

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.01m

Quarterly Price Change

-6.66% ↓

Median Unit Price*

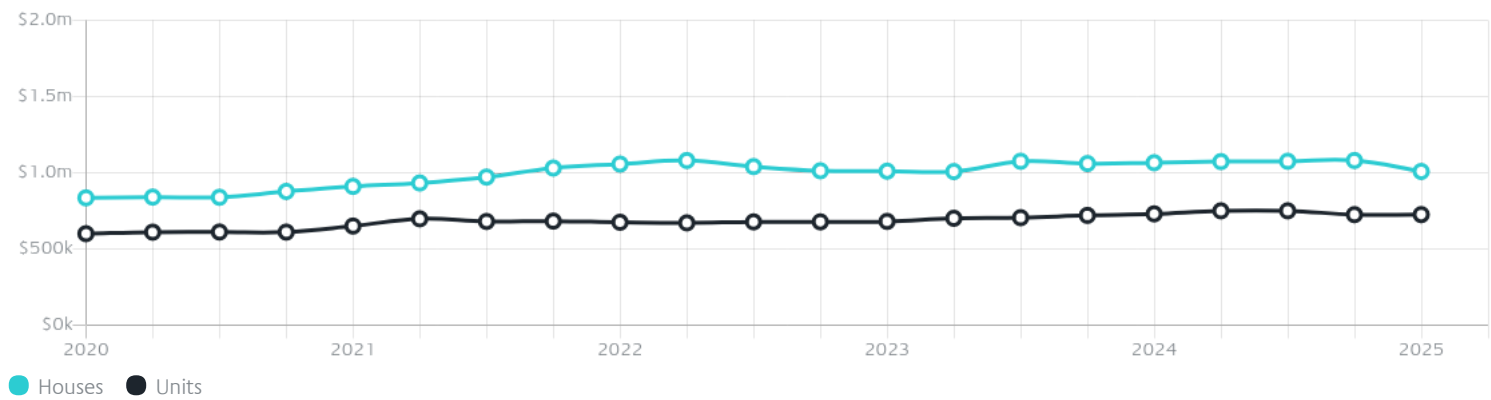
Median

\$725k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 17%
● Private 83%

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*

\$650

Population Growth^

2.95%

Rental Yield*

2.9%

Median Age^







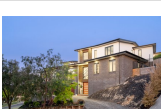




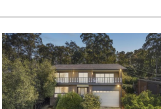
40 years

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
 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
 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
 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
 4 Terrung Ct Croydon North	3	House	\$843,000	21 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/47 Humber Rd Croydon North	3	House	\$695,000	27 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
 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
 22 Knee La Croydon North	4	House	\$1,000,000	07 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14a Collins Gr Croydon North	3	Flat/Unit/Apartment	\$821,500	06 Feb 2025
 5/24 Karingal St Croydon North	3	House	\$812,000	30 Jan 2025
 64 Lyons Rd Croydon North	4	House	\$968,000	16 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
 3 Hanwell Ct Croydon North	4	House	\$1,035,000	11 Dec 2024



Croydon Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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