

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$913k

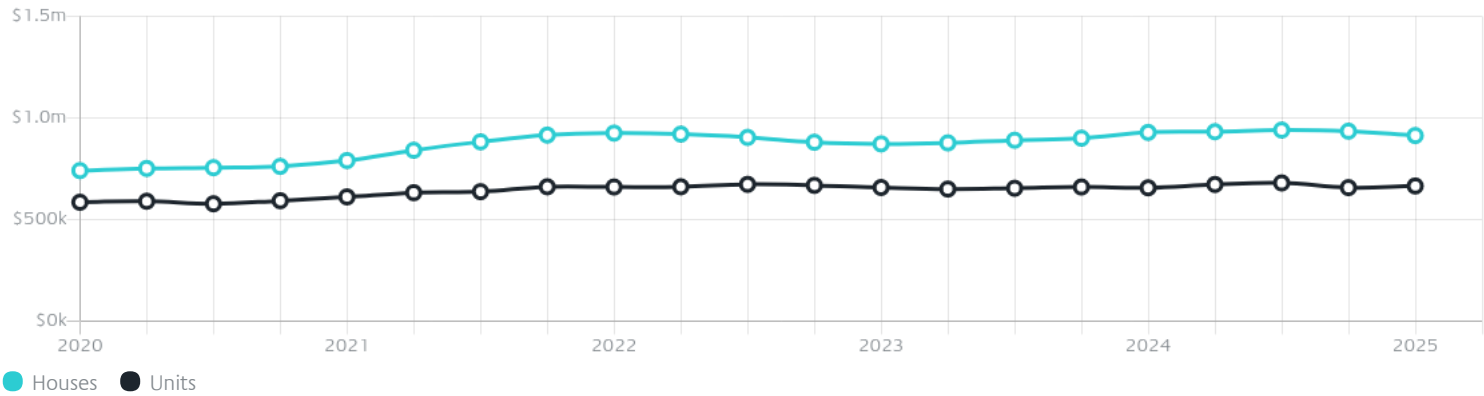
Quarterly Price Change
-2.30% ↓

Median Unit Price*

Median
\$665k

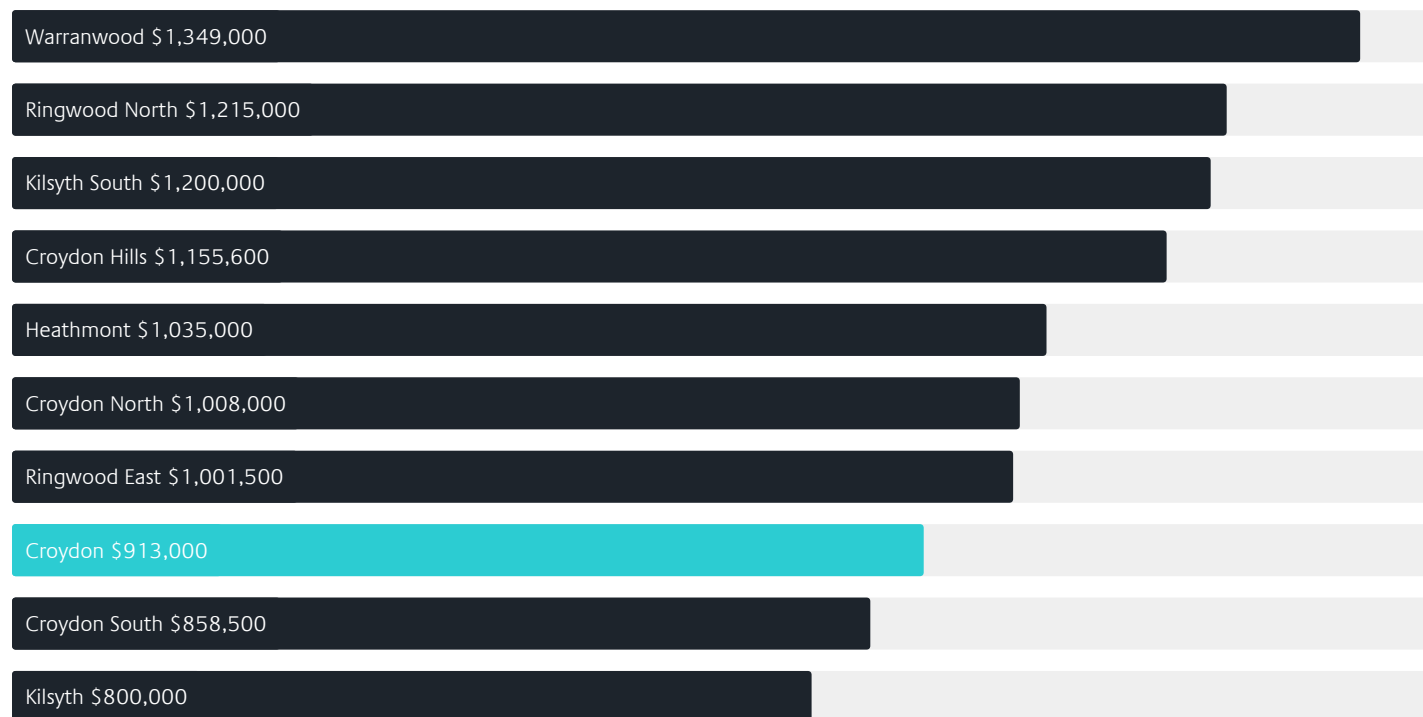
Quarterly Price Change
1.21% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



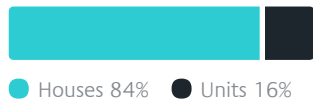
Sales Snapshot

Sale Method^{*}

● Auction 13%
● Private 87%

Auction Clearance Rate^{*}**87.5%**Median Days on Market[^]**30 days**Average Hold Period^{*}**7.7 years**

Insights

Dwelling Type[^]

● Houses 84% ● Units 16%













Ownership[^]

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








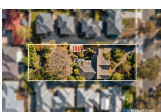




Population[^]**28,608**Median Asking Rent per week^{*}**\$620**Population Growth[^]**6.17%**Rental Yield^{*}**3.33%**Median Age[^]**39 years**Median Household Size[^]**2.4 people**

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
 1/32 Jarvis Av Croydon	3	House	\$807,000	30 Jun 2025
 6 Ainslie Park Av Croydon	4	House	\$997,000	28 Jun 2025
 29 Smith Av Croydon	4	House	\$1,505,000	28 Jun 2025
 60 Highland Av Croydon	4	House	\$1,550,000	28 Jun 2025
 26b Plumer St Croydon	4	House	\$1,230,000	28 Jun 2025
 22 Morris Rd Croydon	2	House	\$768,000	28 Jun 2025
 15/35-43 Kent Av Croydon	2	Unit	\$650,000	23 Jun 2025
 7/24 Croydon Rd Croydon	2	Unit	\$537,500	21 Jun 2025
 8 Ryland Av Croydon	3	House	\$1,222,000	21 Jun 2025
 16 Sunray Ct Croydon	3	House	\$720,000	20 Jun 2025
 18-20 Alto Av Croydon	3	House	\$1,134,000	19 Jun 2025
 22 Melton Gr Croydon	3	House	\$928,888	18 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/417 Dorset Rd Croydon	2	Townhouse	\$590,000	17 Jun 2025
 92 Lincoln Rd Croydon	4	House	\$975,000	17 Jun 2025
 6/164 Mt Dandenong Rd Croydon	2	Unit	\$625,000	16 Jun 2025
 2/20 Lusher Rd Croydon	2	Townhouse	\$651,500	14 Jun 2025
 5/8 Bennison St Croydon	2	Unit	\$696,000	14 Jun 2025
 9/7 Gladys Gr Croydon	3	Unit	\$945,000	13 Jun 2025
 7/47 Taylors Rd CROYDON	2	Townhouse	\$680,000	13 Jun 2025
 16 Laird St Croydon	4	House	\$888,000	13 Jun 2025
 2/45 Pascoe Av Croydon	3	House	\$750,000	12 Jun 2025
 3/4 Starcross Av Croydon	2	Unit	\$595,000	11 Jun 2025
 1/44 Beaufort Rd Croydon	2	Unit	\$686,900	11 Jun 2025
 202/211 Mt Dandenong Rd Croydon	2	Apartment	\$500,000	11 Jun 2025

Sold Properties~

Address		Bedrooms	Type	Price	Sold
 3/35 Taylors Rd Croydon		2	Townhouse	\$760,000	09 Jun 2025
 1/32 Lusher Rd Croydon		3	Unit	\$750,000	07 Jun 2025
 1/17 Vinter Av Croydon		3	Unit	\$805,100	07 Jun 2025
 3/7 Plumer St Croydon		3	Unit	\$826,000	06 Jun 2025
 3/60 Hull Rd Croydon		3	Unit	\$810,000	06 Jun 2025
 32 Stirling Rd Croydon		4	House	\$1,185,000	05 Jun 2025
 16 Parry St Croydon		3	House	\$871,000	05 Jun 2025
 48/77-79 Bayswater Rd Croydon		2	Unit	\$585,000	03 Jun 2025
 24 Norris Cirt Croydon		4	House	\$1,300,000	03 Jun 2025
 103/10 Alfrick Rd Croydon		2	Apartment	\$515,000	02 Jun 2025
 64 Jesmond Rd Croydon		3	House	\$775,000	02 Jun 2025
 17 Abraham Dr Croydon		3	House	\$770,500	31 May 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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