

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.08m

Quarterly Price Change

0.46% ↑

Median Unit Price*

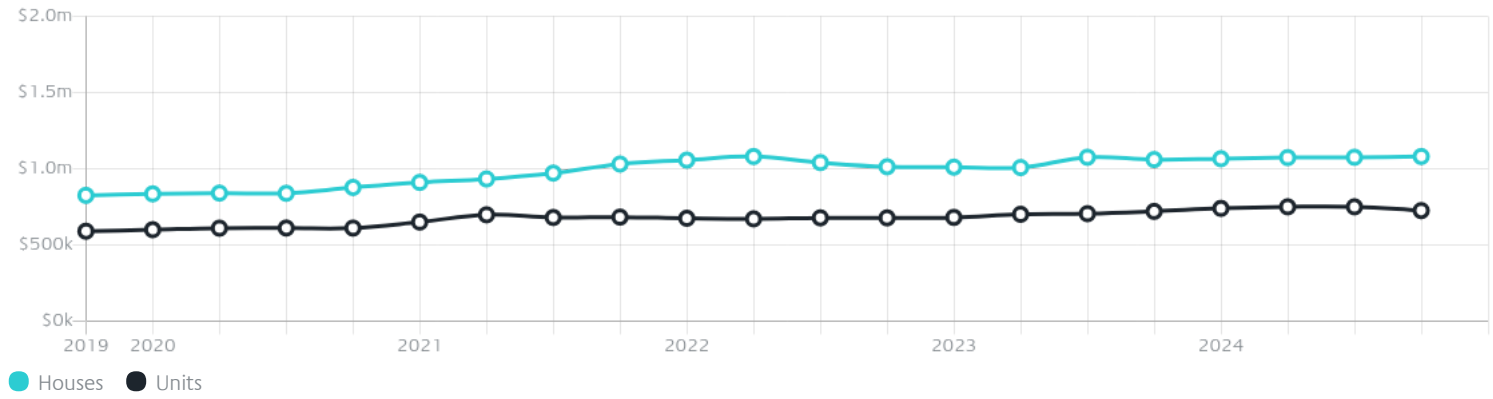
Median

\$725k

Quarterly Price Change

-3.33% ↓

Quarterly Price Change*

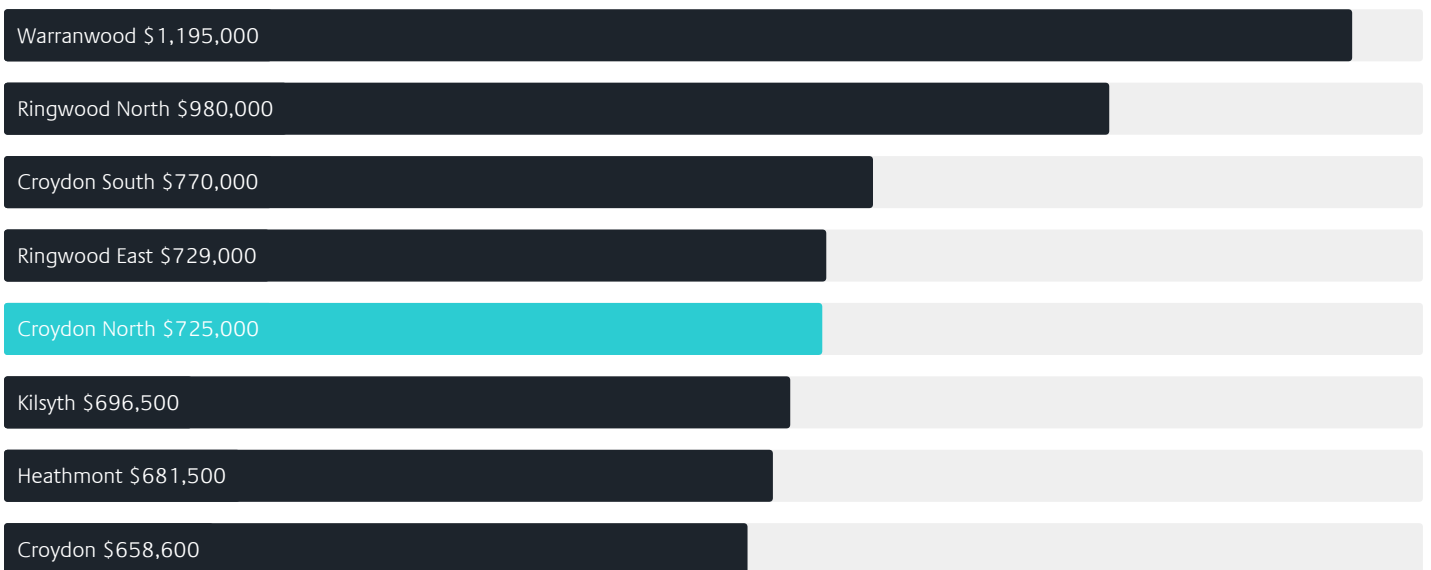


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 9%
● Private 91%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

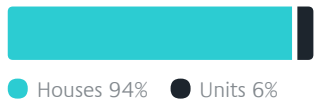
29 days

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[^]










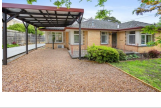
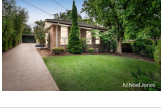

40 years

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
 71 Humber Rd Croydon North	3	House	\$820,000	11 Jan 2025
 6/14 Humber Rd Croydon North	2	Unit	\$670,000	20 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
 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
 1/343 Maroondah Hwy Croydon North	2	Unit	\$620,000	01 Dec 2024
 8 Carol Hancock Pl Croydon North	3	House	\$890,000	01 Dec 2024
 25 Power St Croydon North	3	House	\$1,080,000	27 Nov 2024
 2 Paterson St Croydon North	3	House	\$705,000	25 Nov 2024
 10 Susans Ct Croydon North	3	House	\$905,000	25 Nov 2024
 5/7 Bonnie View Rd Croydon North	2	House	\$690,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Linden Ct Croydon North	3	House	\$900,000	23 Nov 2024
 59-63 Richardson Rd Croydon North	3	House	\$1,340,000	22 Nov 2024
 3/27 Bonnie View Rd Croydon North	3	Unit	\$770,000	22 Nov 2024
 15 Turkeith Cr Croydon North	3	House	\$873,000	20 Nov 2024
 20 Mitchell Ct Croydon North	4	House	\$1,120,000	16 Nov 2024
 73 Neuparth Rd Croydon North	3	House	\$1,015,000	15 Nov 2024
 1/51 Exeter Rd Croydon North	3	House	\$700,000	11 Nov 2024
 2/39 Exeter Rd Croydon North	2	Unit	\$688,000	11 Nov 2024
 142 Nangathan Way Croydon North	3	House	\$1,095,000	06 Nov 2024
 1/35 Lyons Rd Croydon North	4	House	\$1,250,000	06 Nov 2024
 39 Power St Croydon North	4	House	\$1,142,000	04 Nov 2024
 113a Nangathan Way Croydon North	3	House	\$990,000	01 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6-8 Power St Croydon North	4	House	\$1,482,000	29 Oct 2024
 2 Neuparth Rd Croydon North	3	House	\$972,500	28 Oct 2024
 125 Nangathan Way Croydon North	4	House	\$1,080,000	25 Oct 2024
 7 Turkeith Cr Croydon North	3	House	\$740,000	25 Oct 2024
 27 Holloway Rd CROYDON NORTH	3	House	\$813,000	24 Oct 2024
 2/37a Exeter Rd Croydon North	2	House	\$610,000	23 Oct 2024
 86 Richardson Rd Croydon North	5	House	\$1,330,000	18 Oct 2024
 64a Warriem Rd Croydon North	3	House	\$860,000	16 Oct 2024
 14 Bonnie View Rd Croydon North	4	House	\$1,283,000	08 Oct 2024
 24 Panorama Dr Croydon North	3	House	\$1,200,150	05 Oct 2024
 277 Maroondah Hwy Croydon North	3	House	\$770,000	03 Oct 2024
 6 Justin Ct Croydon North	4	House	\$980,000	30 Sep 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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