

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$913k

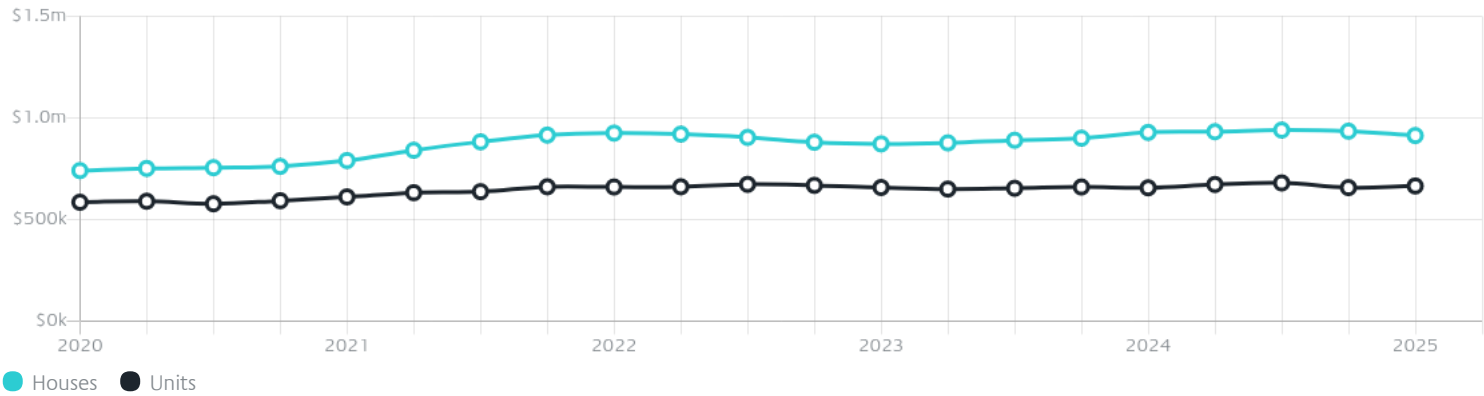
Quarterly Price Change
-2.30% ↓

Median Unit Price*

Median
\$665k

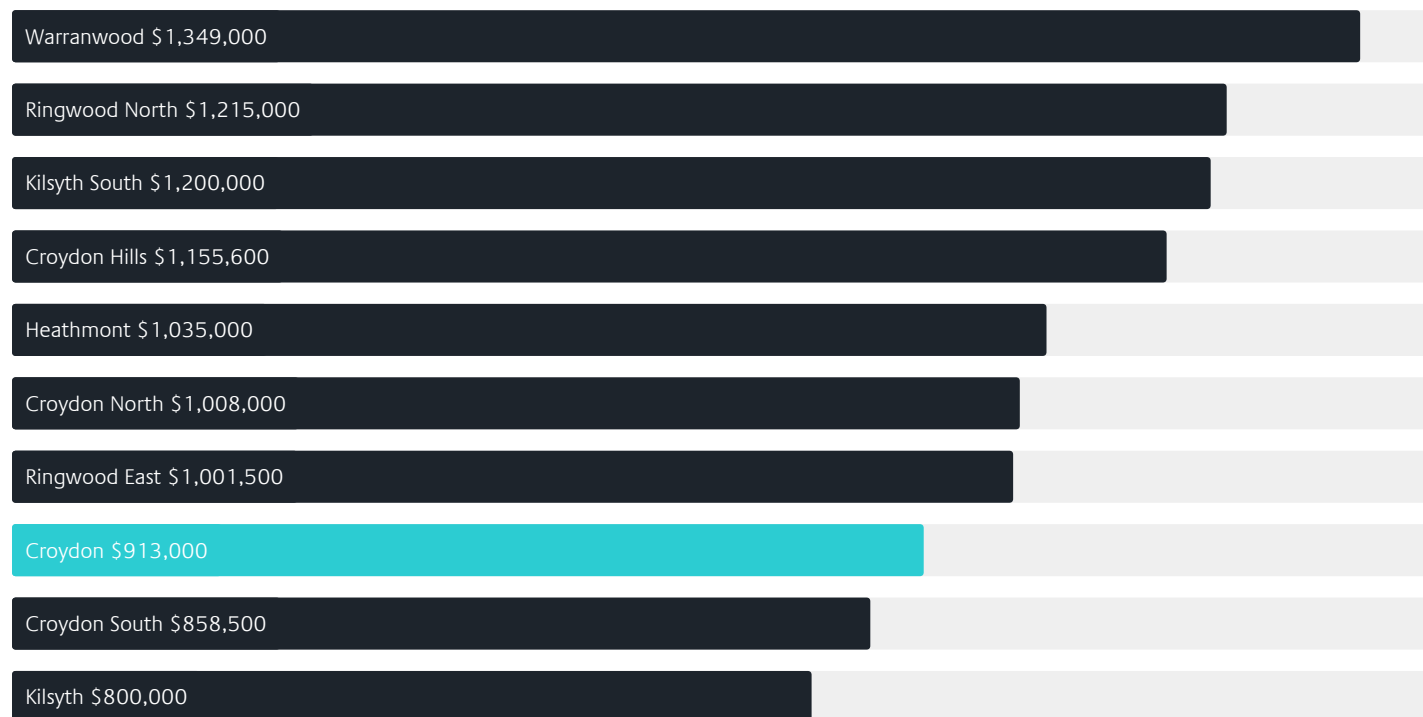
Quarterly Price Change
1.21% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}

● Auction 16%
● Private 84%

Auction Clearance Rate^{*}

74.07%

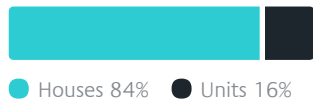
Median Days on Market[^]

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Abraham Dr Croydon	3	House	\$770,500	31 May 2025
 6/21 Leigh Rd CROYDON	3	Townhouse	\$710,000	31 May 2025
 1/69 Mt Dandenong Rd Croydon	3	House	\$835,000	28 May 2025
 53 Smith Av Croydon	3	House	\$880,000	26 May 2025
 48 Jarvis Av Croydon	4	House	\$1,295,000	24 May 2025
 11a Melton Gr Croydon	3	House	\$992,000	24 May 2025
 202/291 Mt Dandenong Rd Croydon	2	Apartment	\$483,000	21 May 2025
 99 Murray Rd Croydon	4	House	\$900,000	21 May 2025
 9 Cass Av Croydon	4	House	\$2,110,000	20 May 2025
 2/3 Plumer St Croydon	2	Unit	\$670,000	19 May 2025
 5/63-65 Surrey Rd.E Croydon	2	Unit	\$622,000	17 May 2025
 39 Smith Av Croydon	3	House	\$788,000	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 393 Mt Dandenong Rd Croydon	3	House	\$828,000	15 May 2025
 28 Dixon Av Croydon	4	House	\$955,000	14 May 2025
 89 Evans Dr Croydon	4	House	\$1,255,000	14 May 2025
 30 Bamba St Croydon	3	House	\$1,025,000	12 May 2025
 9 Ryland Av Croydon	3	House	\$1,221,000	10 May 2025
 23-25 Carroll Av Croydon	4	House	\$1,620,000	10 May 2025
 3 Spriggs Dr Croydon	3	House	\$690,000	10 May 2025
 2/7 Fortuna Av CROYDON	2	Unit	\$650,000	10 May 2025
 2/29 Haig St CROYDON	2	Townhouse	\$650,000	09 May 2025
 1d Midhurst Rd Croydon	3	Townhouse	\$950,000	08 May 2025
 2 Violet La Croydon	3	House	\$822,000	07 May 2025
 24 Lindisfarne Av Croydon	3	House	\$1,210,000	07 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 41 Strathfield Pde Croydon	4	House	\$273,000	07 May 2025
 12 Venetian Ct Croydon	3	House	\$850,000	07 May 2025
 62 Kent Av Croydon	3	House	\$830,000	07 May 2025
 15 Sturt St.N CROYDON	3	House	\$762,000	06 May 2025
 204/291 Mt Dandenong Rd Croydon	1	Apartment	\$382,000	06 May 2025
 3 Luton Ct Croydon	4	House	\$850,000	04 May 2025
 1/13 Lincoln Rd Croydon	2	Townhouse	\$638,000	03 May 2025
 2/162 Dorset Rd Croydon	3	Townhouse	\$795,000	30 Apr 2025
 4/19 Bayswater Rd Croydon	3	Unit	\$690,000	30 Apr 2025
 27/12-22 Cutts Av Croydon	2	Unit	\$635,000	30 Apr 2025
 7 Venetian Ct Croydon	4	House	\$911,000	30 Apr 2025
 389 Mt Dandenong Rd Croydon	4	House	\$940,000	29 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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