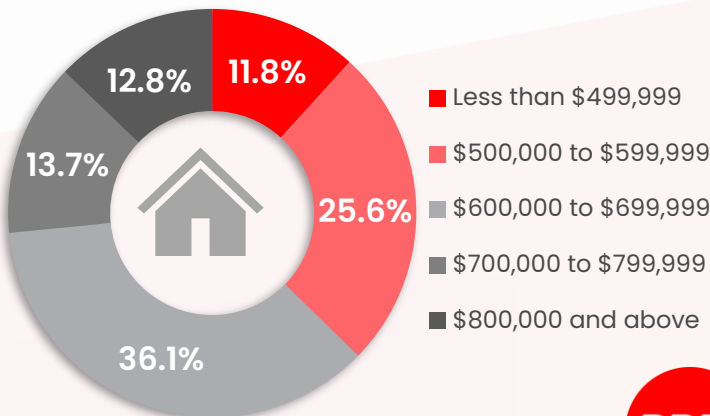


The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Wodonga.

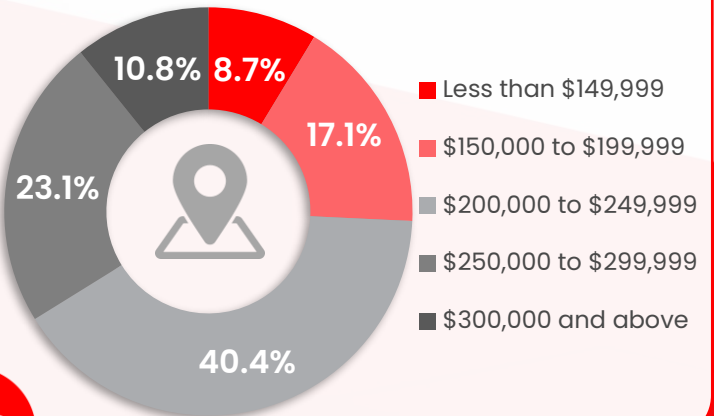


PRICE BREAKDOWN 2025

HOUSES SOLD



VACANT LAND SOLD







RENTAL GROWTH 2025€

House rental yield in Wodonga[‡] was 3.7% as of December 2025, on par with Wodonga LGA (3.8%) and higher than Melbourne Metro (3.0%). This is paired with a 3.8% growth in median house rental price in the past 12 months to Q4 2025, to \$540 per week; along with a 39.2% surge in the number of houses rented (to 231 rentals in Q4 2025). This suggests a highly-demanded and competitive house rental market in Wodonga[‡], which is beneficial to investors.

3+ bedroom houses have provided investors with +8.3% rental growth annually, achieving a median rent of \$520 per week.

Wodonga[‡] recorded a vacancy rate of 1.1% in December 2025, below Melbourne Metro's 2.0%. Vacancy rates have increased slightly in the past 12 months, due to investors re-entering the rental market. However, a 1.1% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Wodonga[‡]. This suggests a conducive and sustainable investment environment for investors, even with a higher house sales price (thus, entry price) in the past 12 months to Q4 2025.

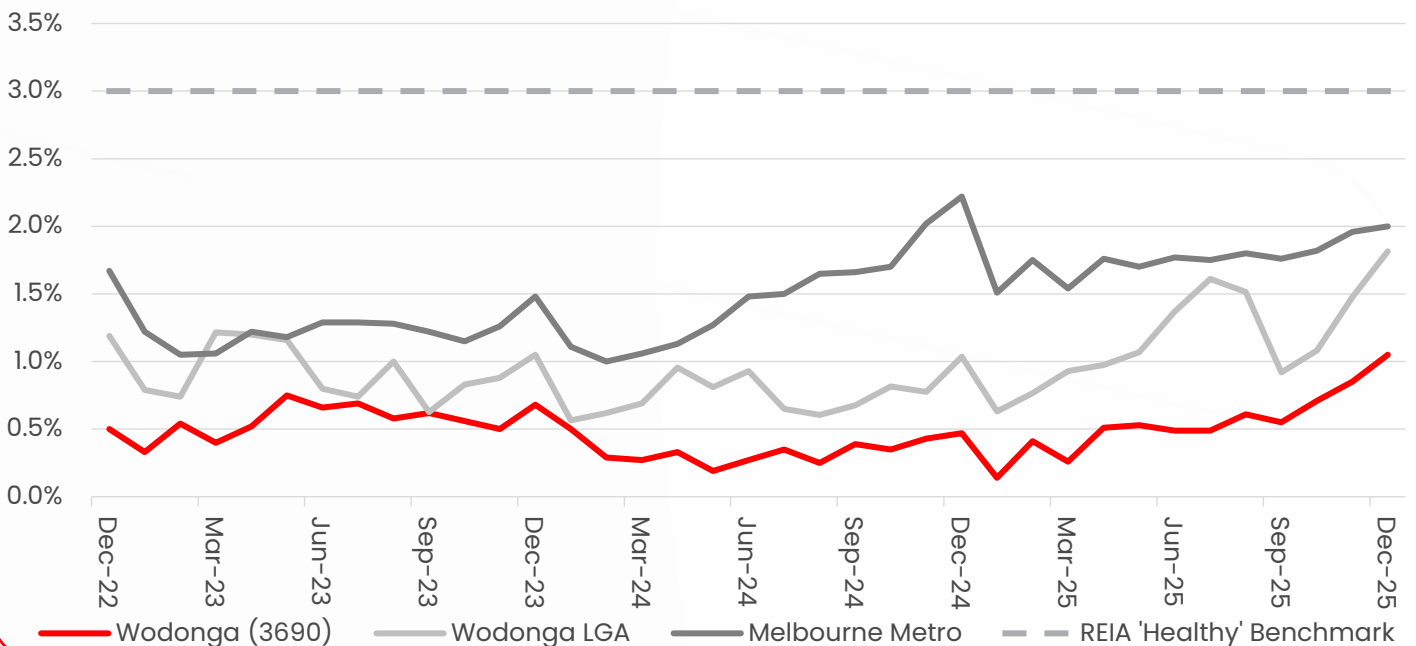
 2 BEDROOMS
+4.8%

 3 BEDROOMS
+8.3%


 4 BEDROOMS
+5.3%




RENTAL VACANCY RATES 2025




RENTAL YIELD 2025§



3.7%
Wodonga
(3690)


3.8%
Wodonga
LGA

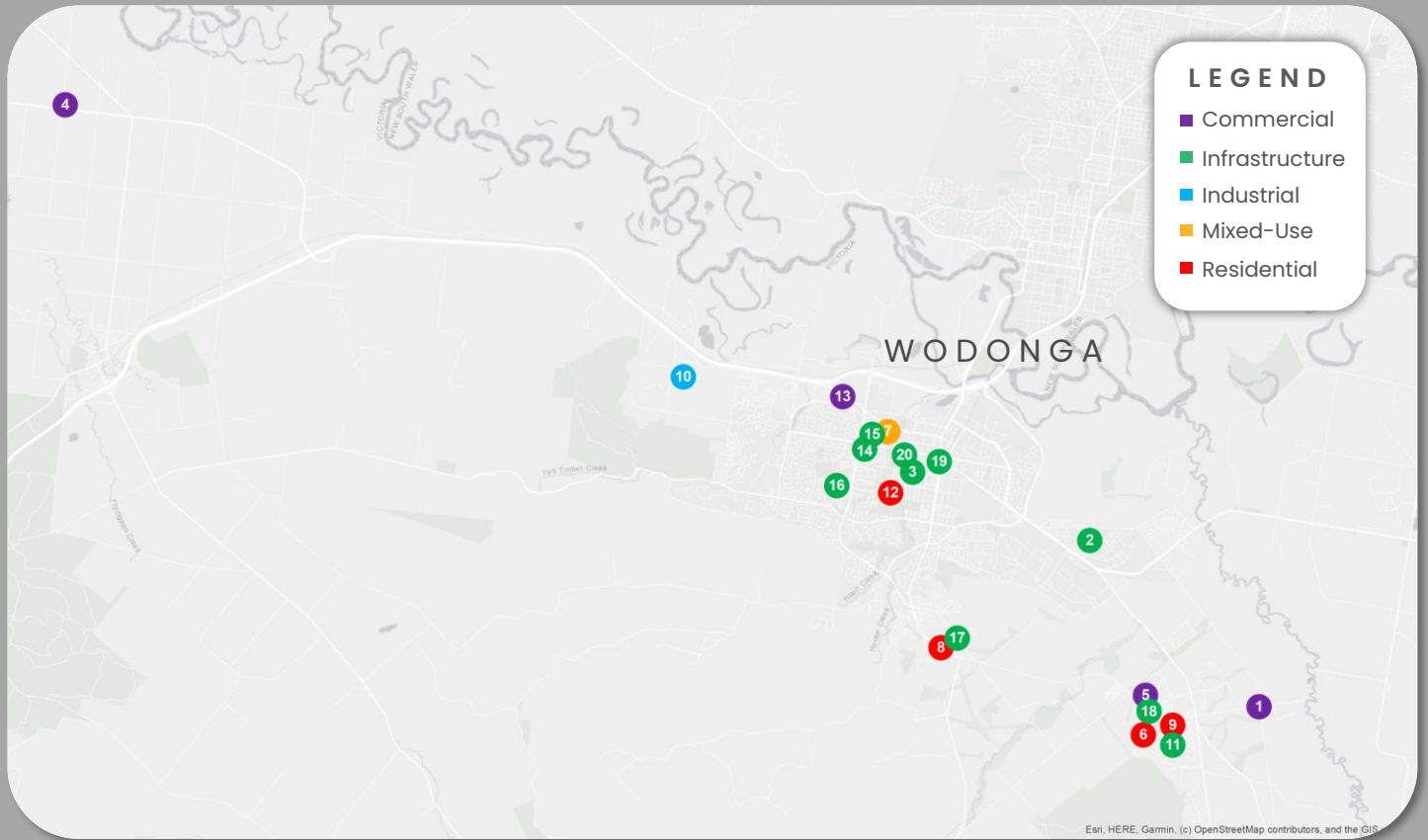

3.0%
Melbourne
Metro


4.8%
Wodonga
(3690)


4.7%
Wodonga
LGA


4.4%
Melbourne
Metro

PROJECT DEVELOPMENT MAP 2026 ^A



| # | Project [£] | Type | Estimated Value [¤] | Commence Date [¥] |
|----|---|----------------|------------------------------|----------------------------|
| 1 | Kiewa Valley Highway Battery Energy Storage System - Baranduda Bess | Commercial | \$750,000,000 | 15/09/2026 |
| 2 | Bandiana Military Area Pfas Water Treatment Plant (Federal Government) | Infrastructure | \$15,000,000 | 11/08/2026 |
| 3 | Brockley Street Pavilion Building & Function Centre (Local Government) | Infrastructure | \$10,000,000 | 2/10/2026 |
| 4 | Barnawartha North Solar Farm & Battery Energy Storage System | Commercial | \$6,500,000 | 16/12/2026 |
| 5 | St Francis Of Assisi Primary School Wodonga Secondary Campus | Commercial | \$6,000,000 | 8/05/2026 |
| 6 | 7-15 & 21-23 Morelli Way Dwellings (12 Dwellings) | Residential | \$3,680,000 | 23/10/2026 |
| 7 | 153 Melbourne Road Office & Warehouse Alterations & Additions (Commercial - Office + Industrial) | Mixed-Use | \$3,500,000 | 20/11/2026 |
| 8 | Beechworth-Wodonga Road Dwellings (10 Dwellings) | Residential | \$3,000,000 | 16/06/2026 |
| 9 | 3 Sage Court Units (9 Units) | Residential | \$2,250,000 | 10/09/2026 |
| 10 | 17 Plunketts Road Industrial Subdivision | Industrial | \$2,200,000 | 19/11/2026 |
| 11 | City Of Wodonga Amenities Pavilions Transfer Station & Buildings Renewal Project 2025-2026 (Local Government) | Infrastructure | \$2,000,000 | 8/06/2026 |
| 12 | 10-17 Schlink Street Residential Subdivision Stages 1-4 (41 Lots) | Residential | \$1,850,000 | 4/09/2026 |
| 13 | Belvoir Village Motel West Wodonga Motel Units Redevelopment | Commercial | \$1,800,000 | 5/11/2026 |
| 14 | Marigold Court Stormwater Pipes Replacement & Associated Works Replacement (State Government) | Infrastructure | \$800,000 | 9/03/2026 |
| 15 | Wodonga Tennis Centre Sports Lighting (Local Government) | Infrastructure | \$800,000 | 2/02/2026 |
| 16 | Emerald Oval & Wodonga Hockey Field Led Sports Field Lighting (Local Government) | Infrastructure | \$800,000 | 13/04/2026 |
| 17 | Kinchington Road Roadworks Reconstruction (Local Government) | Infrastructure | \$800,000 | 23/02/2026 |
| 18 | Baranduda Boulevard Shared Path (Local Government) | Infrastructure | \$800,000 | 27/04/2026 |
| 19 | Nilmar Avenue Stormwater Pipes (Local Government) | Infrastructure | \$750,000 | 11/05/2026 |
| 20 | Snowdon Street Roadworks Reconstruction Works (State Government) | Infrastructure | \$674,000 | 27/04/2026 |

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RESEARCH SERVICES

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- Geographic information mapping
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REFERENCES

* Wodonga sales market data and key indicators encapsulates aggregate property market conditions within the Wodonga Local Government Area.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for the full year 2025 (01/01/2025 – 31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) house median rent figures.

¥ Wodonga rental market data encapsulates aggregate property conditions within the postcode of 3690.

§ Rental yields shown are as reported as of December 2025.

Ⓐ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcodes of 3690 and 3691.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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