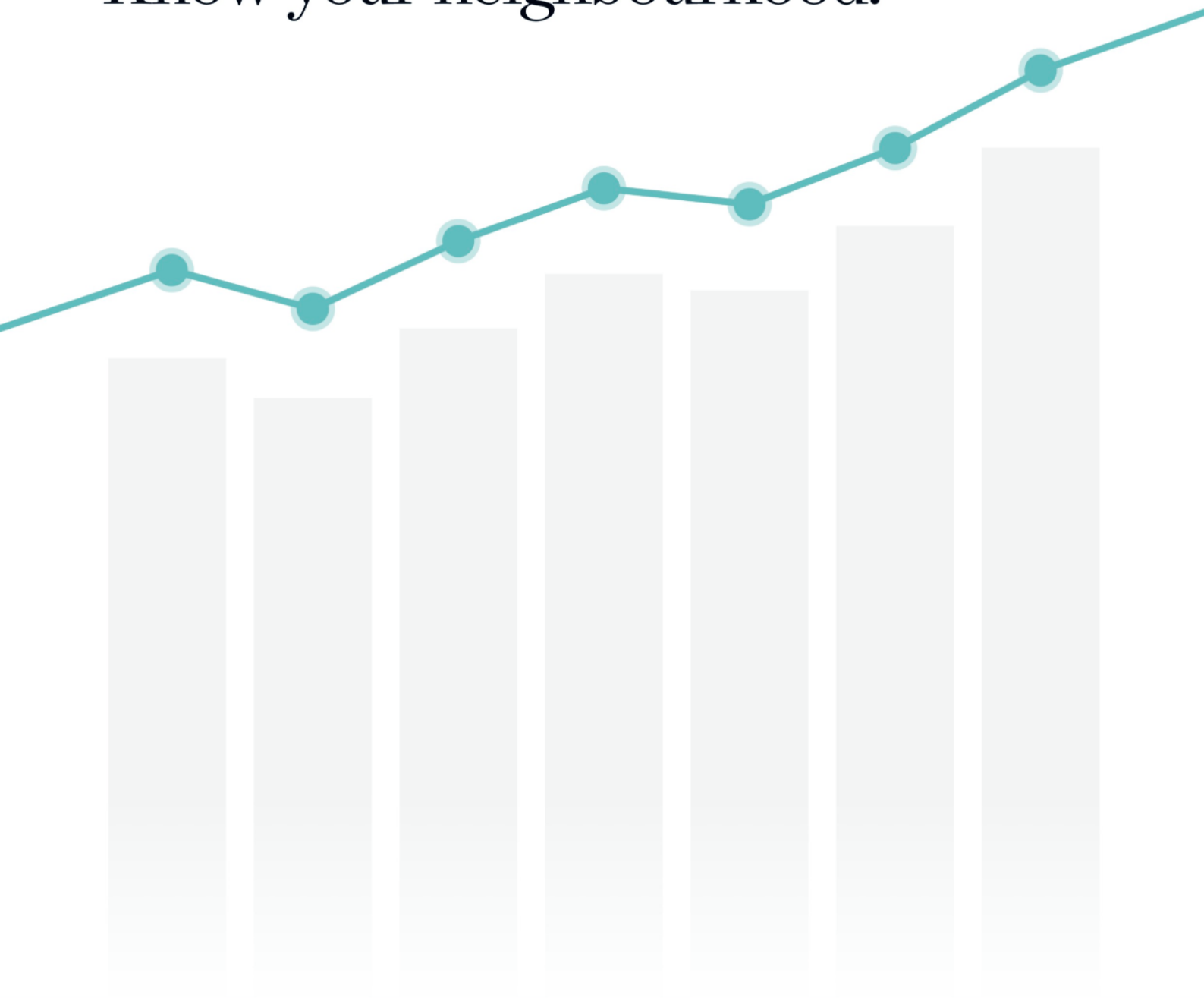


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$935k

Quarterly Price Change

-0.53% ↓

Median Unit Price*

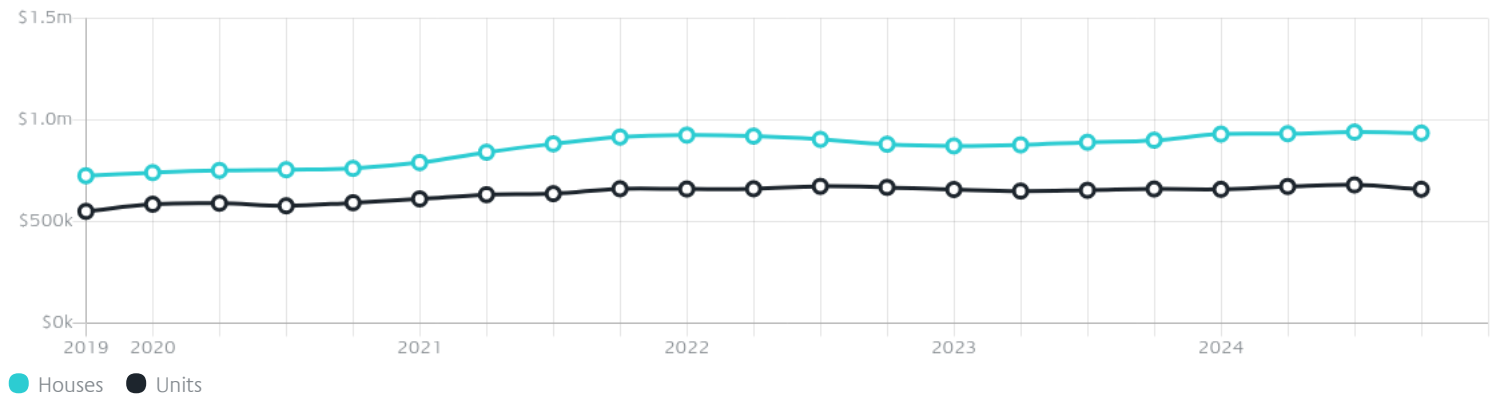
Median

\$659k

Quarterly Price Change

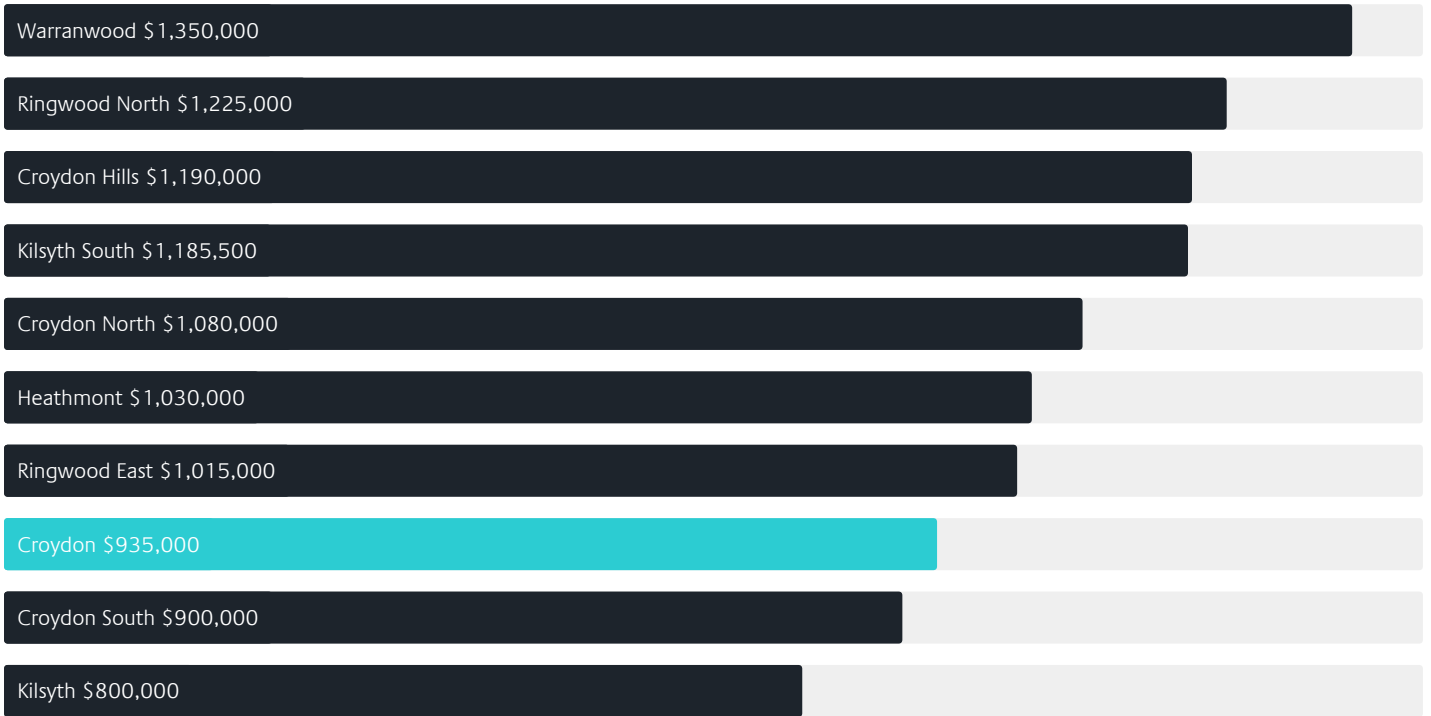
-3.14% ↓

Quarterly Price Change*

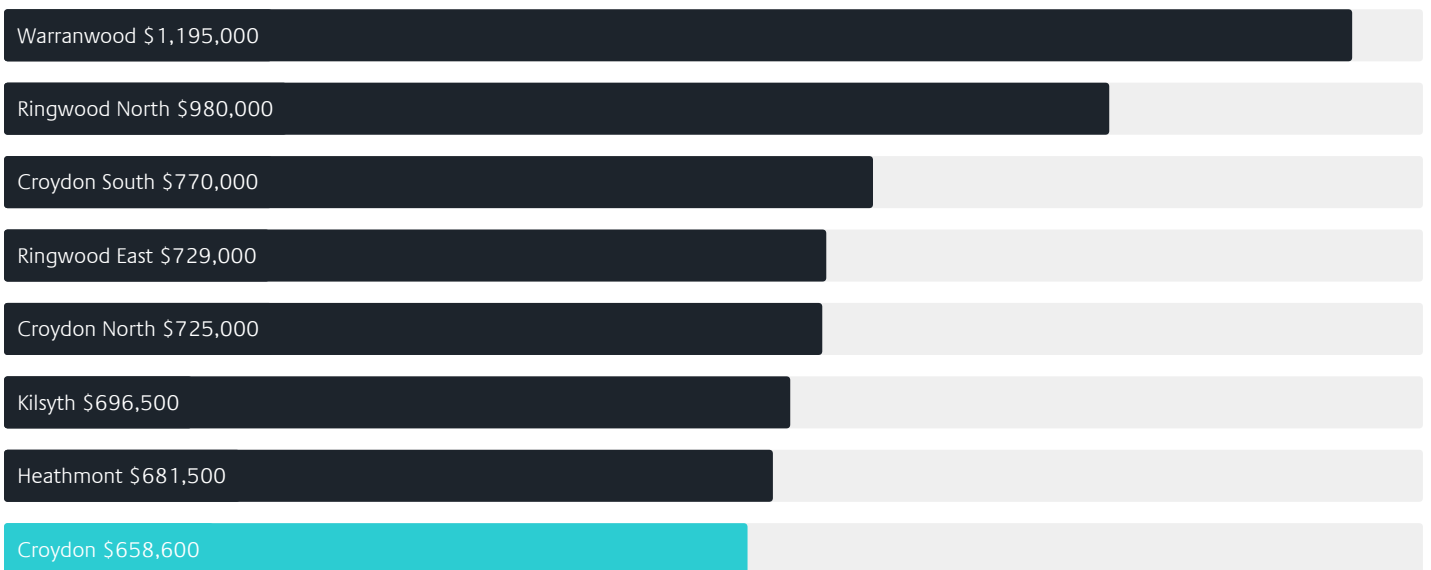


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 16%
● Private 84%

Auction Clearance Rate^{*}

69.57%

Median Days on Market[^]

31 days

Average Hold Period^{*}

7.7 years

Insights

Dwelling Type[^]



● Houses 84% ● Units 16%

Ownership[^]



● Owned Outright 35% ● Mortgaged 42% ● Rented 24%

Population[^]

28,608

Median Asking Rent per week^{*}

\$600

Population Growth[^]

6.17%

Rental Yield^{*}

3.33%

Median Age[^]













39 years

Median Household Size[^]











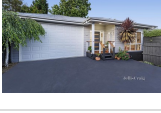

2.4 people

Sold Properties~










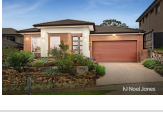
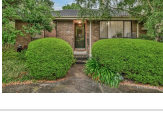

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 Brindy Ct Croydon	3	House	\$855,000	31 Jan 2025
 209/1 Lusher Rd Croydon	2	Apartment	\$525,000	30 Jan 2025
 3/7 Fortuna Av CROYDON	2	Unit	\$595,000	30 Jan 2025
 4/12 Alfrick Rd Croydon	2	Apartment	\$423,000	29 Jan 2025
 97/13-15 Hewish Rd Croydon	1	Apartment	\$325,000	28 Jan 2025
 9 Mcpherson Dr Croydon	4	House	\$1,140,000	25 Jan 2025
 6 Taronga Cr Croydon	4	House	\$900,000	25 Jan 2025
 6/35 Leigh Rd Croydon	2	Unit	\$570,000	24 Jan 2025
 1/7 Gordon St Croydon	3	House	\$735,000	22 Jan 2025
 2/80 Maroondah Hwy Croydon	3	Townhouse	\$720,000	22 Jan 2025
 2/10 Bayswater Rd Croydon	2	Townhouse	\$655,000	22 Jan 2025
 12 Kenmare Av CROYDON	3	House	\$1,175,000	21 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/3 Jackson St Croydon	3	Townhouse	\$760,000	20 Jan 2025
 8/43-45 Beaufort Rd Croydon	2	Unit	\$575,000	18 Jan 2025
 2/117 Eastfield Rd CROYDON	3	House	\$852,000	15 Jan 2025
 9 Henry Rd Croydon	4	House	\$900,000	15 Jan 2025
 12 James Rd Croydon	3	House	\$847,000	11 Jan 2025
 3/29 Haig St CROYDON	2	Unit	\$610,000	08 Jan 2025
 9 Araluen Dr Croydon	3	House	\$699,000	06 Jan 2025
 107 Eastfield Rd Croydon	3	House	\$695,000	03 Jan 2025
 20 Timms Av Croydon	3	House	\$830,000	03 Jan 2025
 9/20 Lusher Rd Croydon	4	Townhouse	\$920,000	27 Dec 2024
 84a Mount View Pde Croydon	3	Townhouse	\$888,000	26 Dec 2024
 3/33 Haig St Croydon	3	Unit	\$600,000	26 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 128 Evans Dr Croydon	5	House	\$1,225,000	26 Dec 2024
 1/155 Lincoln Rd Croydon	3	House	\$720,000	26 Dec 2024
 1/436 Dorset Rd Croydon	3	House	\$700,000	26 Dec 2024
 5 Birdwood Rd Croydon	3	Townhouse	\$735,000	24 Dec 2024
 13 Spriggs Dr Croydon	3	House	\$700,888	23 Dec 2024
 4/286 Mt Dandenong Rd Croydon	3	House	\$810,000	23 Dec 2024
 270 Dorset Rd Croydon	3	House	\$795,000	21 Dec 2024
 1/40 Sherlock Rd Croydon	3	Unit	\$630,000	20 Dec 2024
 5a Mather Cl Croydon	3	House	\$770,000	20 Dec 2024
 30 Baddeley Cirt Croydon	4	House	\$1,100,000	19 Dec 2024
 6/59-61 Bayswater Rd Croydon	2	Unit	\$490,000	19 Dec 2024
 4/67 Mount View Pde CROYDON	2	Unit	\$520,000	19 Dec 2024

Jellis Craig

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

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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