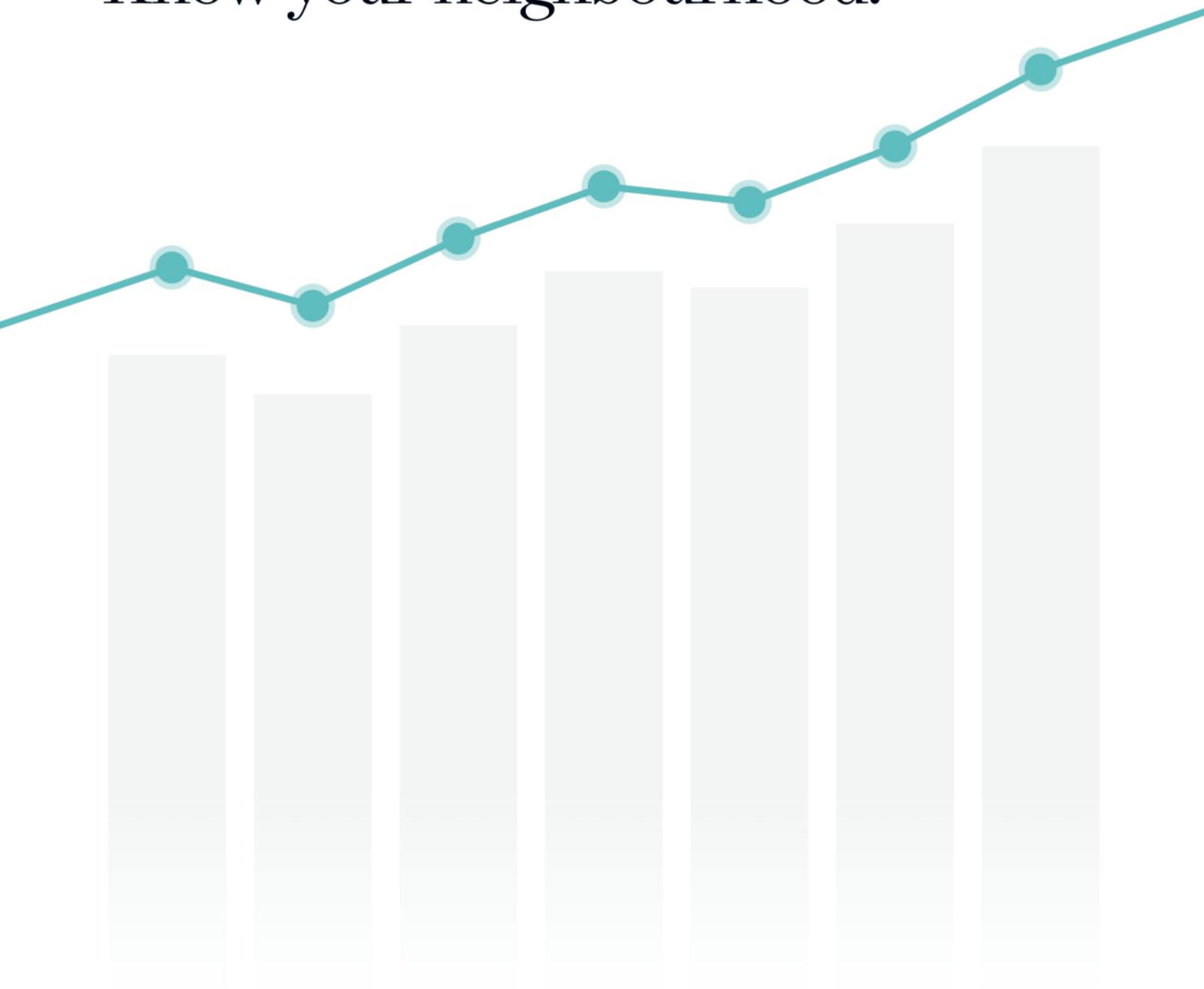


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$900k**

Quarterly Price Change

**-1.63% ↓**

## Median Unit Price\*

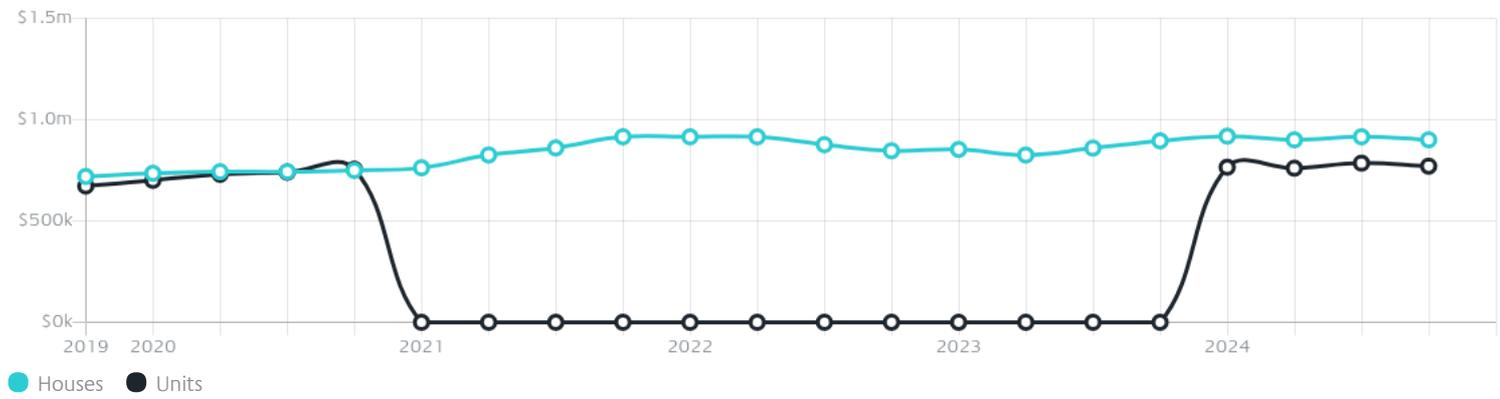
Median

**\$770k**

Quarterly Price Change

**-1.91% ↓**

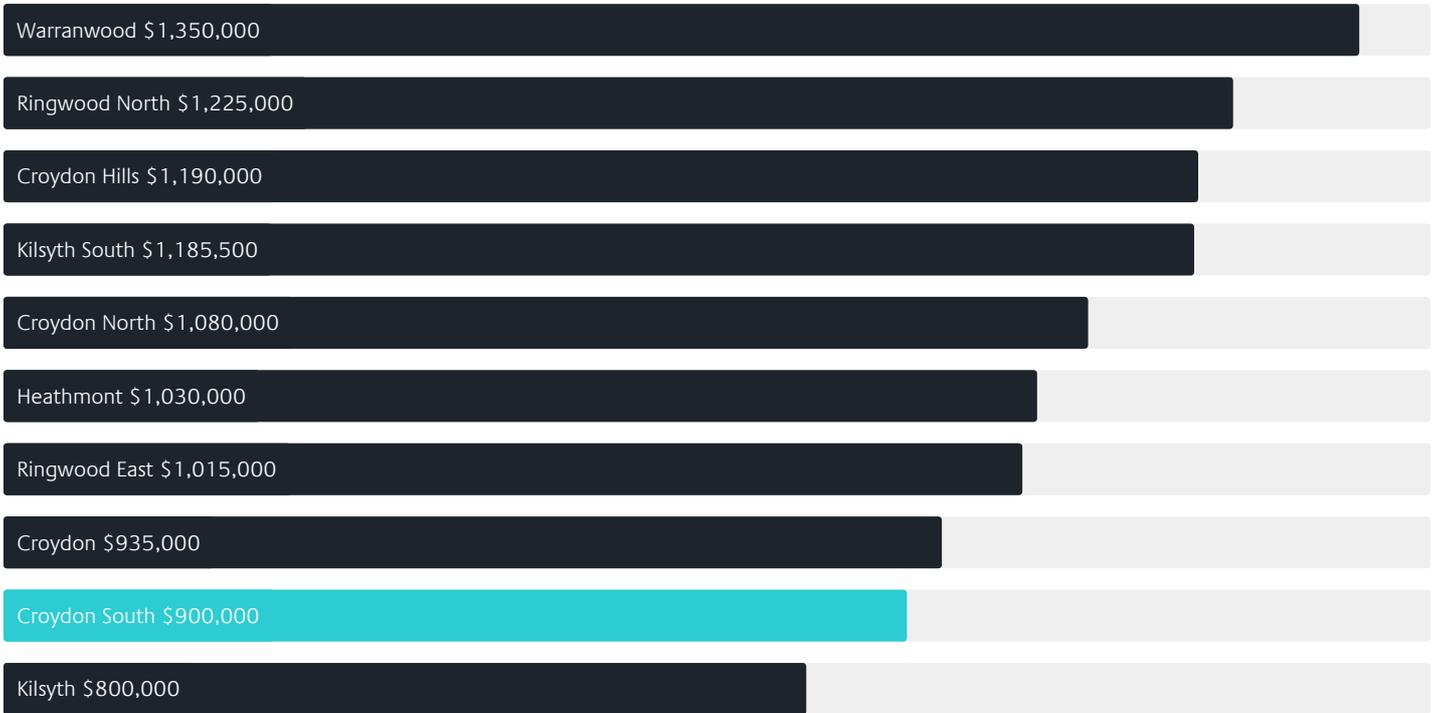
## Quarterly Price Change\*



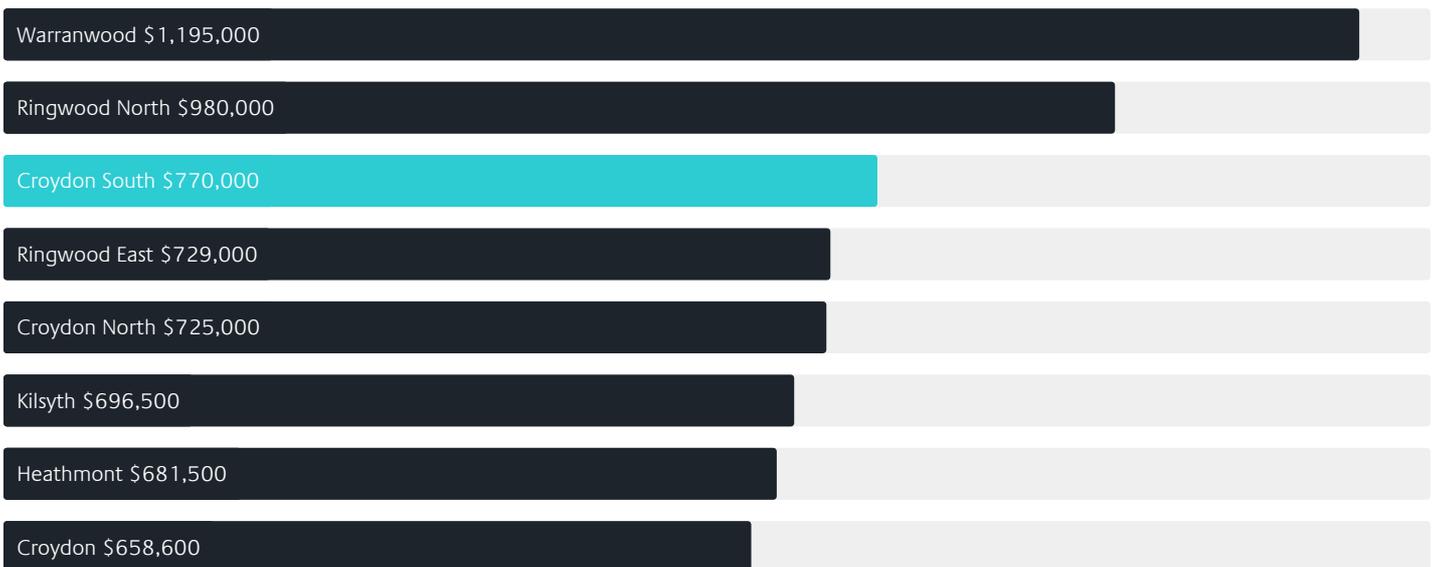
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 14%  
● Private 86%

Auction Clearance Rate<sup>\*</sup>

100%

Median Days on Market<sup>^</sup>

25 days

Average Hold Period<sup>\*</sup>

8.3 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 92% ● Units 8%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

4,759

Median Asking Rent per week<sup>\*</sup>

\$585

Population Growth<sup>^</sup>

4.09%

Rental Yield<sup>\*</sup>

3.42%

Median Age<sup>^</sup>

38 years

Median Household Size<sup>^</sup>

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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2 Belmont Rd.W CROYDON SOUTH	3	House	\$1,060,000	11 Sep 2024
 26 Shane Cr Croydon South	4	House	\$1,255,000	28 Aug 2024
 13 Dewpond Wlk Croydon South	2	House	\$735,000	28 Aug 2024
 6/194 Eastfield Rd Croydon South	3	Unit	\$800,000	20 Aug 2024
 11 Gardenia St Croydon South	3	House	\$867,000	17 Aug 2024
 10 Belmont Rd.W CROYDON SOUTH	4	House	\$845,500	17 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Olympus Dr Croydon South	3	House	\$835,500	17 Aug 2024
 8 Yvonne Av Croydon South	3	House	\$1,055,000	07 Aug 2024
 25 Mariana Av Croydon South	4	House	\$885,000	04 Aug 2024
 35 Azarow Cirt CROYDON SOUTH	3	House	\$750,000	02 Aug 2024
 2/2 Oak La Croydon South	2	Flat/Unit/Apartment	\$317,500	31 Jul 2024
 13 Manifold Ct Croydon South	3	House	\$915,000	18 Jul 2024
 2/2 Goroke Ct Croydon South	3	Townhouse	\$840,777	17 Jul 2024
 37 Blazey Rd Croydon South	3	House	\$900,000	26 Jun 2024
 4 Belmont Rd.W Croydon South	4	House	\$1,400,000	26 Jun 2024
 34 Andrew Cr Croydon South	4	House	\$1,305,000	20 Jun 2024
 2 Shrubby Wlk Croydon South	4	House	\$700,000	18 Jun 2024
 33 Olympus Dr Croydon South	5	House	\$1,240,000	08 Jun 2024



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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