

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.01m

Quarterly Price Change

-6.66% ↓

Median Unit Price*

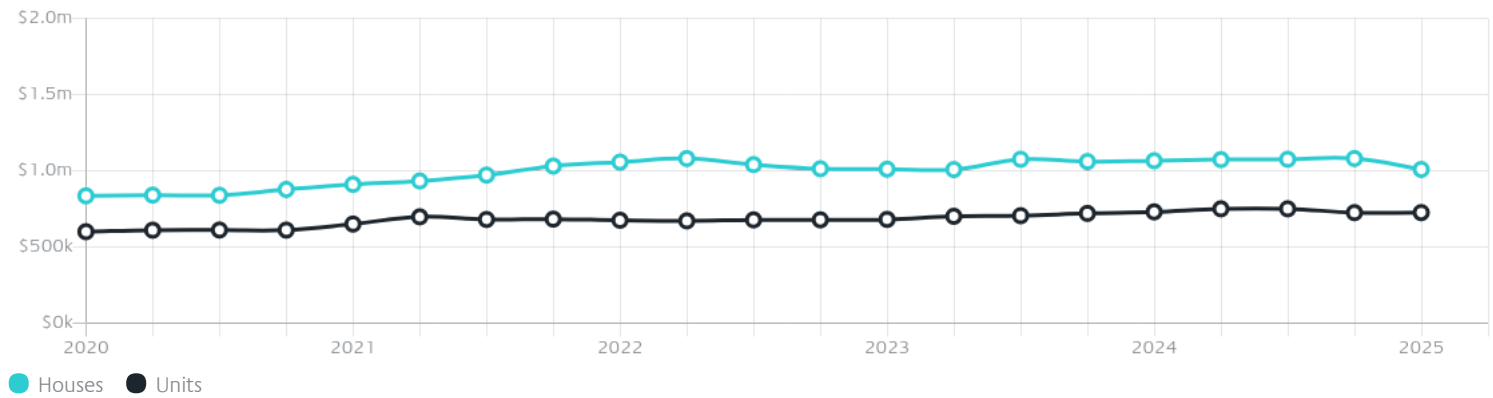
Median

\$725k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 13%
● Private 88%

Auction Clearance Rate*

100%

Median Days on Market^

23 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*

\$650

Population Growth^

2.95%

Rental Yield*

2.9%

Median Age^








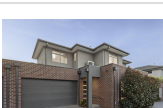
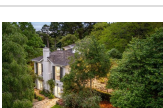


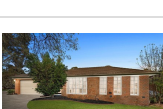
40 years

Median Household Size^









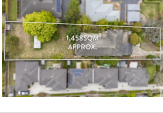



2.7 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 31 Wilson Conc Croydon North	3	House	\$1,030,000	21 Jun 2025
 3/14 Patrick Av Croydon North	2	Townhouse	\$665,000	18 Jun 2025
 41 Lyons Rd Croydon North	3	House	\$795,000	17 Jun 2025
 6 Yarra Rd Croydon North	3	House	\$926,000	13 Jun 2025
 3/34 Karingal St Croydon North	2	Unit	\$625,000	12 Jun 2025
 88 Exeter Rd CROYDON NORTH	6	House	\$1,100,000	10 Jun 2025
 18 Lanier Cr CROYDON NORTH	5	House	\$1,166,000	08 Jun 2025
 2/63 Exeter Rd Croydon North	3	Townhouse	\$800,000	07 Jun 2025
 2/36 Mulawa St Croydon North	5	House	\$1,760,000	02 Jun 2025
 66 Power St Croydon North	4	House	\$1,160,000	29 May 2025
 4 Primrose Rd Croydon North	3	House	\$888,000	26 May 2025
 3/359 Maroondah Hwy Croydon North	2	Unit	\$660,000	23 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/17 Karingal St CROYDON NORTH	2	Unit	\$640,000	14 May 2025
 7/13-15 Meadow Rd Croydon North	2	Unit	\$655,000	12 May 2025
 1/20 Humber Rd Croydon North	3	House	\$705,000	12 May 2025
 1 The Dell Croydon North	4	House	\$1,101,000	06 May 2025
 49 Holloway Rd Croydon North	3	House	\$1,000,000	01 May 2025
 17 Bronte Ct Croydon North	4	House	\$1,185,000	11 Apr 2025
 10 Bronte Ct Croydon North	4	House	\$1,692,800	08 Apr 2025
 279 Maroondah Hwy Croydon North	3	House	\$875,000	07 Apr 2025
 11 Humber Rd Croydon North	6	House	\$1,030,000	03 Apr 2025
 14 Primrose Rd Croydon North	3	House	\$825,000	31 Mar 2025
 4/38 Karingal St Croydon North	3	Unit	\$630,000	31 Mar 2025
 29 Anningie Park Pl CROYDON NORTH	5	House	\$1,500,000	28 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/343 Maroondah Hwy Croydon North	3	Townhouse	\$745,500	27 Mar 2025
 1 Piedmont Ct Croydon North	4	House	\$870,000	27 Mar 2025
 23 Mitchell Ct Croydon North	4	House	\$1,485,000	27 Mar 2025
 8/379-381 Maroondah Hwy Croydon North	2	Townhouse	\$630,000	26 Mar 2025
 11 Arkarra Ct Croydon North	3	House	\$750,000	22 Mar 2025
 4 Terrung Ct Croydon North	3	House	\$843,000	21 Mar 2025
 19 Panorama Dr CROYDON NORTH	3	House	\$910,000	15 Mar 2025
 4 Maxwell Pl Croydon North	3	House	\$1,260,000	08 Mar 2025
 53 Neuparth Rd Croydon North	4	House	\$939,000	08 Mar 2025
 32 Knee La Croydon North	5	House	\$1,450,000	06 Mar 2025
 6 Turkeith Cr Croydon North	4	House	\$915,000	04 Mar 2025
 22 Richardson Rd Croydon North	6	House	\$1,280,000	28 Feb 2025



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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