

JellisCraig

CROYDON HILLS

Suburb Report

Know your neighbourhood.



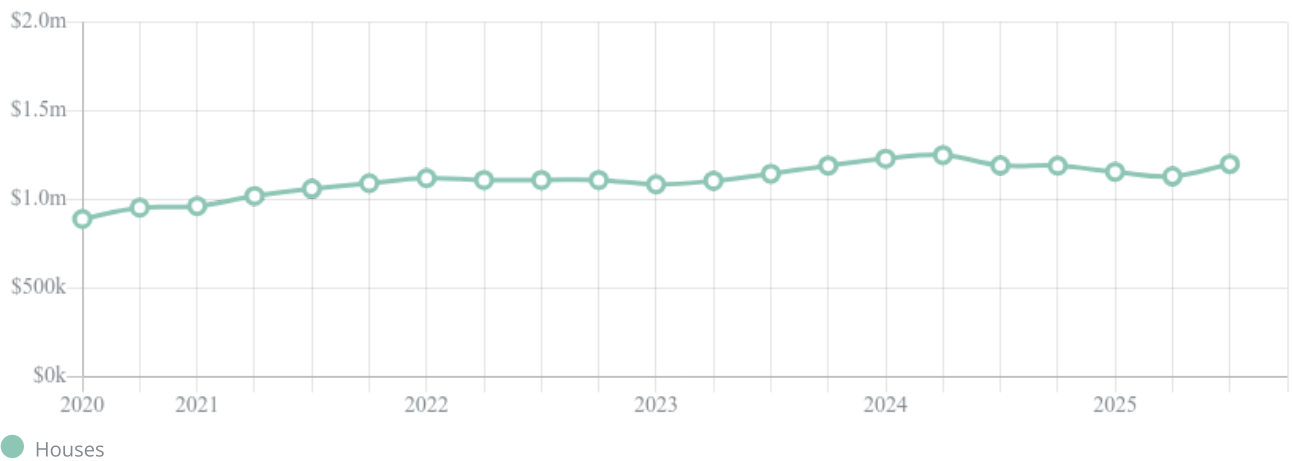
CROYDON HILLS SUBURB REPORT

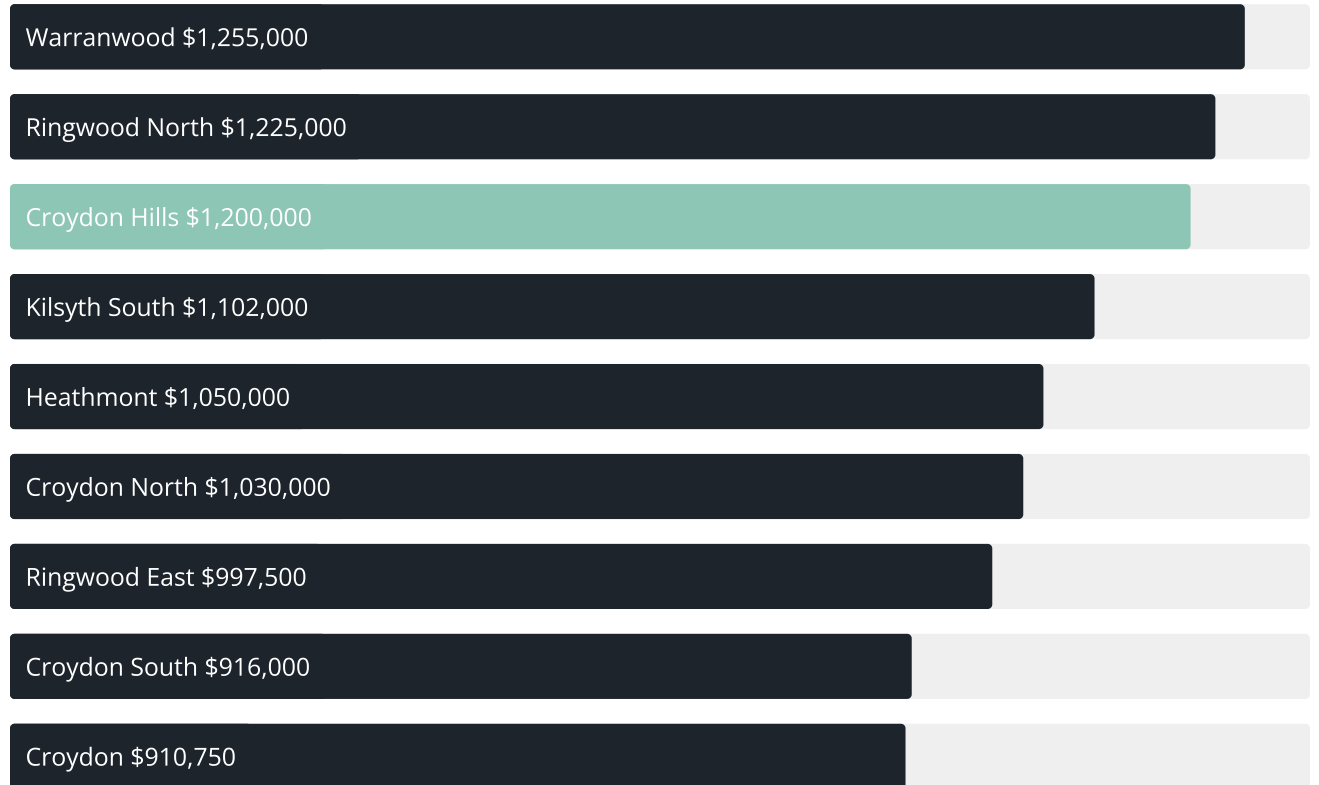
Median House Price*

Median
\$1.20m

Quarterly Price Change
6.13% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

CROYDON HILLS SUBURB REPORT

Sale Method*



● Auction 29%

● Private 71%

Auction Clearance Rate*

50%

Median Days on Market^

17 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*

\$740

Population Growth^

-3.06%

Rental Yield*

2.93%

Median Age^

42 years

Median Household Size^

2.9 people

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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

Address	Bedrooms	Type	Price	Sold
 16 Greengable Ct Croydon Hills	3	House	\$1,130,000	05 Nov 2025
 9 Wonuka Ct Croydon Hills	4	House	\$1,670,000	15 Oct 2025
 14 Croydon Hills Dr Croydon Hills	5	House	\$1,320,000	23 Sep 2025
 30 Rosemary Av Croydon Hills	3	House	\$1,195,000	13 Sep 2025
 79 Yarra Rd Croydon Hills	5	House	\$1,583,888	11 Sep 2025
 5 Samuel Beavis Pl Croydon Hills	4	House	\$1,580,000	06 Sep 2025
 8 Tanya Ct Croydon Hills	4	House	\$1,143,000	21 Aug 2025
 9 Catherine Pl Croydon Hills	3	House	\$130,000	20 Aug 2025
 60 Eskdale Dr Croydon Hills	3	House	\$1,160,000	19 Aug 2025
 12 Kingsbridge Ct Croydon Hills	4	House	\$1,295,000	16 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 88 Narr Maen Dr Croydon Hills	4	House	\$1,010,000	12 Aug 2025
 5 Loddon Ct Croydon Hills	4	House	\$1,350,000	11 Aug 2025
 109 Langdale Dr Croydon Hills	3	House	\$1,022,000	09 Aug 2025
 3 Thomas Lawford Pl Croydon Hills	5	House	\$1,400,000	07 Aug 2025
 5 Karina Cl Croydon Hills	4	House	\$1,320,088	17 Jul 2025
 5 Angelica Cr Croydon Hills	3	House	\$1,000,000	15 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
 4 Applegum Cl Croydon Hills	4	House	\$1,625,000	26 Jun 2025
 5 Tambo Cl Croydon Hills	3	House	\$1,240,000	26 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 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
 47 Lakeside Cr Croydon Hills	5	House	\$1,618,000	19 May 2025
 1 Edwina Ct Croydon Hills	3	House	\$940,000	17 May 2025
 7 Kulsi Ct Croydon Hills	3	House	\$1,152,000	14 May 2025
 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



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

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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