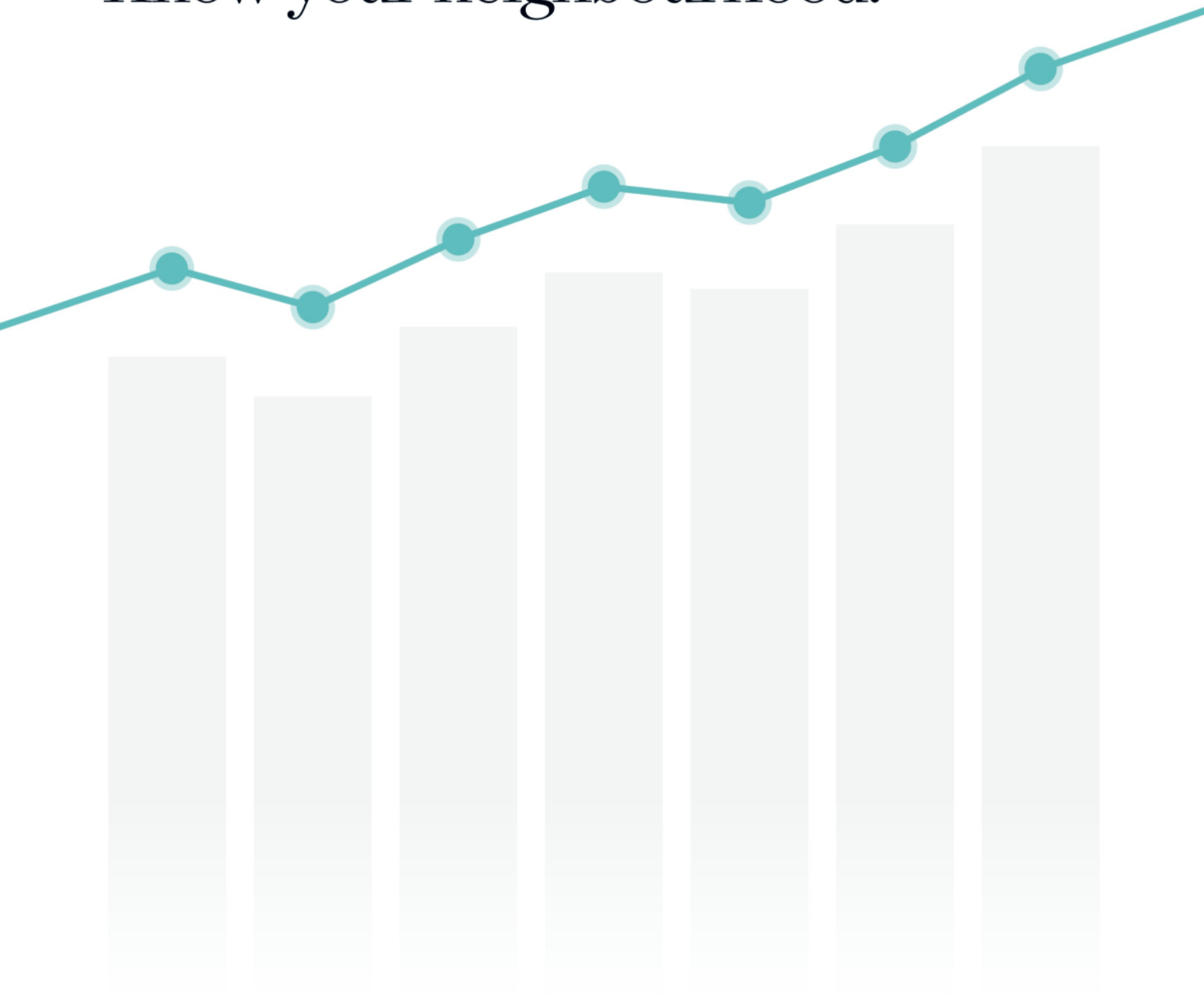


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$900k

Quarterly Price Change

-1.63% ↓

Median Unit Price*

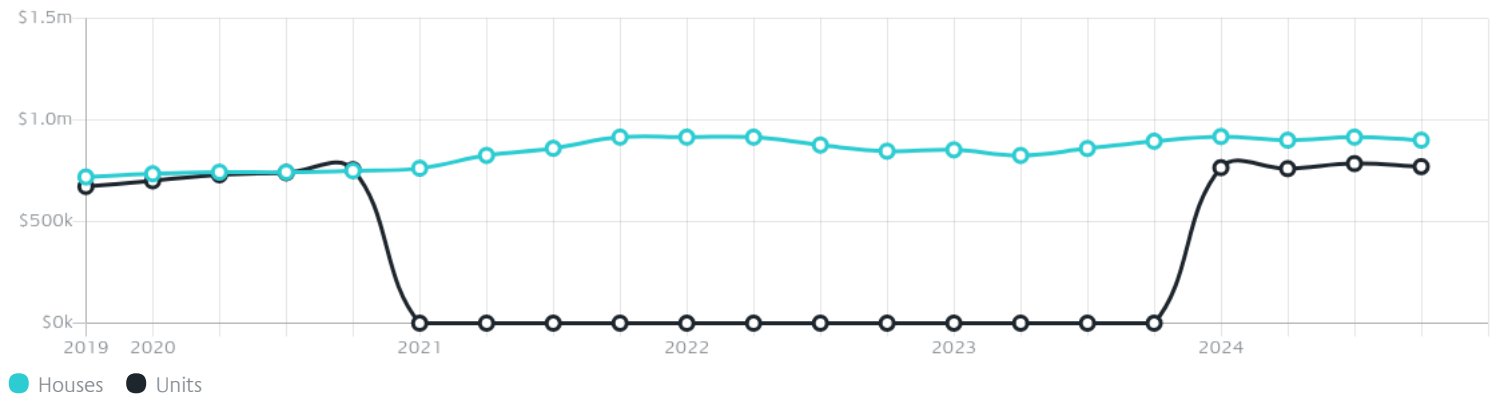
Median

\$770k

Quarterly Price Change

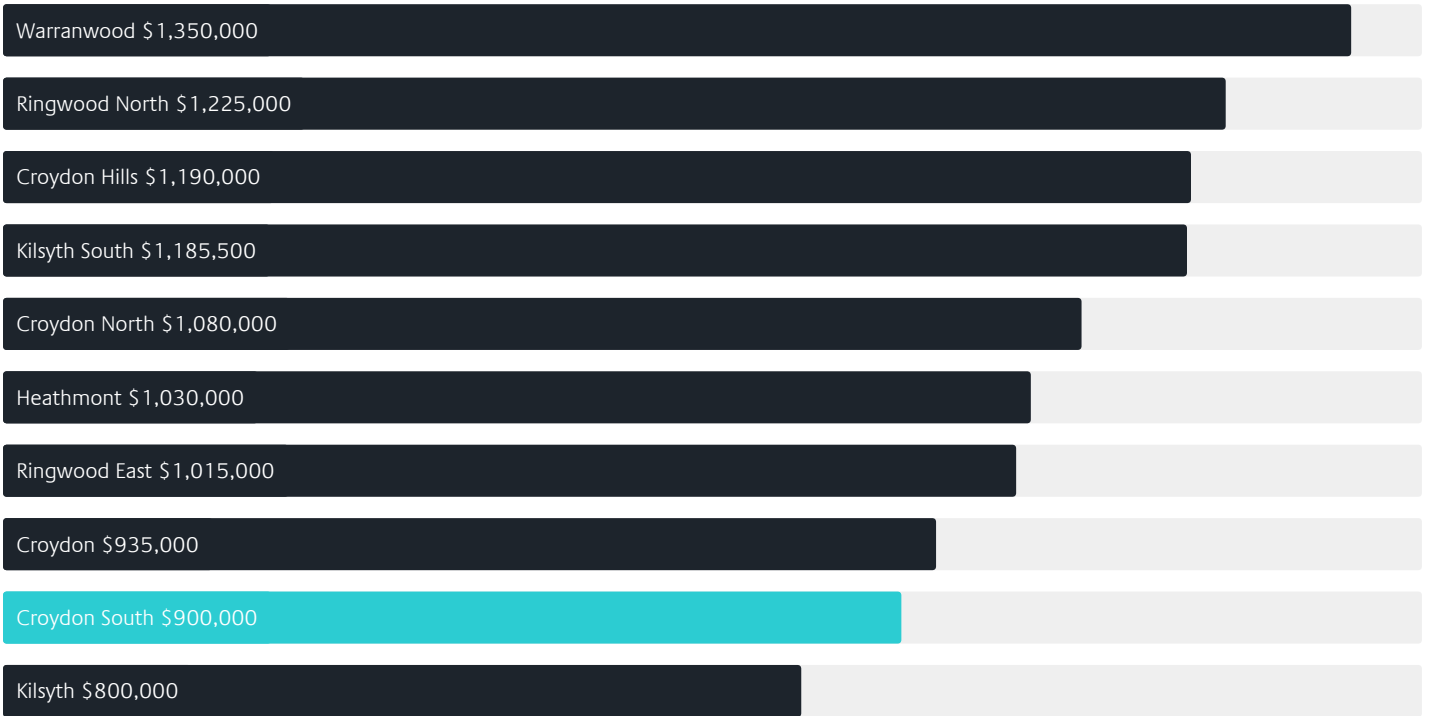
-1.91% ↓

Quarterly Price Change*

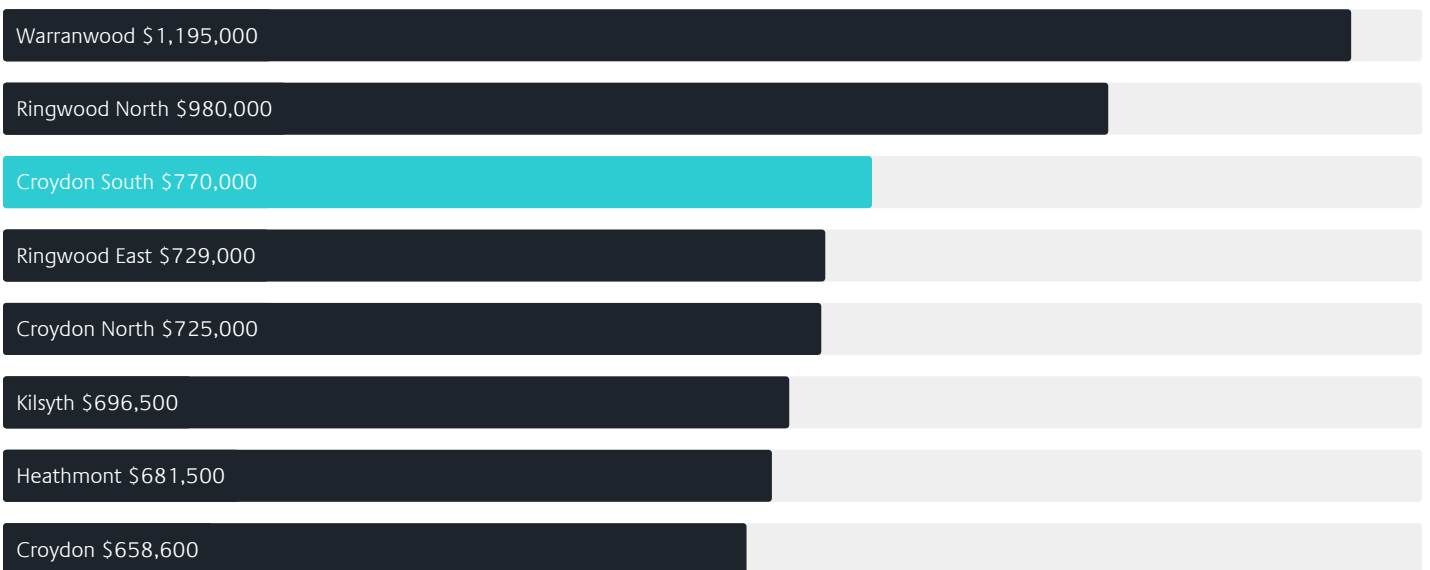


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 15%
● Private 85%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

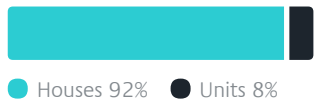
34 days

Average Hold Period^{*}

8.3 years

Insights

Dwelling Type[^]



● Houses 92% ● Units 8%

Ownership[^]



● Owned Outright 35% ● Mortgaged 48% ● Rented 16%

Population[^]

4,759

Median Asking Rent per week^{*}

\$585

Population Growth[^]

4.09%

Rental Yield^{*}

3.42%

Median Age[^]










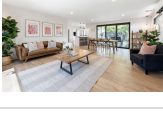


38 years

Median Household Size[^]










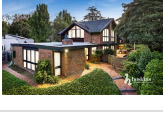


2.6 people

Sold Properties~










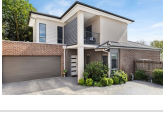
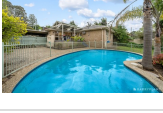

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Helen Av Croydon South	4	House	\$932,000	31 Mar 2025
 10 Clyde Ct CROYDON SOUTH	2	House	\$680,000	25 Mar 2025
 2/32 Faraday Rd Croydon South	4	Townhouse	\$815,000	21 Mar 2025
 14 Ulysses Av Croydon South	2	Unit	\$1,177,500	06 Mar 2025
 2/168 Bayswater Rd Croydon South	3	Unit	\$810,000	05 Mar 2025
 28 Thomas St Croydon South	3	House	\$797,000	01 Mar 2025
 50 Mariana Av Croydon South	4	House	\$1,380,000	01 Mar 2025
 1 Auburn Gr Croydon South	4	House	\$1,445,000	26 Feb 2025
 4 Pandora Cr Croydon South	4	House	\$1,150,000	22 Feb 2025
 29 Olympus Dr Croydon South	3	House	\$872,000	19 Feb 2025
 1/2 Goroke Ct Croydon South	4	House	\$740,000	18 Feb 2025
 2/23 Thurleigh Av CROYDON SOUTH	3	House	\$830,000	12 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Clare St Croydon South	3	House	\$820,000	05 Feb 2025
 98 Eastfield Rd Croydon South	6	House	\$917,000	04 Feb 2025
 23a Thurleigh Av Croydon South	3	Flat/Unit/Apartment	\$830,000	30 Jan 2025
 15 Manifold Ct Croydon South	3	House	\$915,000	28 Jan 2025
 9 Paris Av Croydon South	3	House	\$705,000	17 Jan 2025
 3/58 Faraday Rd Croydon South	3	Townhouse	\$845,000	15 Jan 2025
 5 Central Av Croydon South	4	House	\$1,175,000	17 Dec 2024
 1/26 Homer Av Croydon South	3	House	\$692,500	07 Dec 2024
 22 Faraday Rd Croydon South	3	House	\$674,000	28 Nov 2024
 38 Andrew Cr Croydon South	4	House	\$1,230,000	25 Nov 2024
 14 Paris Av Croydon South	6	House	\$1,150,000	21 Nov 2024
 24 Blue Mist Dr Croydon South	3	House	\$1,150,000	20 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 124 Belmont Rd.E Croydon South	4	House	\$730,000	09 Nov 2024
 53 Blazey Rd Croydon South	3	House	\$720,000	09 Nov 2024
 2/74 Eastfield Rd Croydon South	3	Townhouse	\$735,000	08 Nov 2024
 51 Thomas St Croydon South	3	House	\$690,000	07 Nov 2024
 7 Macey St Croydon South	3	House	\$840,000	05 Nov 2024
 8 Woody Lnk Croydon South	5	House	\$800,000	25 Oct 2024
 1 Briar Rose Wlk Croydon South	4	House	\$925,000	17 Oct 2024
 6 Malinda Way Croydon South	4	House	\$1,000,000	15 Oct 2024
 19b Central Av Croydon South	3	Unit	\$855,000	06 Oct 2024
 22a King St Croydon South	3	House	\$836,888	02 Oct 2024
 49 Andrew Cr Croydon South	4	House	\$1,100,000	26 Sep 2024
 27 Mariana Av Croydon South	3	House	\$780,000	23 Sep 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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