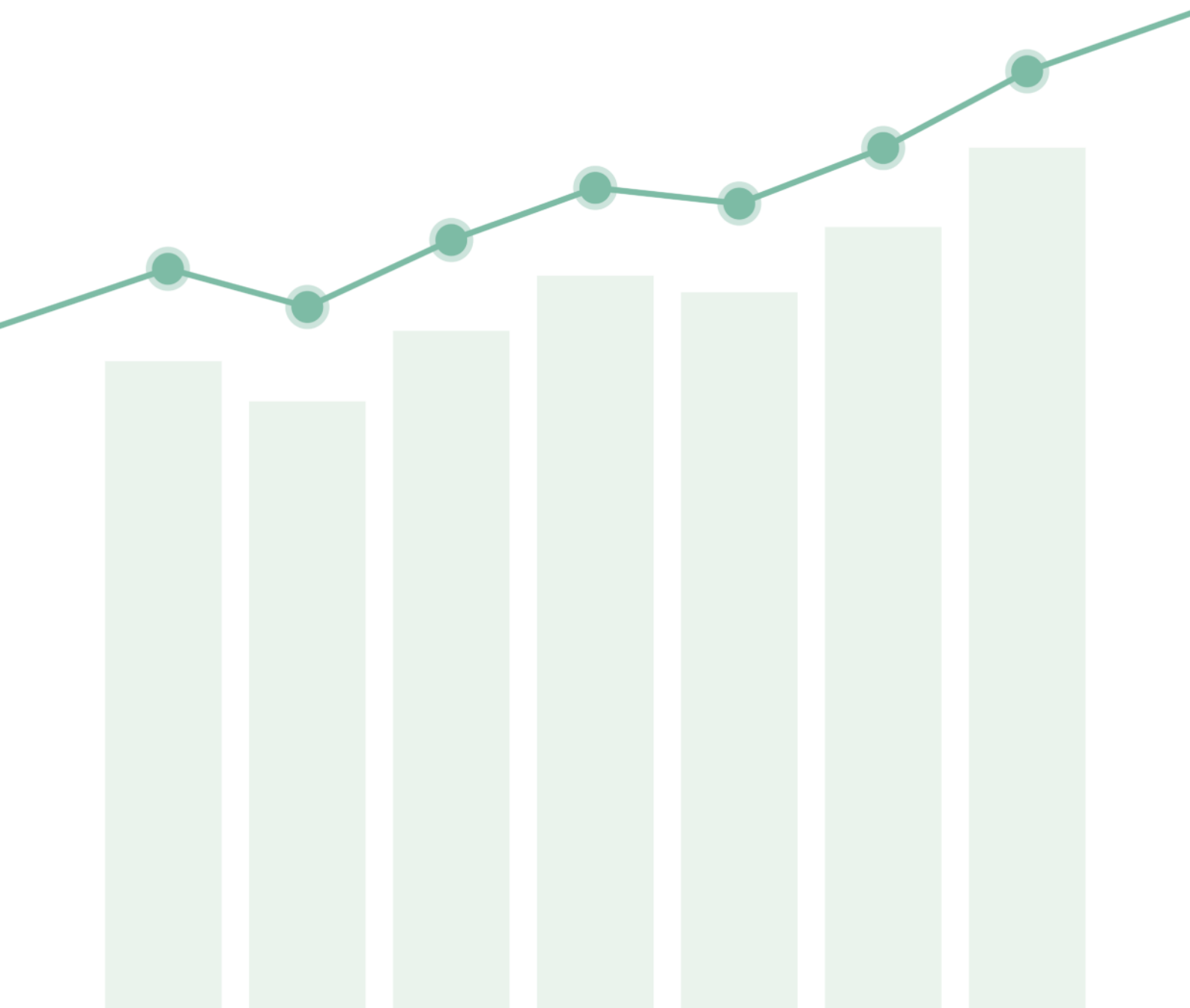


# JellisCraig

CROYDON NORTH

## Suburb Report

Know your neighbourhood.



CROYDON NORTH SUBURB REPORT

Median House Price\*

Median

\$1.03m

Quarterly Price Change

0.73% ↑

Median Unit Price\*

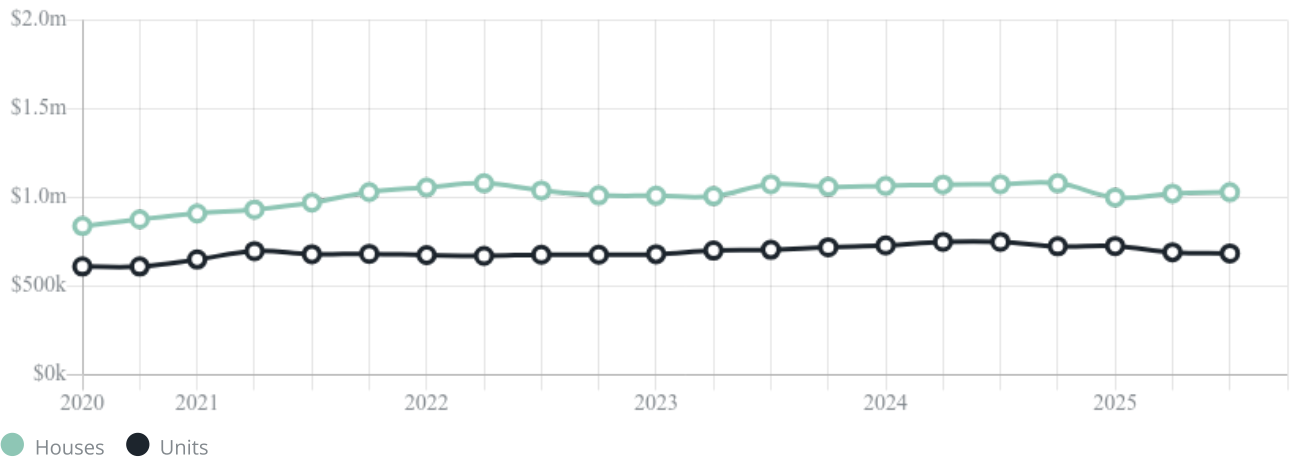
Median

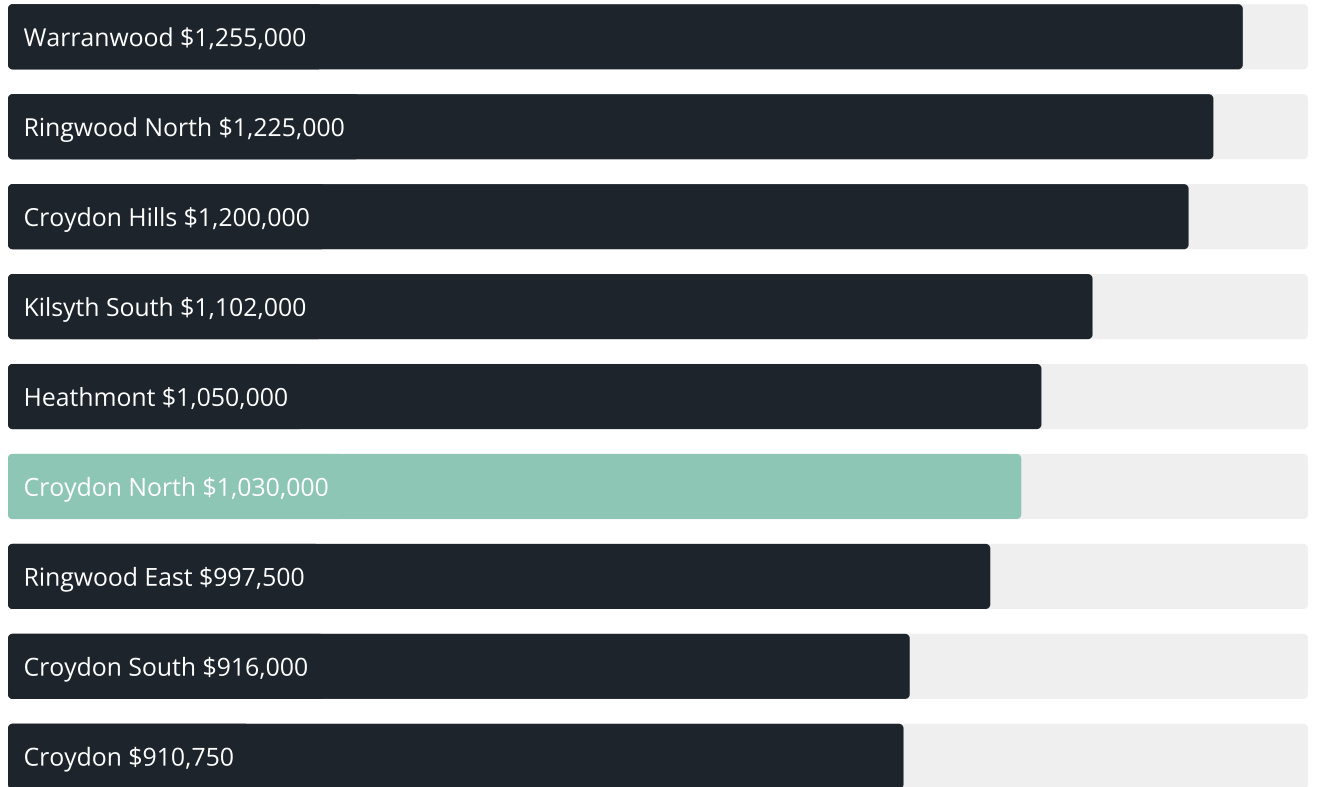
\$685k

Quarterly Price Change

-0.93% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## CROYDON NORTH SUBURB REPORT

## Sale Method\*



● Auction 20%

● Private 80%

## Auction Clearance Rate\*

62.5%

## Median Days on Market^

25 days

## Average Hold Period\*

8.5 years

## Dwelling Type^



● Houses 94%

● Units 6%

## Ownership^



● Owned Outright 36%

● Mortgaged 49%

● Rented 15%

## Population^

8,092

## Median Asking Rent per week\*

\$655

## Population Growth^

2.95%

## Rental Yield\*

2.9%

## Median Age^

40 years

## Median Household Size^

2.7 people

## CROYDON NORTH SUBURB REPORT

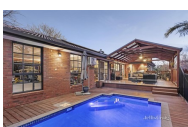
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address                                                                                                                  | Bedrooms | Type  | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  1 Wilson Conc<br>Croydon North         | 5        | House | \$1,250,000 | 30 Oct 2025 |
|  12 Terrung Ct<br>Croydon North         | 3        | House | \$900,000   | 29 Oct 2025 |
|  3 Oaktree Rd<br>Croydon North          | 4        | House | \$1,425,000 | 28 Oct 2025 |
|  7 Blyth Ct<br>CROYDON NORTH           | 4        | House | \$1,245,000 | 22 Oct 2025 |
|  67 Neuparth Rd<br>Croydon North      | 4        | House | \$896,000   | 22 Oct 2025 |
|  20 Janson Ct<br>CROYDON NORTH        | 4        | House | \$1,250,000 | 14 Oct 2025 |
|  25 Alice St<br>Croydon North         | 4        | House | \$1,130,000 | 06 Oct 2025 |
|  1 Avoca Ct<br>Croydon North          | 4        | House | \$1,246,000 | 28 Sep 2025 |
|  58 Warrien Rd<br>CROYDON NORTH       | 4        | House | \$1,110,000 | 20 Sep 2025 |
|  3/315 Maroondah Hwy<br>CROYDON NORTH | 3        | House | \$804,000   | 18 Sep 2025 |

## CROYDON NORTH SUBURB REPORT

| Address                                                                                                                 | Bedrooms | Type                | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  4 Woodview Ct<br>Croydon North        | 3        | Townhouse           | \$847,500   | 15 Sep 2025 |
|  1 Mcleod Ct<br>Croydon North          | 4        | House               | \$1,089,000 | 13 Sep 2025 |
|  2/14 Patrick Av<br>Croydon North      | 3        | House               | \$705,000   | 12 Sep 2025 |
|  25 Patrick Av<br>Croydon North        | 4        | House               | \$885,000   | 10 Sep 2025 |
|  4/64 Bonnie View Rd<br>Croydon North | 2        | Flat/Unit/Apartment | \$695,000   | 10 Sep 2025 |
|  24 Baringa Rd<br>Croydon North      | 4        | House               | \$1,580,000 | 03 Sep 2025 |
|  146 Nangathan Way<br>Croydon North  | 4        | House               | \$1,077,500 | 25 Aug 2025 |
|  19 Tadjji Cl<br>Croydon North       | 4        | House               | \$1,200,000 | 23 Aug 2025 |
|  4/23 Karingal St<br>Croydon North   | 2        | Unit                | \$642,000   | 19 Aug 2025 |
|  1/71 Exeter Rd<br>Croydon North     | 2        | Flat/Unit/Apartment | \$655,000   | 16 Aug 2025 |

## CROYDON NORTH SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type                | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  58 Patrick Av<br>Croydon North      | 3        | House               | \$941,000   | 16 Aug 2025 |
|  37 Wilson Conc<br>Croydon North     | 4        | House               | \$887,000   | 16 Aug 2025 |
|  3/26-28 Patrick Av<br>Croydon North | 3        | Unit                | \$750,000   | 15 Aug 2025 |
|  252 Yarra Rd<br>Croydon North       | 3        | House               | \$1,560,000 | 13 Aug 2025 |
|  3/26 Patrick Av<br>Croydon North   | 3        | Flat/Unit/Apartment | \$750,000   | 11 Aug 2025 |
|  3/63 Exeter Rd<br>Croydon North   | 3        | Townhouse           | \$885,000   | 08 Aug 2025 |
|  13 Neuparth Rd<br>Croydon North   | 3        | House               | \$1,005,000 | 05 Aug 2025 |
|  2/2-4 Warriën Rd<br>Croydon North | 2        | Unit                | \$645,000   | 26 Jul 2025 |
|  9/15 Holloway Rd<br>Croydon North | 2        | Unit                | \$652,000   | 16 Jul 2025 |
|  18 Janson Ct<br>CROYDON NORTH     | 4        | House               | \$1,380,000 | 16 Jul 2025 |



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

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

Data is current as of PDF generation date 01/11/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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