

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

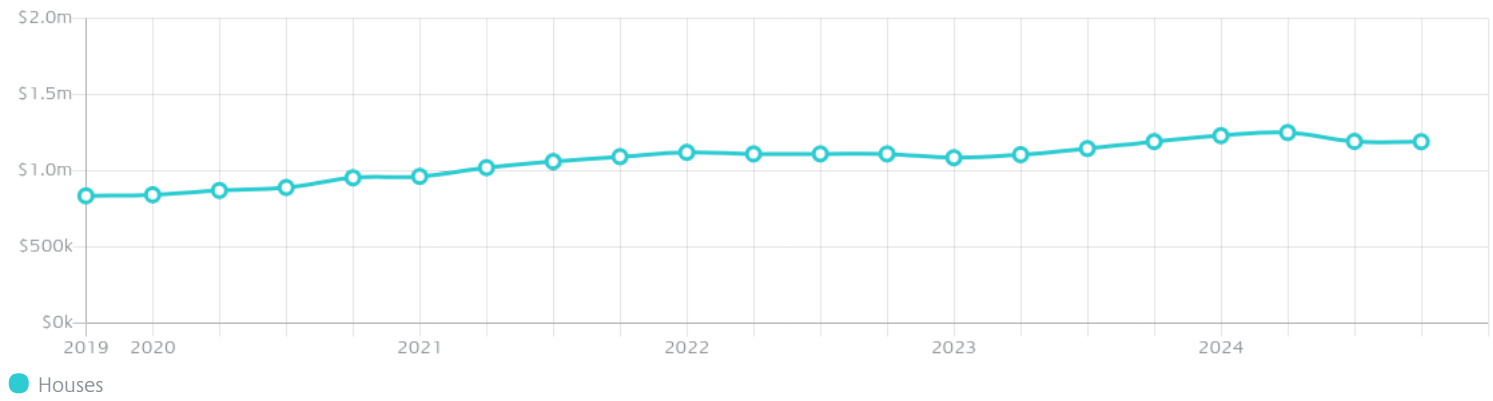
Median

**\$1.19m**

Quarterly Price Change

**-0.16% ↓**

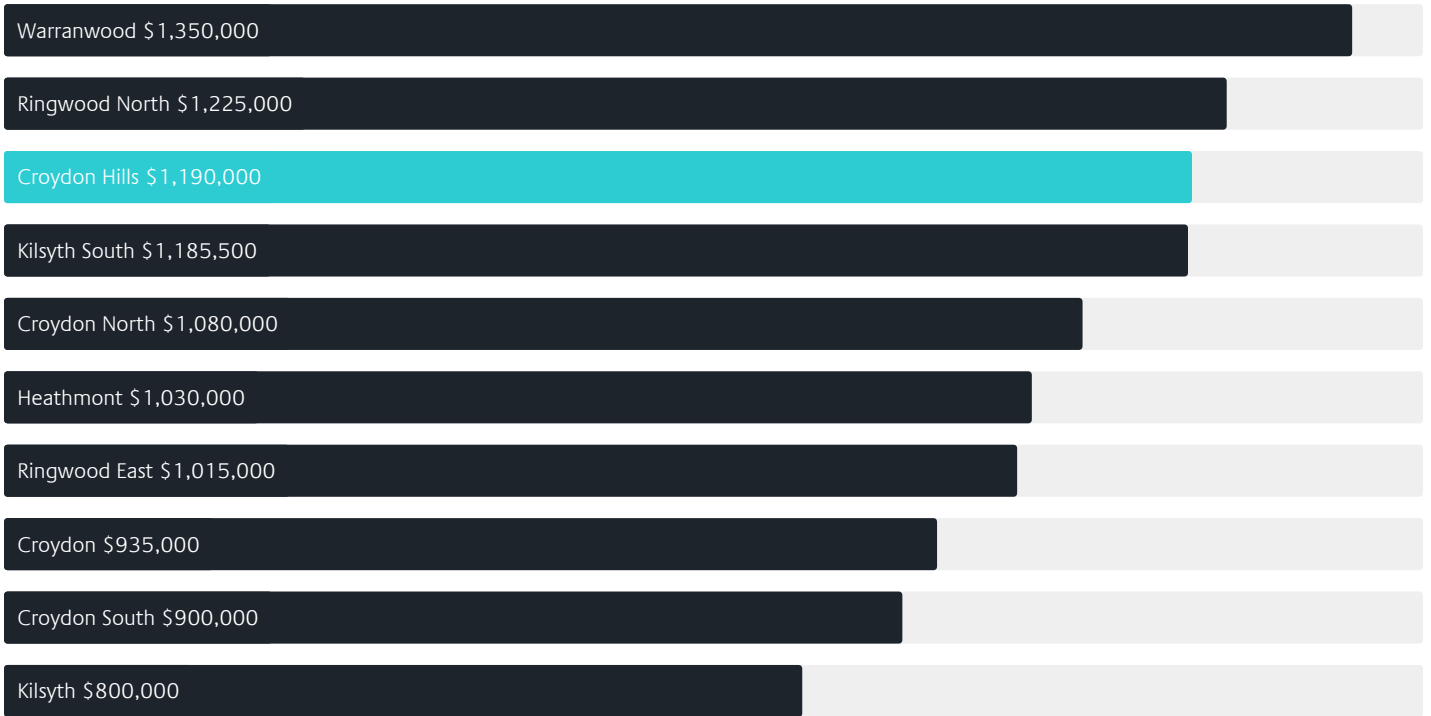
## Quarterly Price Change\*



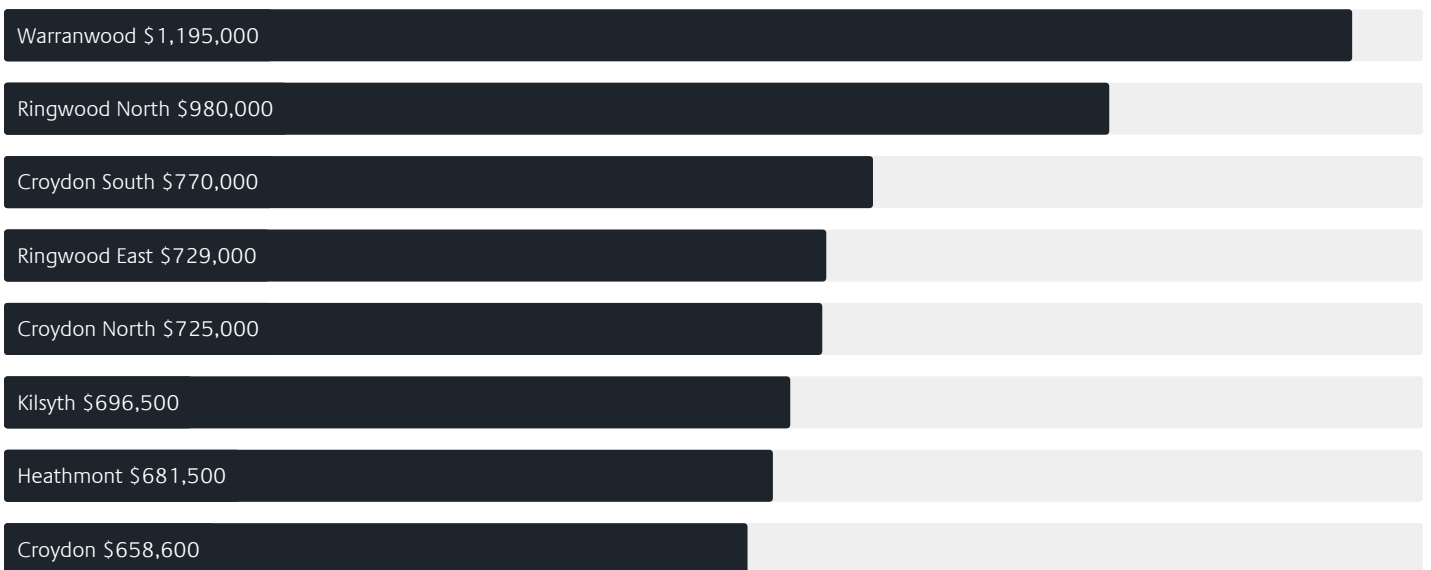
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 6%  
● Private 94%

Auction Clearance Rate\*

100%

Median Days on Market^

27 days

Average Hold Period\*

8.3 years

## Insights

Dwelling Type^



● Houses 100% ● Units 0%

Ownership^



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

Population^

4,839

Median Asking Rent per week\*

\$680

Population Growth^

-3.06%

Rental Yield\*

2.93%

Median Age^













42 years

Median Household Size^













2.9 people

# Sold Properties~









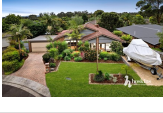



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 77 Yarra Rd Croydon Hills	4	House	\$1,355,500	19 Dec 2024
 44 Croydon Hills Dr Croydon Hills	4	House	\$1,300,000	13 Dec 2024
 22 Settlers Hill Cr Croydon Hills	4	House	\$1,322,888	12 Dec 2024
 22 Croydon Hills Dr Croydon Hills	5	House	\$1,044,000	11 Dec 2024
 9 Marloo Ct Croydon Hills	4	House	\$1,085,000	04 Dec 2024
 19 Crossman Dr Croydon Hills	4	House	\$1,245,000	04 Dec 2024
 3 Ovens Ct Croydon Hills	4	House	\$1,235,000	04 Dec 2024
 21 Grose Ct Croydon Hills	4	House	\$1,490,000	02 Dec 2024
 26 Lakeside Cr Croydon Hills	4	House	\$1,234,567	29 Nov 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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 Kulsi Ct Croydon Hills	3	House	\$1,095,000	26 Jul 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.