

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

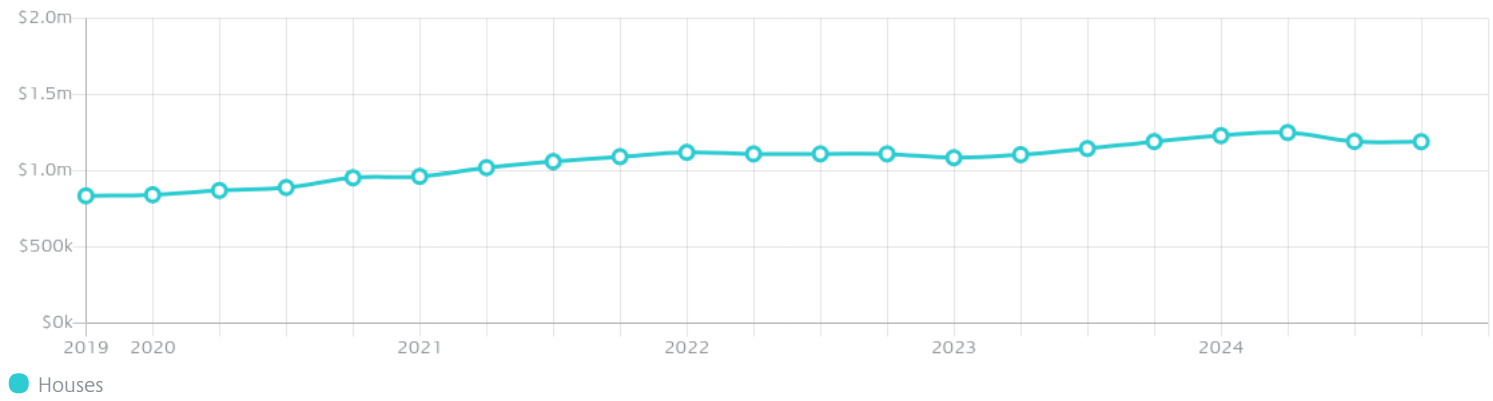
Median

**\$1.19m**

Quarterly Price Change

**-0.16% ↓**

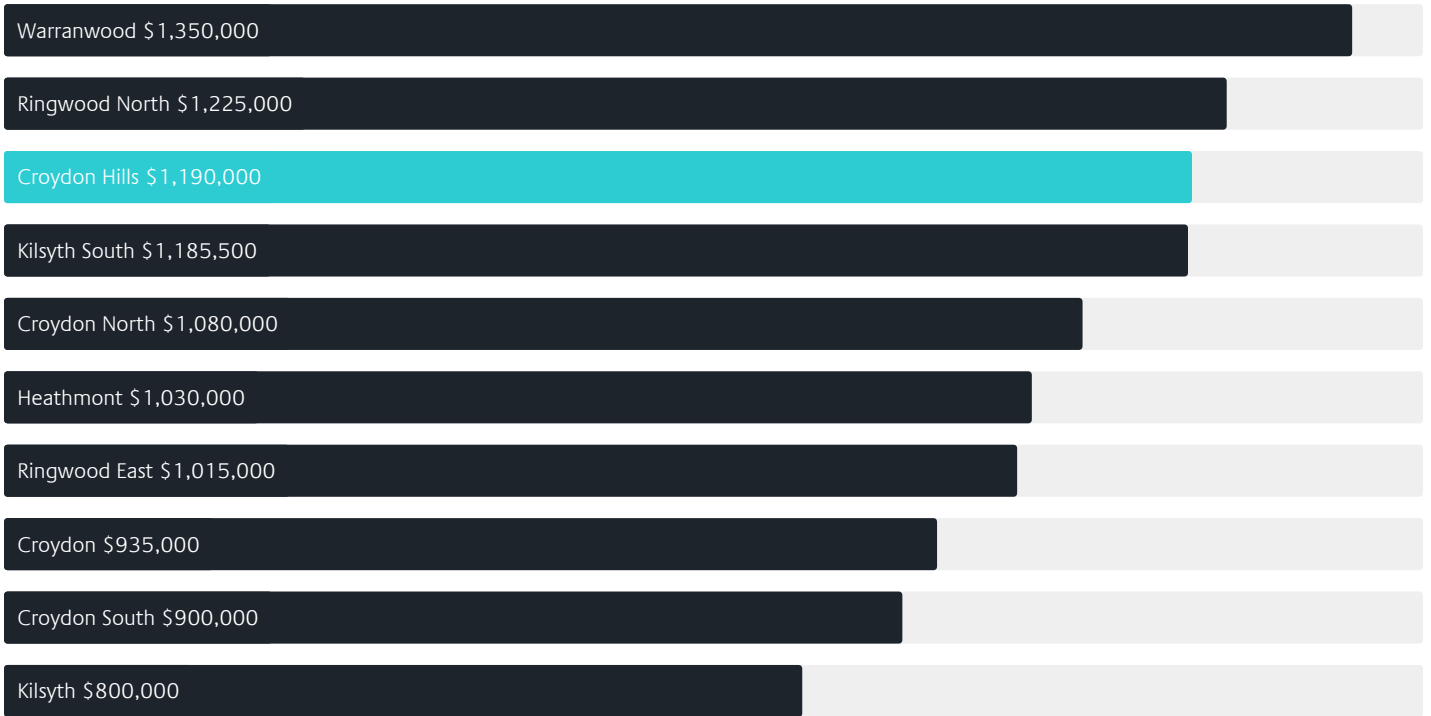
## Quarterly Price Change\*



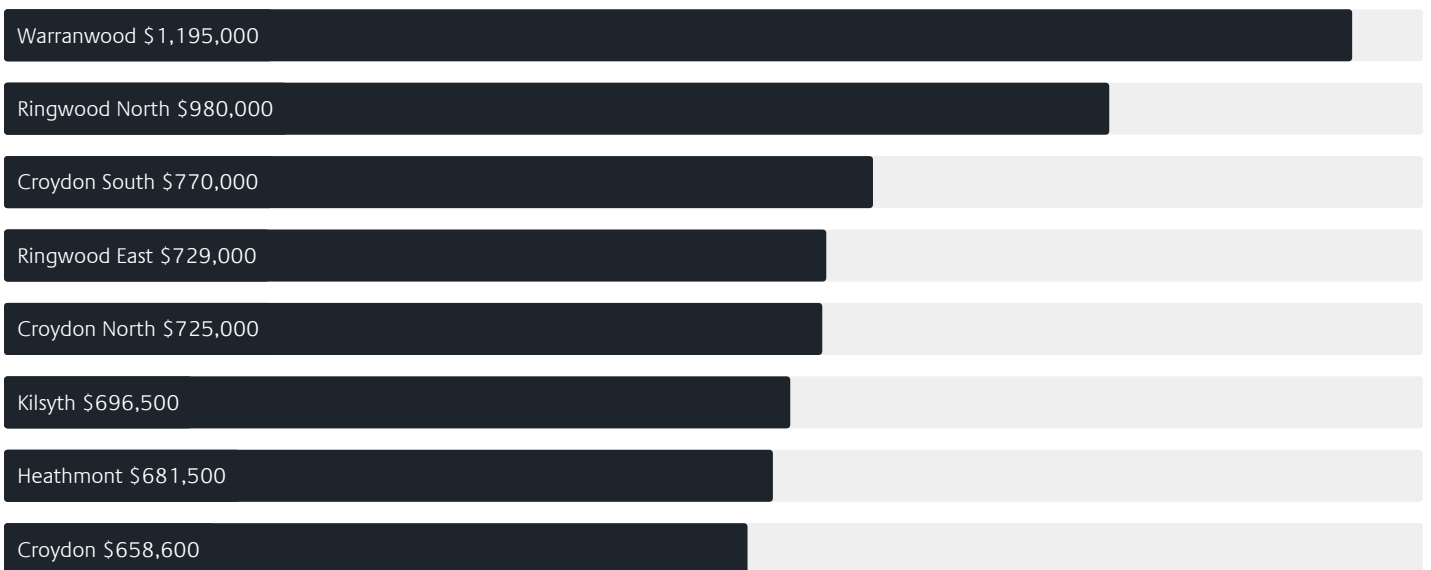
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 15%  
● Private 85%

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

100%

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

30 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>

\$680

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~









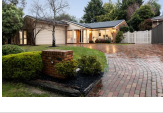

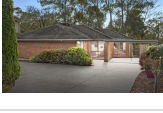

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 29 Crossman Dr Croydon Hills	4	House	\$1,265,000	08 Feb 2025
 5 The Loch Croydon Hills	5	House	\$1,403,000	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
 22 Croydon Hills Dr Croydon Hills	5	House	\$1,044,000	11 Dec 2024
 19 Crossman Dr Croydon Hills	4	House	\$1,245,000	04 Dec 2024
 9 Marloo Ct Croydon Hills	4	House	\$1,085,000	04 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Ovens Ct Croydon Hills	4	House	\$1,235,000	04 Dec 2024
 47 Langdale Dr Croydon Hills	3	House	\$950,000	02 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
 8 Loddon Ct Croydon Hills	4	House	\$1,350,000	29 Nov 2024
 3 Goulburn Ct Croydon Hills	4	House	\$1,200,000	25 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Jellis Craig

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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