

JellisCraig

CROYDON NORTH

Suburb Report

Know your neighbourhood.



CROYDON NORTH SUBURB REPORT

Median House Price*

Median

\$1.03m

Quarterly Price Change

2.94% ↑

Median Unit Price*

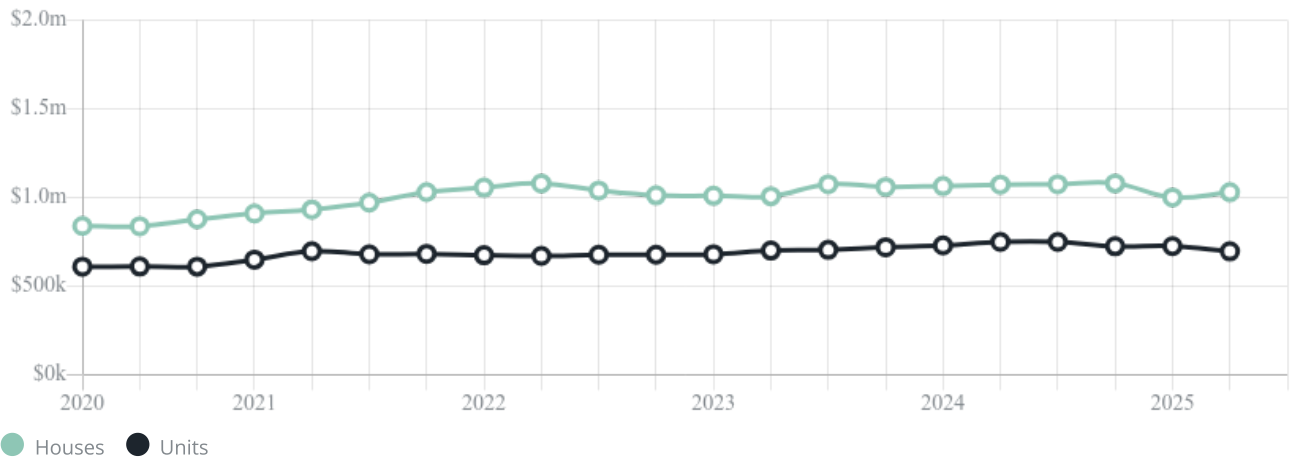
Median

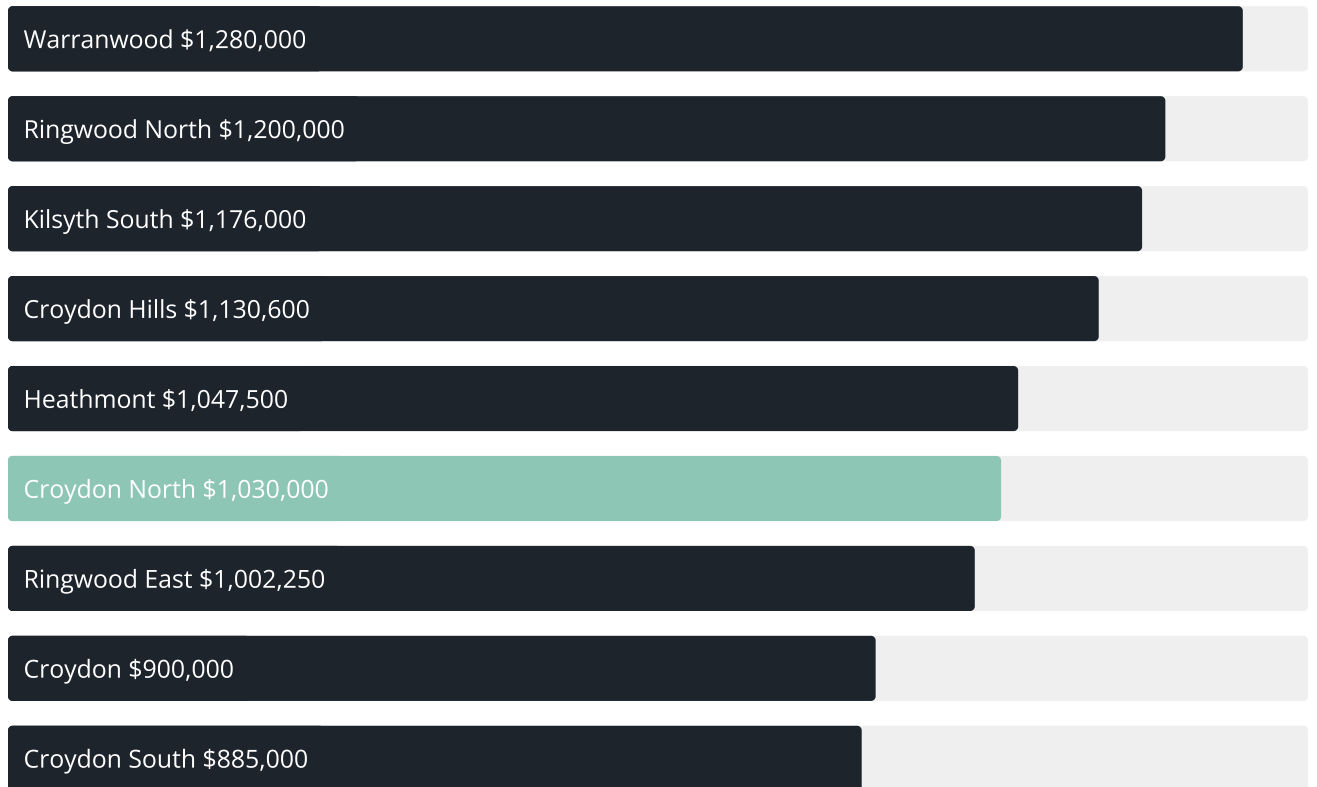
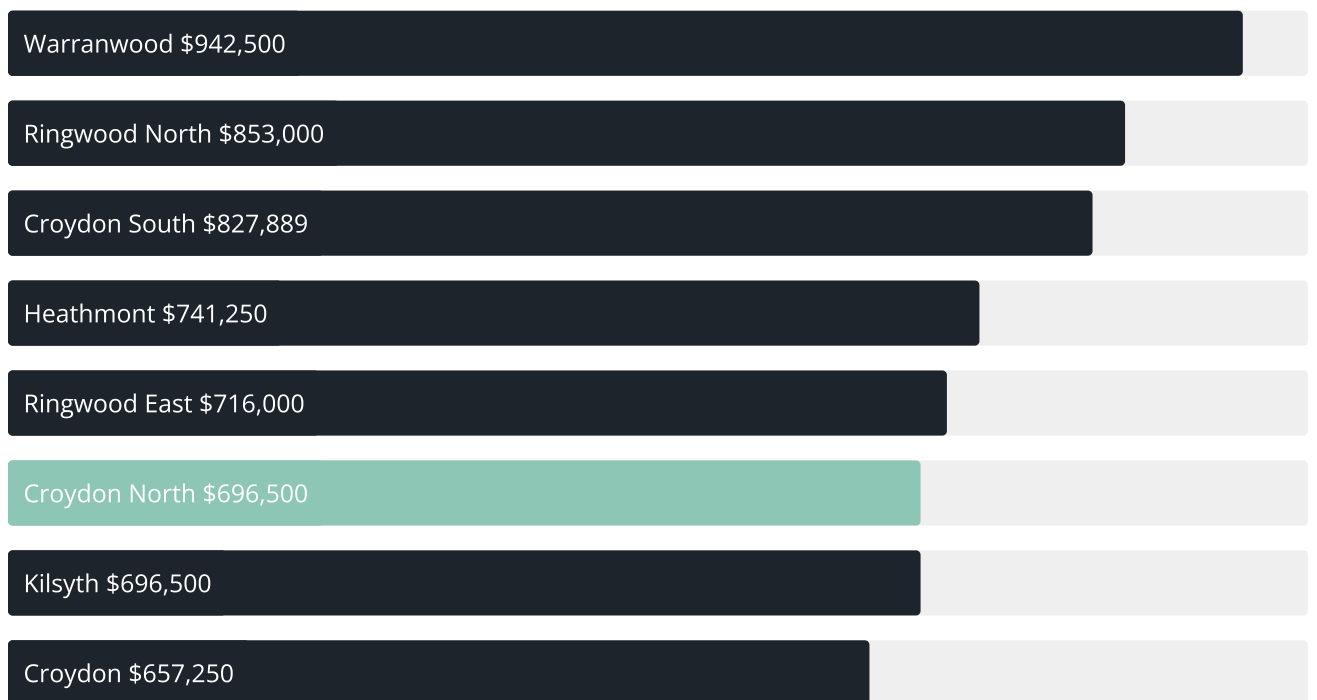
\$697k

Quarterly Price Change

-4.06% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

CROYDON NORTH SUBURB REPORT

Sale Method^{*}

● Auction 15%

● Private 85%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

23 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^{*}

\$643

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 58 Warriem Rd CROYDON NORTH	4	House	\$1,110,000	20 Sep 2025
 3/315 Maroondah Hwy CROYDON NORTH	3	House	\$804,000	18 Sep 2025
 1 Mcleod Ct Croydon North	4	House	\$1,089,000	13 Sep 2025
 25 Patrick Av Croydon North	4	House	\$885,000	10 Sep 2025
 146 Nangathan Way Croydon North	4	House	\$1,077,500	25 Aug 2025
 19 Tadjji Cl Croydon North	4	House	\$1,200,000	23 Aug 2025
 4/23 Karingal St Croydon North	2	Unit	\$642,000	19 Aug 2025
 58 Patrick Av Croydon North	3	House	\$941,000	16 Aug 2025
 37 Wilson Conc Croydon North	4	House	\$887,000	16 Aug 2025
 1/71 Exeter Rd Croydon North	2	Flat/Unit/Apartment	\$655,000	16 Aug 2025

CROYDON NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/26-28 Patrick Av Croydon North	3	Unit	\$750,000	15 Aug 2025
 3/26 Patrick Av Croydon North	3	Flat/Unit/Apartment	\$750,000	11 Aug 2025
 13 Neuparth Rd Croydon North	3	House	\$1,005,000	05 Aug 2025
 2/2-4 Warriem Rd Croydon North	2	Unit	\$645,000	26 Jul 2025
 9/15 Holloway Rd Croydon North	2	Unit	\$652,000	16 Jul 2025
 3 Kyle Pl Croydon North	3	House	\$1,255,000	08 Jul 2025
 29a Bonnie View Rd Croydon North	3	House	\$855,000	08 Jul 2025
 178 Yarra Rd CROYDON NORTH	4	House	\$1,180,000	07 Jul 2025
 154 Nangathan Way Croydon North	5	House	\$1,120,000	28 Jun 2025
 8/379-381 Maroondah Hwy Croydon North	2	Townhouse	\$630,000	24 Jun 2025

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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



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

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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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