

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$913k**

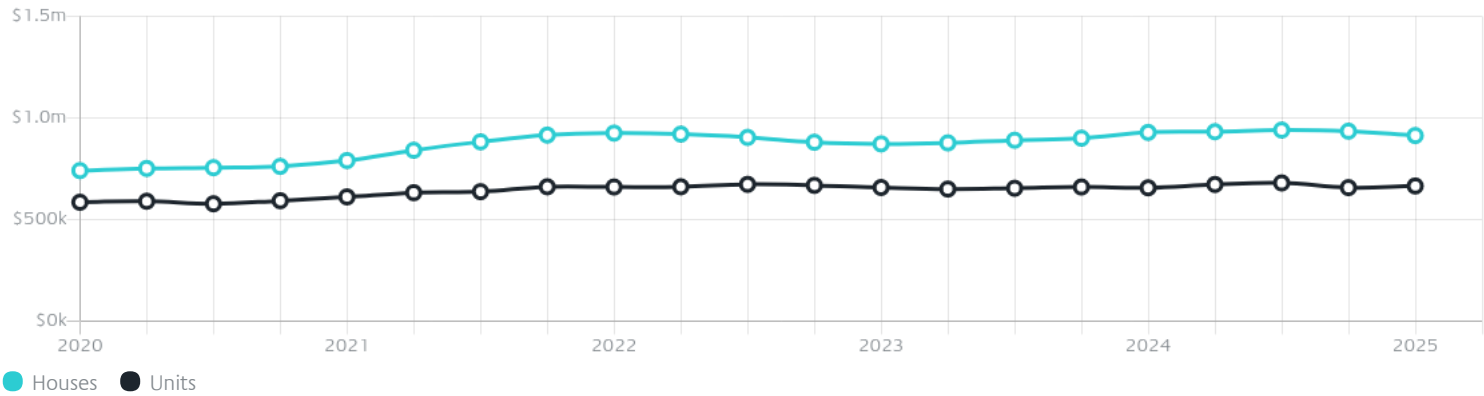
Quarterly Price Change  
**-2.30% ↓**

## Median Unit Price\*

Median  
**\$665k**

Quarterly Price Change  
**1.21% ↑**

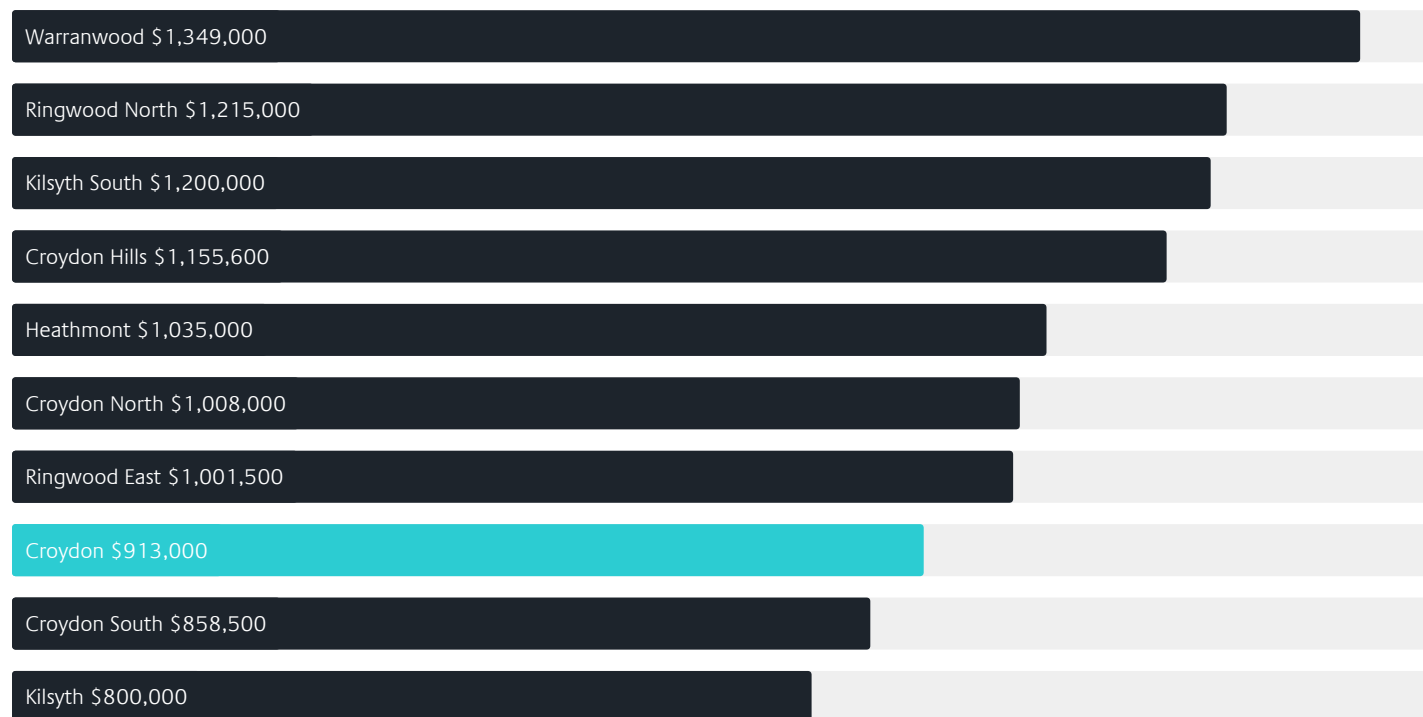
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



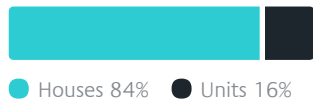
# Sales Snapshot

Sale Method<sup>\*</sup>

● Auction 13%  
● Private 87%

Auction Clearance Rate<sup>\*</sup>**68.18%**Median Days on Market<sup>^</sup>**29 days**Average Hold Period<sup>\*</sup>**7.7 years**

## Insights

Dwelling Type<sup>^</sup>

● Houses 84% ● Units 16%













Ownership<sup>^</sup>

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













Population<sup>^</sup>**28,608**Median Asking Rent per week<sup>\*</sup>**\$620**Population Growth<sup>^</sup>**6.17%**Rental Yield<sup>\*</sup>**3.33%**Median Age<sup>^</sup>**39 years**Median Household Size<sup>^</sup>**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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/162 Dorset Rd Croydon	3	Townhouse	\$795,000	30 Apr 2025
 27/12-22 Cutts Av Croydon	2	Unit	\$635,000	30 Apr 2025
 9/9-13 Bayswater Rd Croydon	3	Unit	\$683,500	26 Apr 2025
 13/56 Norton Rd CROYDON	3	Townhouse	\$705,000	22 Apr 2025
 40 Ruskin Av Croydon	3	House	\$825,000	17 Apr 2025
 88 Dorset Rd Croydon	4	House	\$750,000	17 Apr 2025
 2/15 Gladys Gr Croydon	4	Townhouse	\$1,011,800	17 Apr 2025
 7/27 Leigh Rd Croydon	2	Unit	\$665,000	17 Apr 2025
 20/5-7 Alfrick Rd Croydon	2	Apartment	\$481,000	17 Apr 2025
 1/22 Sherlock Rd CROYDON	3	Unit	\$650,000	15 Apr 2025
 9A Alwyn St Croydon	3	Townhouse	\$902,199	12 Apr 2025
 10/5-7 Alfrick Rd Croydon	2	Apartment	\$500,000	11 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Rodleigh St Croydon	3	House	\$735,000	10 Apr 2025
 12 Woodland Av CROYDON	5	House	\$1,210,000	08 Apr 2025
 8/379-381 Dorset Rd Croydon	3	Unit	\$685,000	08 Apr 2025
 1 Bartlett Av Croydon	2	Townhouse	\$730,000	05 Apr 2025
 2 Venetian Ct Croydon	3	House	\$769,250	04 Apr 2025
 40 Pascoe Av Croydon	3	House	\$819,000	02 Apr 2025
 9 Vasey Conc Croydon	5	House	\$1,850,000	01 Apr 2025
 4/52 Croydon Rd Croydon	2	Unit	\$631,000	01 Apr 2025
 1/13 Lindel Ct CROYDON	3	Townhouse	\$765,500	31 Mar 2025
 1/19 Nursery Rd Croydon	2	Unit	\$700,000	31 Mar 2025
 1/3 Plumer St CROYDON	3	House	\$752,000	31 Mar 2025
 66/13-15 Hewish Rd Croydon	2	Unit	\$395,000	31 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Yanina Ct Croydon	3	House	\$840,000	29 Mar 2025
 2/17-19 Leigh Rd Croydon	2	Unit	\$665,000	29 Mar 2025
 46 Taronga Cr Croydon	3	House	\$800,000	29 Mar 2025
 18 Araluen Dr Croydon	3	House	\$758,000	29 Mar 2025
 64 Lincoln Rd CROYDON	3	House	\$845,000	29 Mar 2025
 9a Mirang Av Croydon	4	House	\$1,120,000	28 Mar 2025
 3 Newhaven La Croydon	3	Townhouse	\$800,000	26 Mar 2025
 14/18-20 Hull Rd Croydon	2	Unit	\$670,200	26 Mar 2025
 9 Spriggs Dr Croydon	3	House	\$780,000	26 Mar 2025
 1a Larissa Ct Croydon	4	Townhouse	\$935,000	26 Mar 2025
 9a Arundel St Croydon	4	Townhouse	\$1,002,000	26 Mar 2025
 51/13-15 Hewish Rd CROYDON	3	Apartment	\$480,000	26 Mar 2025



Croydon Office  
2 Croydon Road, Croydon  
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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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