

# *Suburb* **INSIGHTS**

3136  
CROYDON HILLS



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

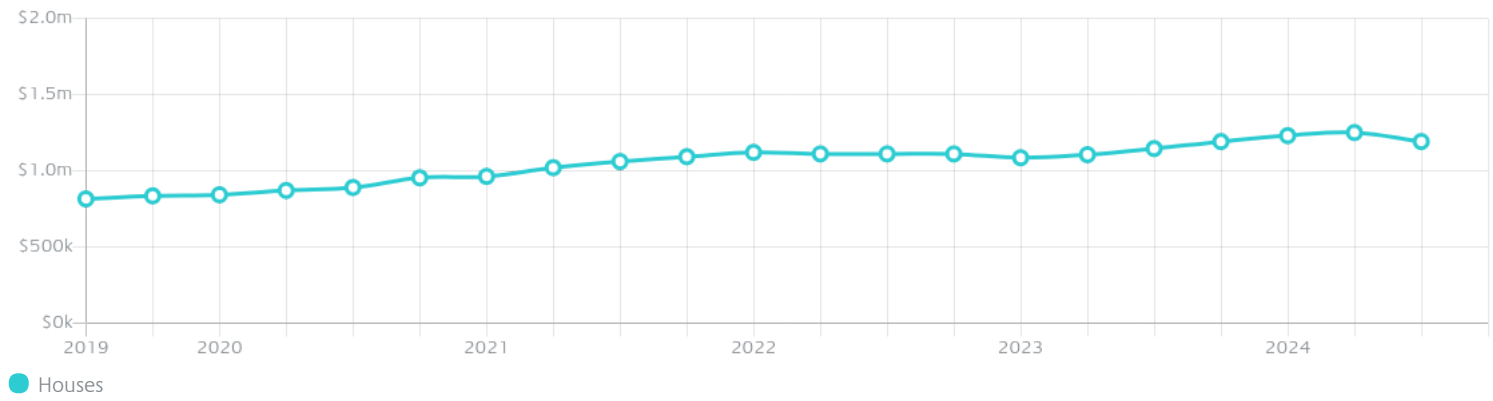
Median

**\$1.19m**

Quarterly Price Change

**-4.72% ↓**

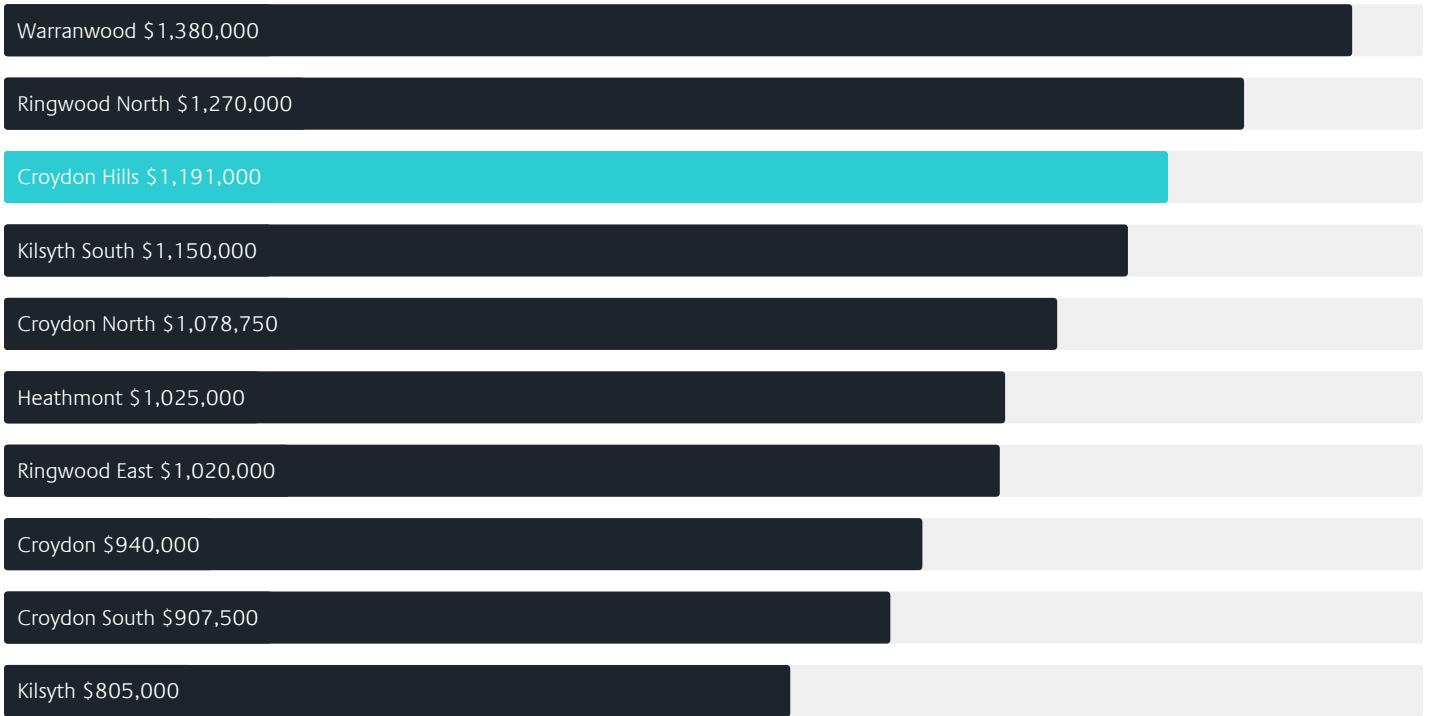
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 8%  
● Private 92%

Auction Clearance Rate<sup>\*</sup>

100%

Median Days on Market<sup>^</sup>

28 days

Average Hold Period<sup>\*</sup>

8.3 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 100% ● Units 0%

Ownership<sup>^</sup>



● Owned Outright 42% ● Mortgaged 49% ● Rented 8%

Population<sup>^</sup>

4,839

Median Asking Rent per week<sup>\*</sup>

\$670

Population Growth<sup>^</sup>

-3.06%

Rental Yield<sup>\*</sup>

2.93%

Median Age<sup>^</sup>













42 years

Median Household Size<sup>^</sup>













2.9 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 34 Eskdale Dr Croydon Hills	3	House	\$900,000	29 Nov 2024
 1 Bowness Ct Croydon Hills	4	House	\$1,300,000	15 Nov 2024
 10 Tambo Cl Croydon Hills	3	House	\$1,112,000	01 Nov 2024
 9 Greengable Ct CROYDON HILLS	4	House	\$1,100,000	28 Oct 2024
 29 Langdale Dr Croydon Hills	3	House	\$919,000	25 Oct 2024
 28 Langdale Dr Croydon Hills	3	House	\$872,888	21 Oct 2024
 87 Yarra Rd Croydon Hills	4	House	\$1,420,000	18 Oct 2024
 14 Campaspe Dr CROYDON HILLS	3	House	\$910,000	10 Oct 2024
 13 Dealbata Pl Croydon Hills	4	House	\$970,000	18 Sep 2024
 4 County Tce Croydon Hills	4	House	\$1,440,000	06 Sep 2024
 9 Hillview Ct Croydon Hills	3	House	\$1,100,000	04 Sep 2024
 51 Langdale Dr Croydon Hills	4	House	\$1,035,000	28 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 30 Rosemary Av Croydon Hills	3	House	\$1,086,000	05 Aug 2024
 6 Loddon Ct Croydon Hills	4	House	\$1,243,000	29 Jul 2024
 13 Kulsic Ct Croydon Hills	3	House	\$1,095,000	26 Jul 2024
 9 Golden Ridge Dr Croydon Hills	4	House	\$960,000	18 Jul 2024
 64 Langdale Dr Croydon Hills	4	House	\$960,000	13 Jul 2024
 62 Narr Maen Dr Croydon Hills	3	House	\$900,500	03 Jul 2024
 8 Tarwin Dr Croydon Hills	4	House	\$1,090,000	25 Jun 2024
 5 Dealbata Pl Croydon Hills	4	House	\$1,040,000	20 Jun 2024
 16 County Tce Croydon Hills	5	House	\$1,540,000	18 Jun 2024
 9 Settlers Hill Cr Croydon Hills	3	House	\$1,225,000	11 Jun 2024
 25 Settlers Hill Cr Croydon Hills	4	House	\$1,446,000	08 Jun 2024
 7 Kingsbridge Ct Croydon Hills	4	House	\$1,250,000	27 Apr 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 54 Bemboka Rd Croydon Hills	4	House	\$1,510,000	26 Apr 2024
 1 Tambo Cl Croydon Hills	3	House	\$830,000	19 Apr 2024
 40 Narr Maen Dr Croydon Hills	4	House	\$1,280,000	14 Apr 2024
 9 St Austell Ct Croydon Hills	4	House	\$1,275,000	10 Apr 2024
 128 Langdale Dr Croydon Hills	3	House	\$930,000	08 Apr 2024
 30 Lakeside Cr Croydon Hills	4	House	\$1,180,000	06 Apr 2024
 41 Narr Maen Dr CROYDON HILLS	4	House	\$1,250,000	26 Mar 2024
 38 Rosemary Av Croydon Hills	4	House	\$1,421,000	23 Mar 2024
 15 Dealbata Pl Croydon Hills	5	House	\$1,330,000	22 Mar 2024
 14 Eskdale Dr Croydon Hills	3	House	\$980,000	19 Mar 2024
 3 Patterdale Ct Croydon Hills	4	House	\$1,200,000	29 Feb 2024
 15 Crossman Dr Croydon Hills	3	House	\$1,105,000	27 Feb 2024

# Jellis Craig

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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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