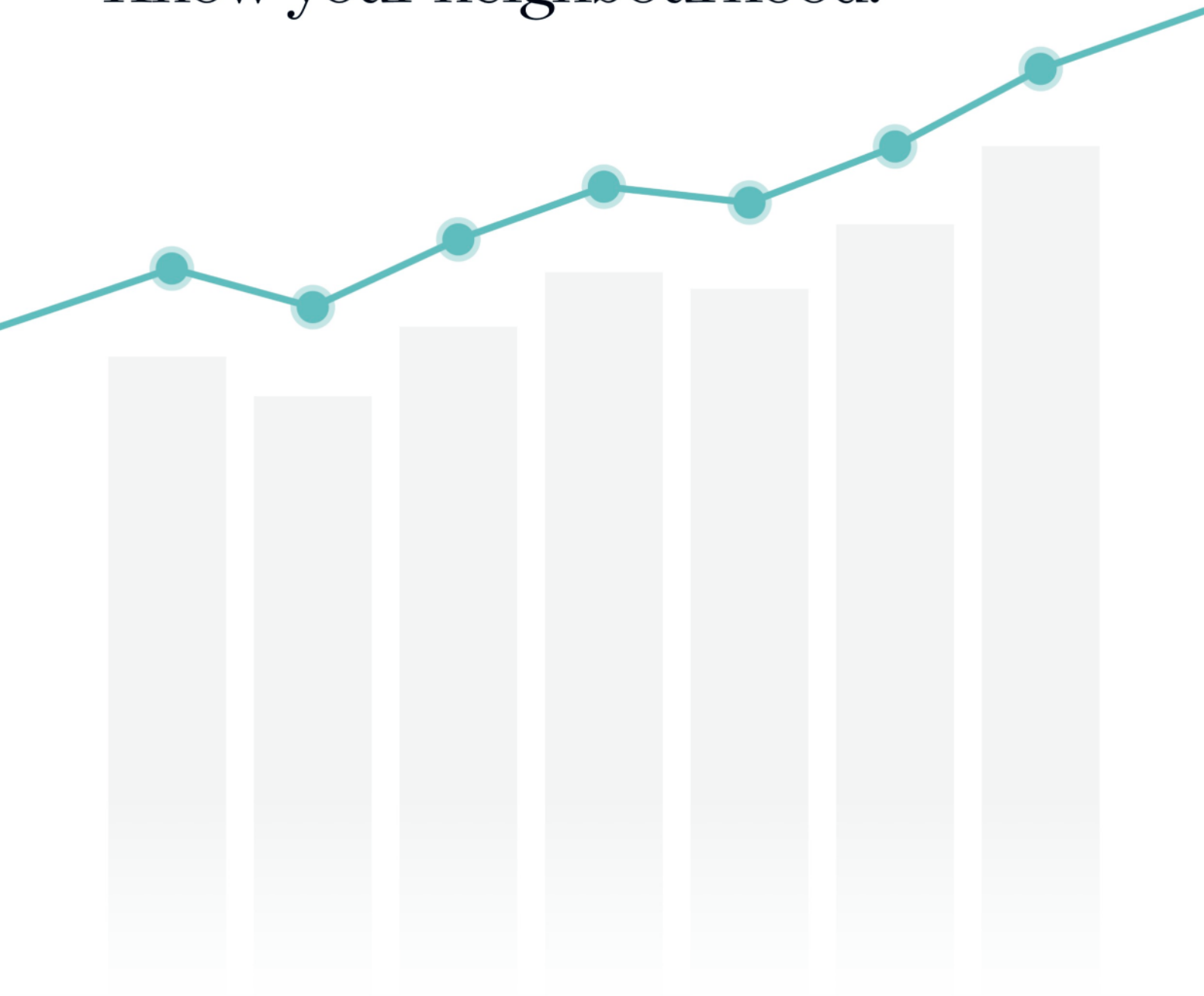


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.08m

Quarterly Price Change

0.46% ↑

Median Unit Price*

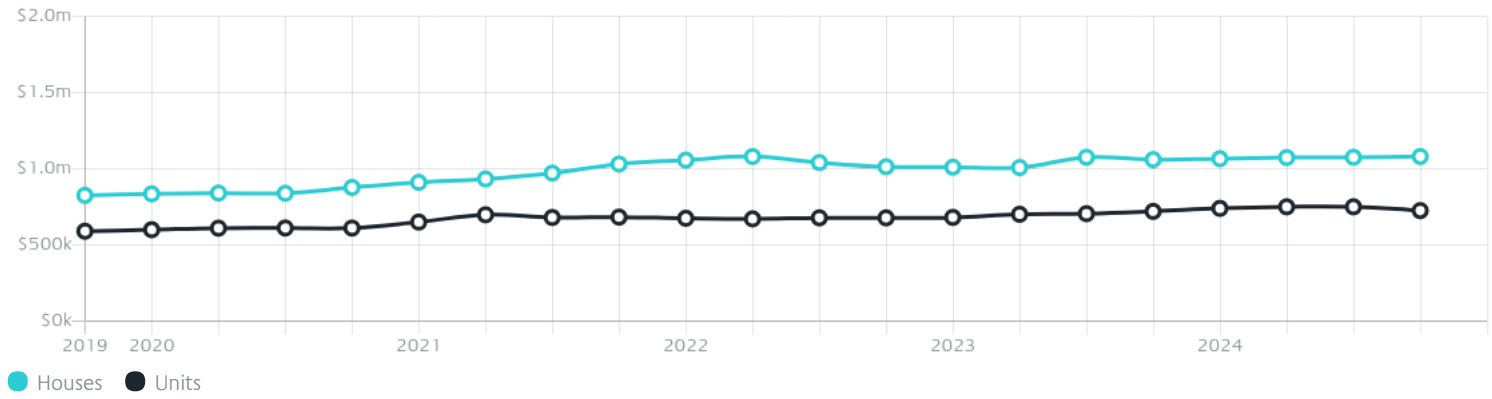
Median

\$725k

Quarterly Price Change

-3.33% ↓

Quarterly Price Change*

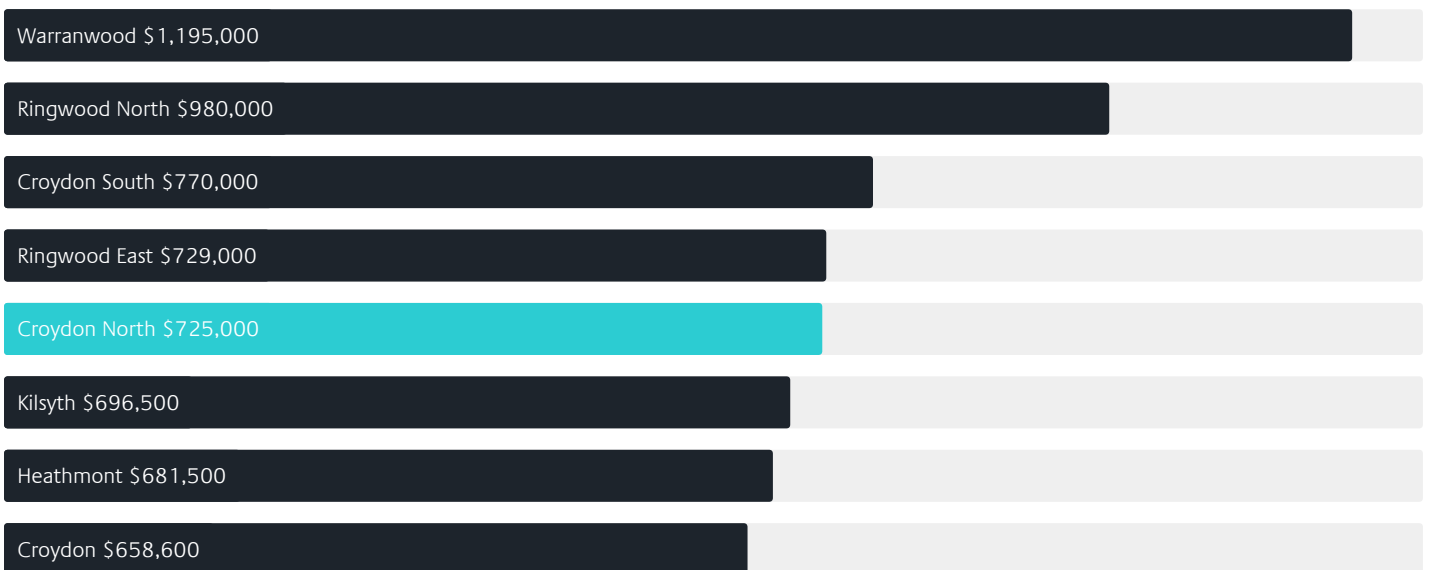


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 23%
● Private 77%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

39 days

Average Hold Period^{*}

8.5 years

Insights

Dwelling Type[^]



● Houses 94% ● Units 6%

Ownership[^]



● Owned Outright 36% ● Mortgaged 49% ● Rented 15%

Population[^]

8,092

Median Asking Rent per week^{*}

\$610

Population Growth[^]

2.95%

Rental Yield^{*}

2.9%

Median Age[^]










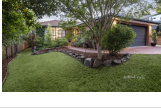
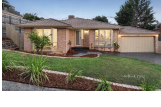

40 years

Median Household Size[^]









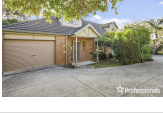



2.7 people

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
 4/38 Karingal St Croydon North	3	Unit	\$630,000	31 Mar 2025
 14 Primrose Rd Croydon North	3	House	\$825,000	31 Mar 2025
 29 Anningie Park Pl CROYDON NORTH	5	House	\$1,500,000	28 Mar 2025
 19 Panorama Dr CROYDON NORTH	3	House	\$910,000	15 Mar 2025
 53 Neuparth Rd Croydon North	4	House	\$939,000	08 Mar 2025
 4 Maxwell Pl Croydon North	3	House	\$1,260,000	08 Mar 2025
 32 Knee La Croydon North	5	House	\$1,450,000	06 Mar 2025
 22-24 Richardson Rd Croydon North	6	House	\$1,280,000	28 Feb 2025
 8/37 Holloway Rd CROYDON NORTH	3	Unit	\$698,000	24 Feb 2025
 8 Lanier Cr Croydon North	4	House	\$1,090,000	22 Feb 2025
 63 Nangathan Way Croydon North	5	House	\$1,045,000	19 Feb 2025
 5/13-15 Meadow Rd Croydon North	2	Unit	\$650,000	18 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Neuparth Rd Croydon North	5	House	\$1,080,000	15 Feb 2025
 10/303-305 Maroondah Hwy Croydon North	4	Townhouse	\$780,000	08 Feb 2025
 16 Alice St Croydon North	2	House	\$675,000	08 Feb 2025
 5/24 Karingal St Croydon North	3	House	\$812,000	30 Jan 2025
 71 Humber Rd Croydon North	3	House	\$820,000	11 Jan 2025
 5 Golden Ash Wlk Croydon North	5	House	\$1,330,000	20 Dec 2024
 6/14 Humber Rd Croydon North	2	Unit	\$670,000	20 Dec 2024
 2/10 Jeremic Ct Croydon North	2	Unit	\$620,000	19 Dec 2024
 5/359 Maroondah Hwy Croydon North	2	Flat/Unit/Apartment	\$705,000	19 Dec 2024
 1/2a Paterson St Croydon North	3	Flat/Unit/Apartment	\$842,500	14 Dec 2024
 8/27 Bonnie View Rd Croydon North	3	Unit	\$785,000	13 Dec 2024
 9/28 Karingal St Croydon North	3	Unit	\$685,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Hanwell Ct Croydon North	4	House	\$1,035,000	11 Dec 2024
 2/5 Kinta Ct Croydon North	3	House	\$788,000	09 Dec 2024
 80 Exeter Rd Croydon North	4	House	\$800,000	05 Dec 2024
 1/343 Maroondah Hwy Croydon North	2	Unit	\$620,000	01 Dec 2024
 8 Mulgrave Way Croydon North	3	House	\$1,157,500	01 Dec 2024
 8 Carol Hancock Pl Croydon North	3	House	\$890,000	01 Dec 2024
 5/14 Patrick Av Croydon North	2	Flat/Unit/Apartment	\$641,000	30 Nov 2024
 10 Knee La CROYDON NORTH	4	House	\$1,007,000	28 Nov 2024
 25 Power St Croydon North	3	House	\$1,080,000	27 Nov 2024
 7/379 Maroondah Hwy Croydon North	3	Flat/Unit/Apartment	\$700,000	27 Nov 2024
 11 Piedmont Ct Croydon North	2	House	\$820,000	26 Nov 2024
 2 Paterson St Croydon North	3	House	\$705,000	25 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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