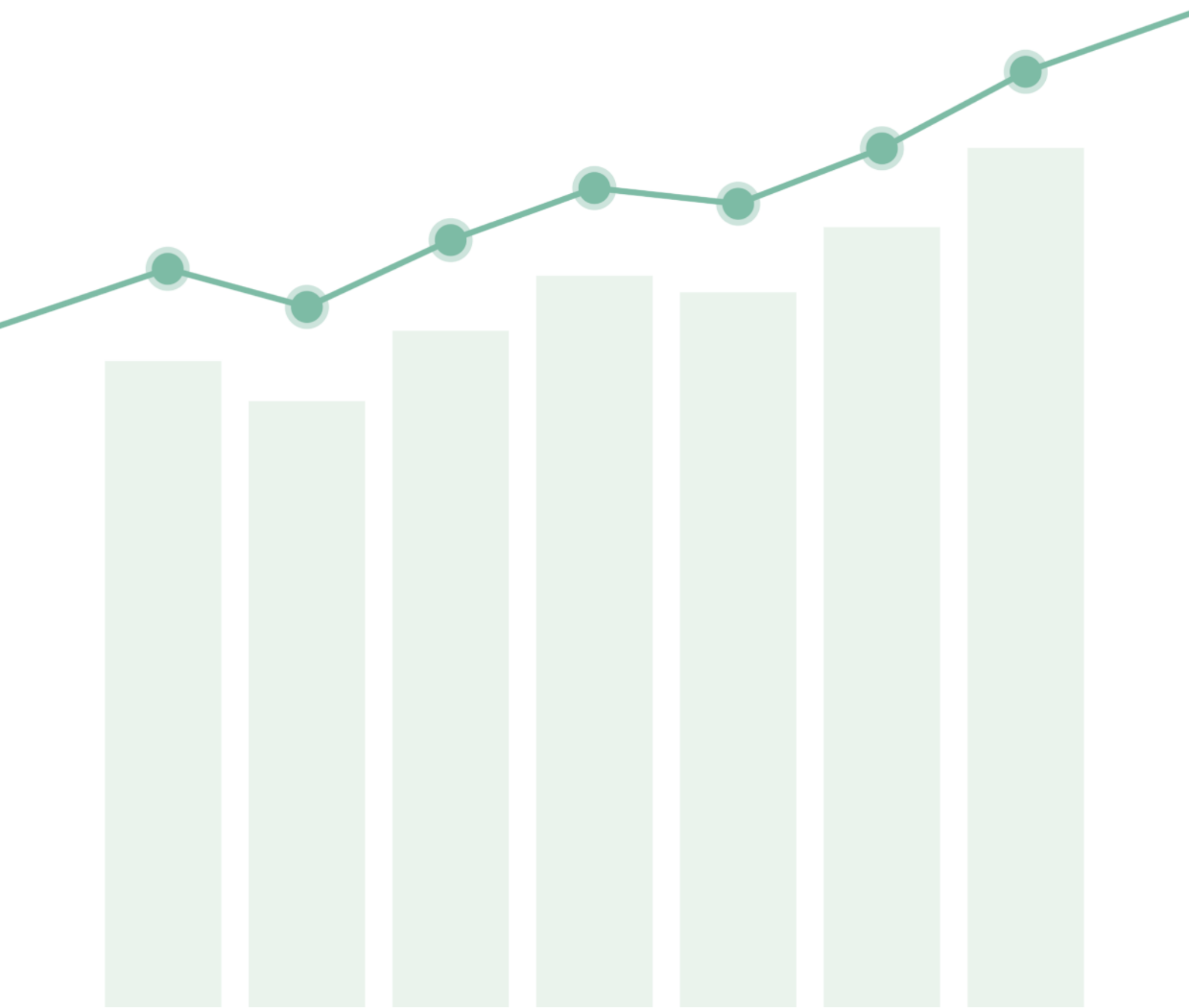


# JellisCraig

CROYDON HILLS

# Suburb Report

Know your neighbourhood.



CROYDON HILLS SUBURB REPORT

Median House Price\*

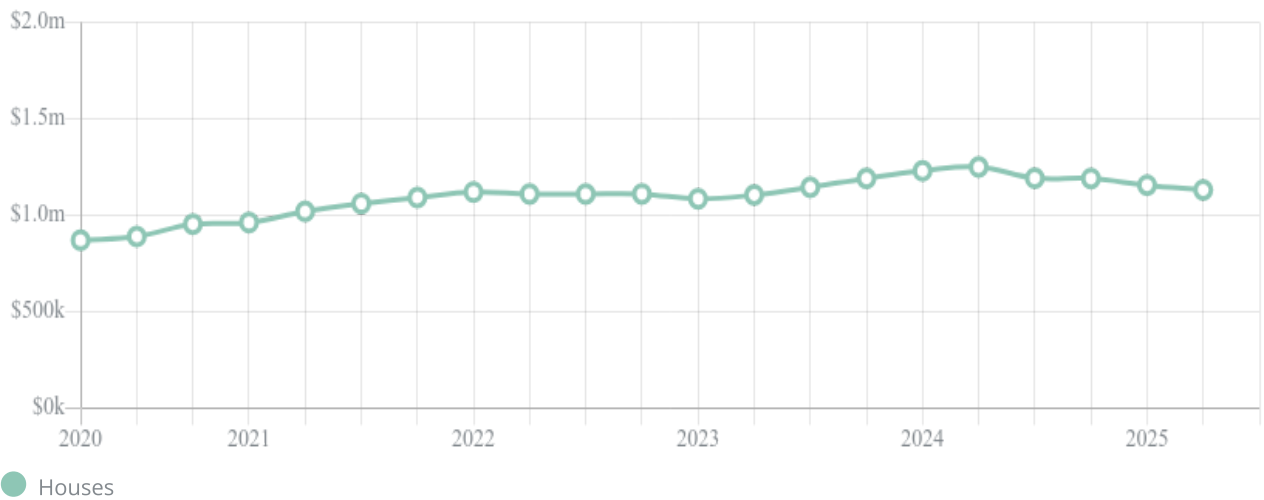
Median

\$1.13m

Quarterly Price Change

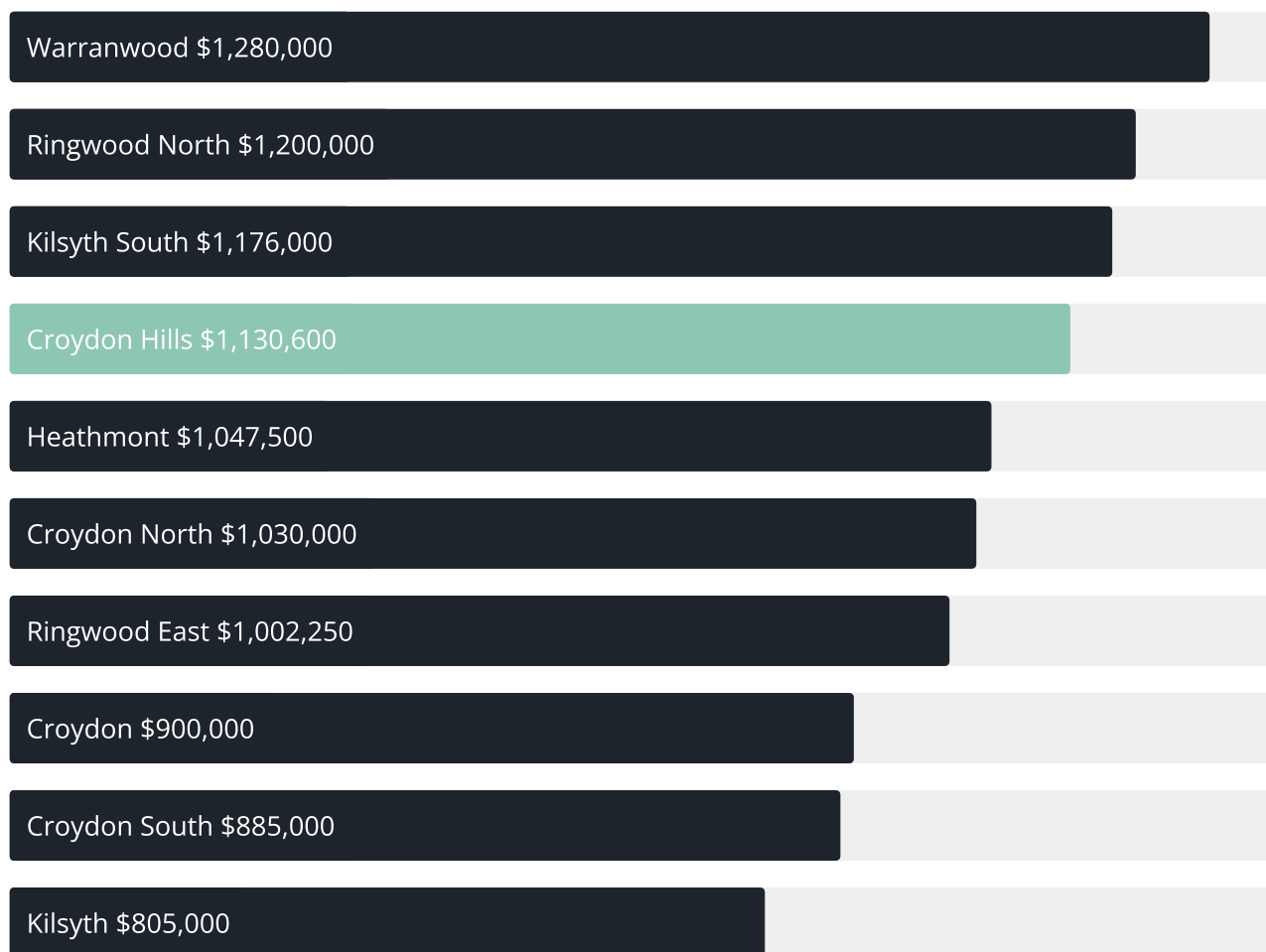
-2.16% ↓

Quarterly Price Change\*

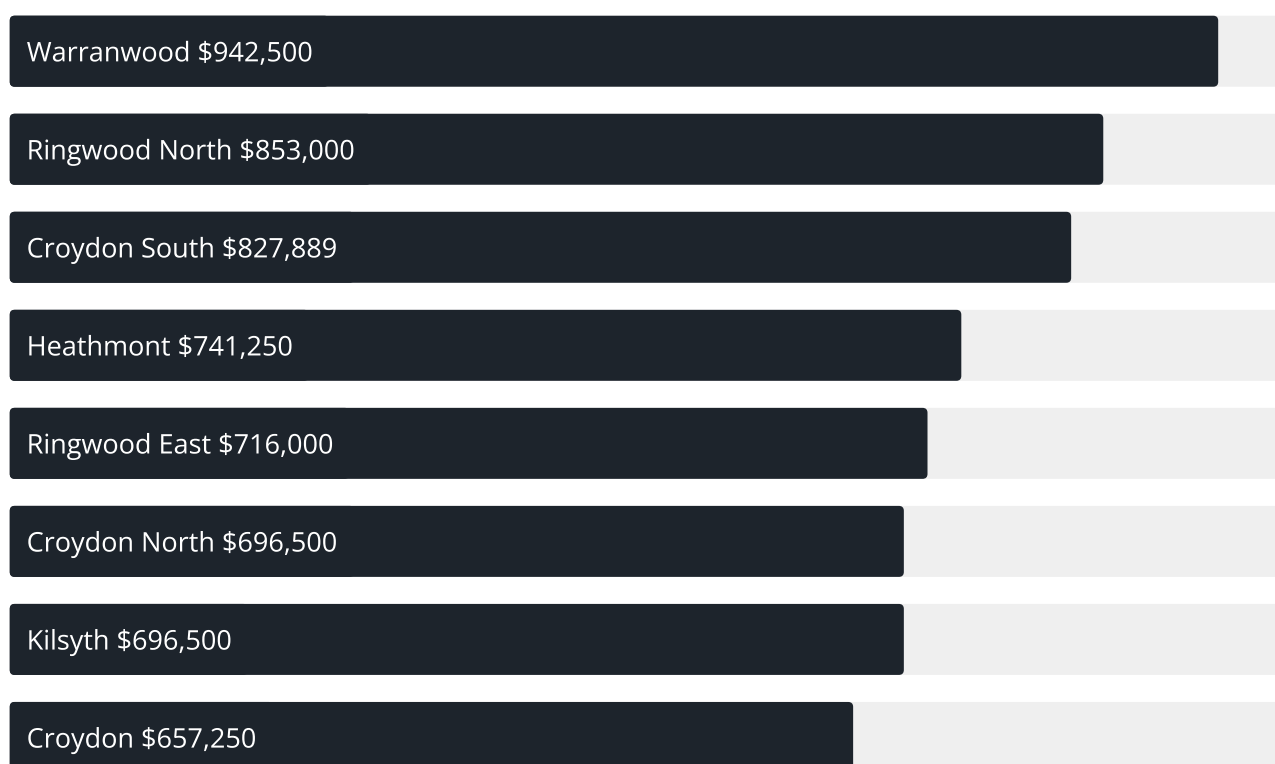




### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>





CROYDON HILLS SUBURB REPORT

Sale Method\*



Auction 18%  
Private 82%

Auction Clearance Rate\*

100%

Median Days on Market^

30 days

Average Hold Period\*

8.3 years

Dwelling Type^



Houses 100% Units 0%

Ownership^



Owned Outright 42% Mortgaged 49% Rented 8%

Population^

4,839

Median Asking Rent per week\*

\$750

Population Growth^

-3.06%

Rental Yield\*

2.93%

Median Age^











42 years

Median Household Size^



## CROYDON HILLS SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5 Karina Cl Croydon Hills	4	House	\$1,320,088	16 Jul 2025
 2 Kingsbridge Ct Croydon Hills	5	House	\$1,435,000	05 Jul 2025
 73 Yarra Rd Croydon Hills	4	House	\$950,000	28 Jun 2025
 5 Tambo Cl Croydon Hills	3	House	\$1,240,000	26 Jun 2025
 4 Applegum Cl Croydon Hills	4	House	\$1,625,000	26 Jun 2025
 10 Settlers Hill Cr Croydon Hills	4	House	\$1,160,000	23 Jun 2025
 66 Narr Maen Dr Croydon Hills	3	House	\$860,000	03 Jun 2025
 118 Croydon Hills Dr Croydon Hills	5	House	\$1,352,000	29 May 2025
 62 Langdale Dr Croydon Hills	3	House	\$950,000	19 May 2025
 1 Edwina Ct Croydon Hills	3	House	\$940,000	17 May 2025















## CROYDON HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Kulsu Ct Croydon Hills	3	House	\$1,152,000	14 May 2025
 Another successful off-market sale 3 Karina Cl Croydon Hills	5	House	\$1,600,000	14 May 2025
 18 Lehmann Pl Croydon Hills	3	House	\$870,000	08 May 2025
 80 Langdale Dr Croydon Hills	3	House	\$990,000	07 May 2025
 56 Langdale Dr Croydon Hills	5	House	\$1,130,000	06 May 2025
 50 Settlers Hill Cr Croydon Hills	5	House	\$1,260,000	01 May 2025
 7 Latrobe Ct Croydon Hills	3	House	\$1,016,000	02 Apr 2025
 2 Lewis Spencer Pl Croydon Hills	5	House	\$1,551,000	27 Mar 2025
 100 Langdale Dr Croydon Hills	4	House	\$1,065,000	26 Mar 2025
 124 Croydon Hills Dr Croydon Hills	3	House	\$1,080,000	25 Mar 2025

## CROYDON HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Bickleigh Ct Croydon Hills	3	House	\$975,000	21 Mar 2025
 23 Crossman Dr Croydon Hills	5	House	\$1,405,000	19 Mar 2025
 2/78 Bemboka Rd Croydon Hills	3	House	\$900,000	18 Mar 2025
 27 Latrobe Ct Croydon Hills	4	House	\$1,090,000	13 Mar 2025
 15 Rosemary Av Croydon Hills	4	House	\$1,131,200	05 Mar 2025
 101 Narr Maen Dr Croydon Hills	4	House	\$1,125,000	05 Mar 2025
 2 Cambridge Cl Croydon Hills	4	House	\$1,637,000	22 Feb 2025
 1 Tanya Ct Croydon Hills	3	House	\$985,000	19 Feb 2025
 5 The Loch Croydon Hills	5	House	\$1,403,000	08 Feb 2025
 29 Crossman Dr Croydon Hills	4	House	\$1,265,000	08 Feb 2025



Croydon Office  
2 Croydon Road, Croydon  
(03) 9725 0000

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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