

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

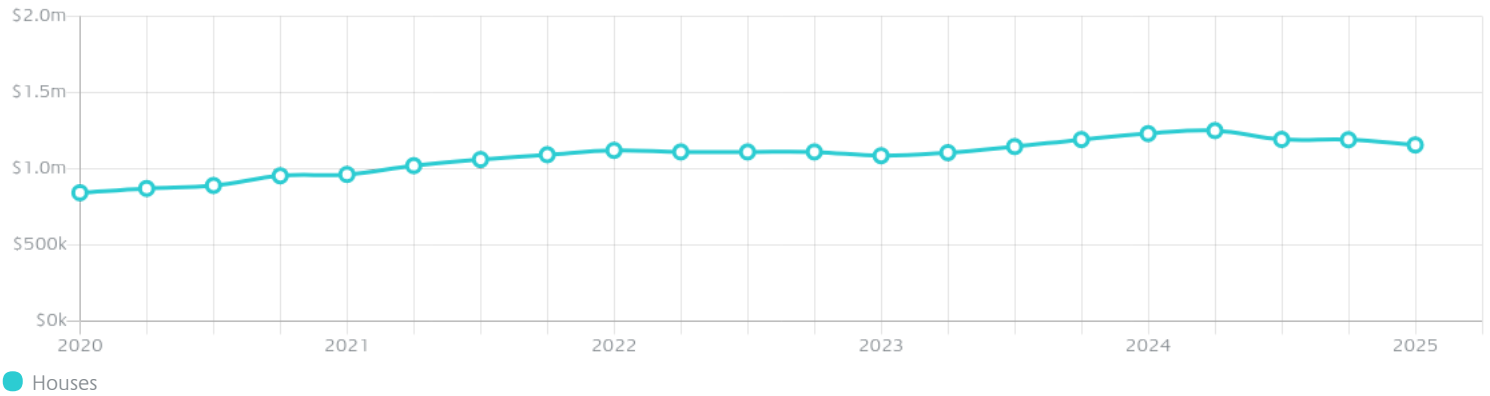
Median

\$1.16m

Quarterly Price Change

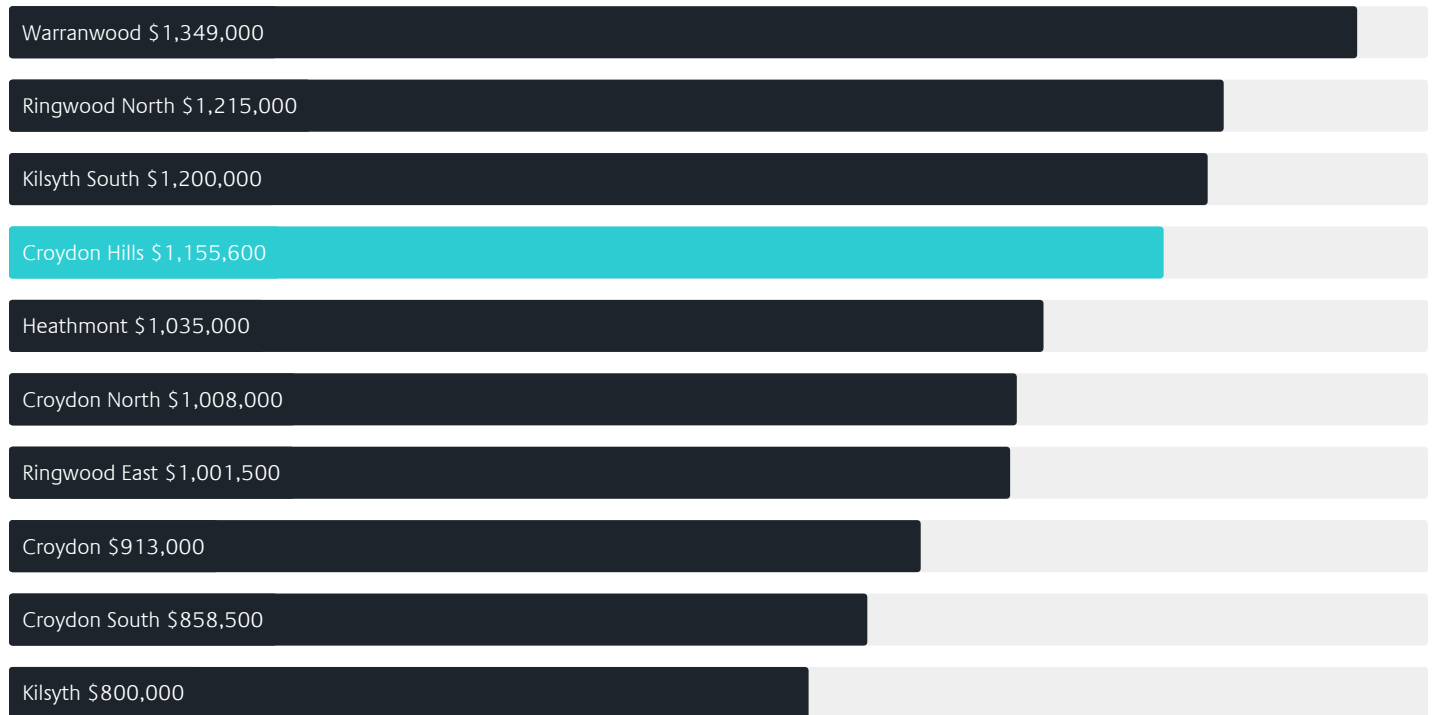
-2.89% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 19%
● Private 81%

Auction Clearance Rate*

100%

Median Days on Market^

33 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*

\$685

Population Growth^

-3.06%

Rental Yield*

2.93%

Median Age^













42 years

Median Household Size^











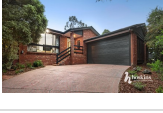

2.9 people

Sold Properties~









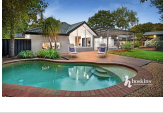
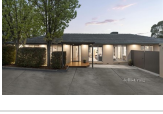
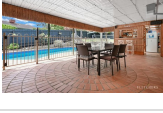

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 56 Langdale Dr Croydon Hills	5	House	\$1,130,000	06 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1 Tanya Ct Croydon Hills	3	House	\$985,000	19 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 69 Narr Maen Dr CROYDON HILLS	3	House	\$1,120,000	06 Feb 2025
 5 Bemm Ct Croydon Hills	6	House	\$1,641,000	06 Feb 2025
 1 Cambridge Cl Croydon Hills	4	House	\$1,295,000	04 Feb 2025
 77 Yarra Rd Croydon Hills	4	House	\$1,355,500	19 Dec 2024
 1a Catherine Pl Croydon Hills	5	House	\$1,100,000	18 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
 23 Rosemary Av Croydon Hills	4	House	\$1,215,000	12 Dec 2024
 22 Croydon Hills Dr Croydon Hills	5	House	\$1,044,000	11 Dec 2024
 5 Federation Glen Croydon Hills	5	House	\$1,510,000	10 Dec 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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