

## *Suburb Report*

Know your neighbourhood.



# Property Prices

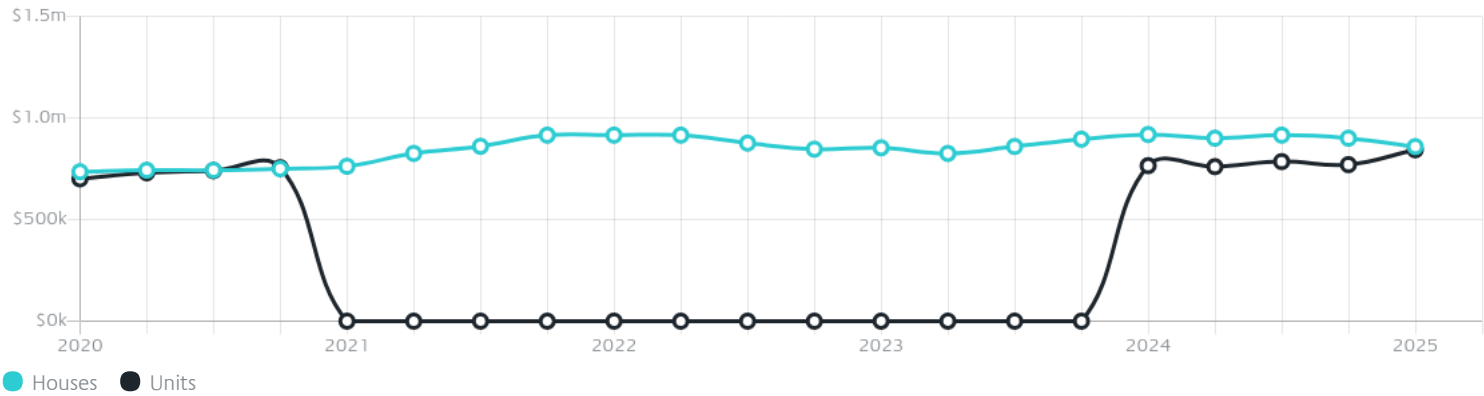
## Median House Price\*

Median  
\$859k  
Quarterly Price Change  
-4.61% ↓

## Median Unit Price\*

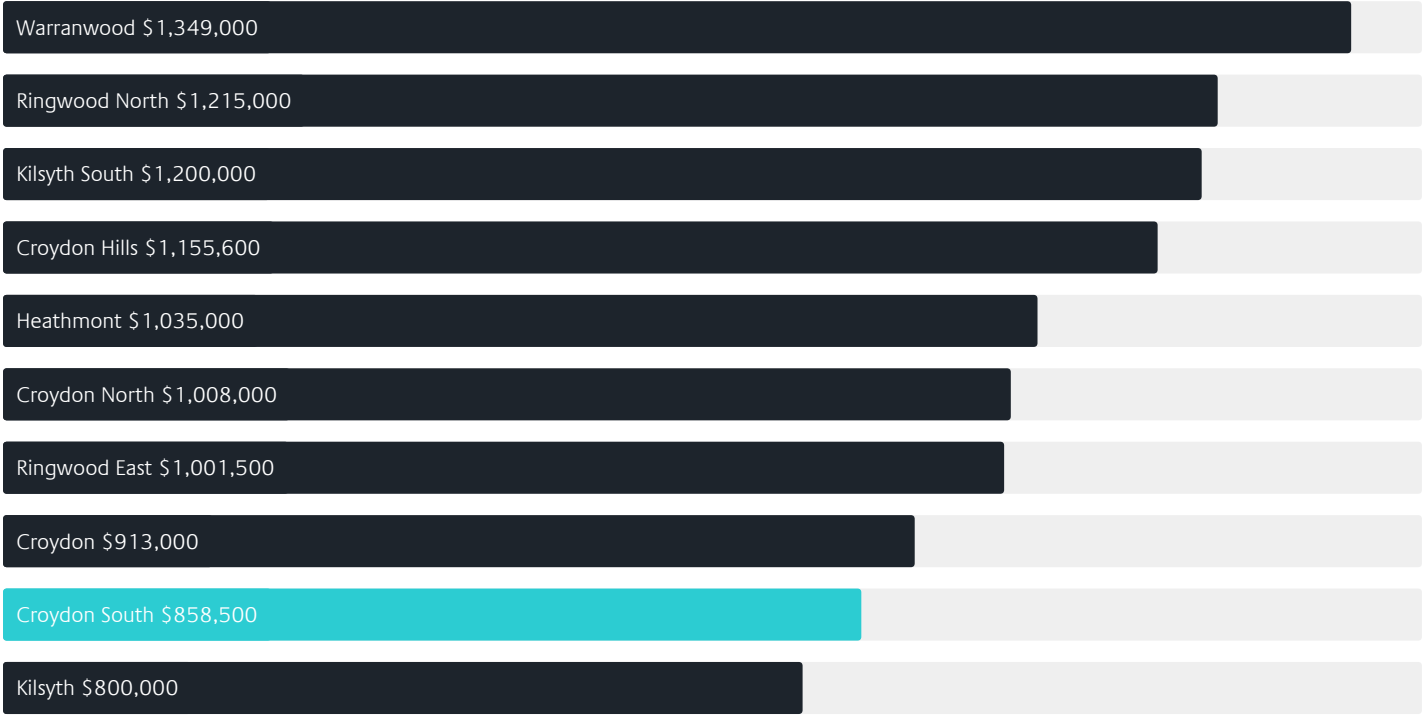
Median  
\$843k  
Quarterly Price Change  
9.46% ↑

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 20%  
● Private 80%

Auction Clearance Rate\*

100%

Median Days on Market^

25 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\*

\$600

Population Growth^

4.09%

Rental Yield\*

3.42%

Median Age^













38 years

Median Household Size^










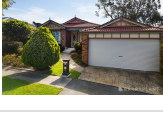
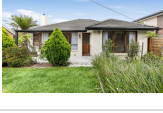

2.6 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 21 Shrubby Wlk Croydon South	3	House	\$800,000	12 Apr 2025
 4 Shady Way Croydon South	3	House	\$810,000	08 Apr 2025
 14 Shrubby Wlk Croydon South	3	House	\$841,000	07 Apr 2025
 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
 2/27 Central Av Croydon South	2	Unit	\$688,500	20 Mar 2025
 3 Shady Way Croydon South	3	House	\$900,000	16 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 110 Belmont Rd.E Croydon South	3	Townhouse	\$895,000	14 Feb 2025
 2/23 Thurleigh Av CROYDON SOUTH	3	House	\$830,000	12 Feb 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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

[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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