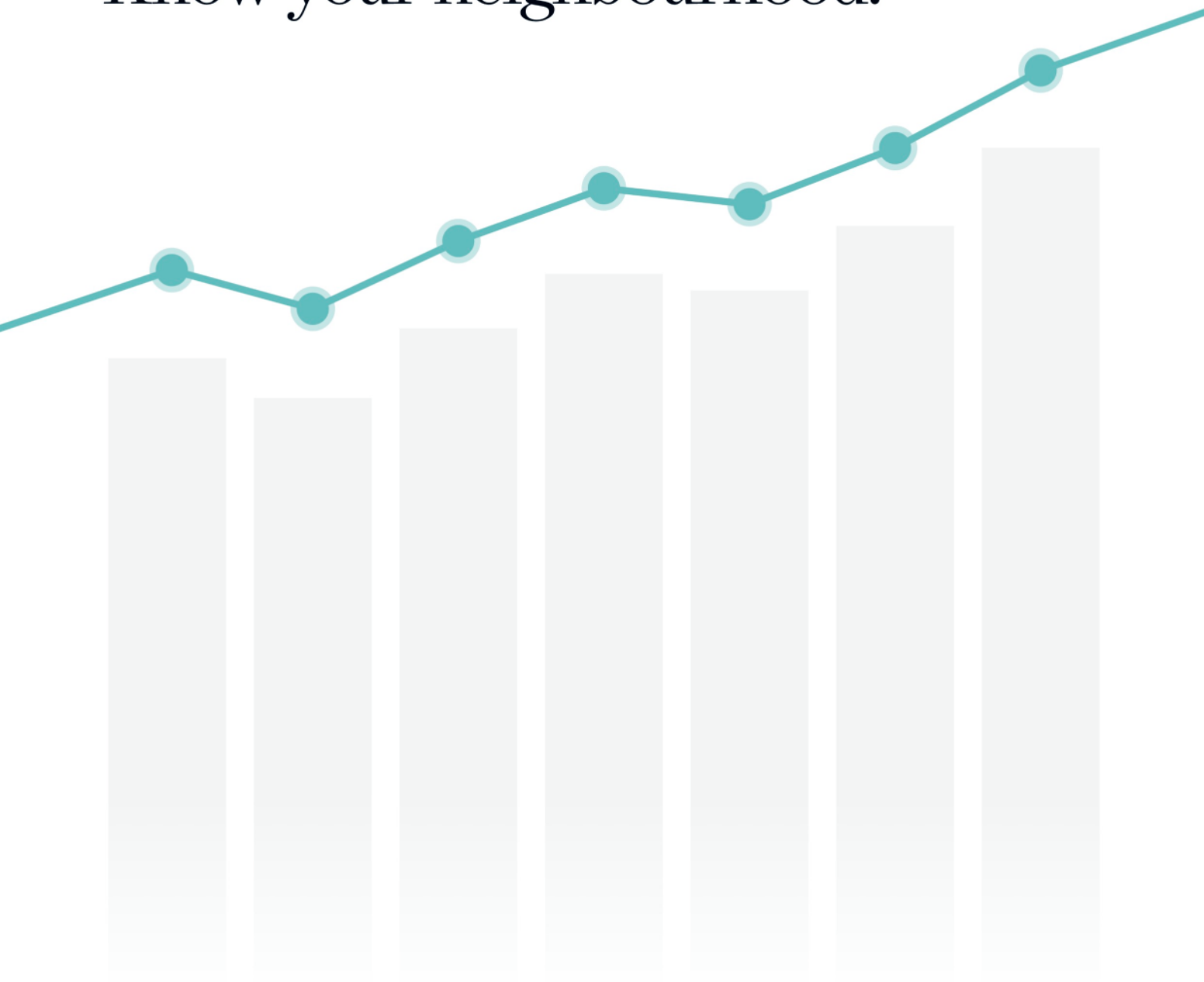


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$691k**

Quarterly Price Change

**0.14% ↑**

## Median Unit Price\*

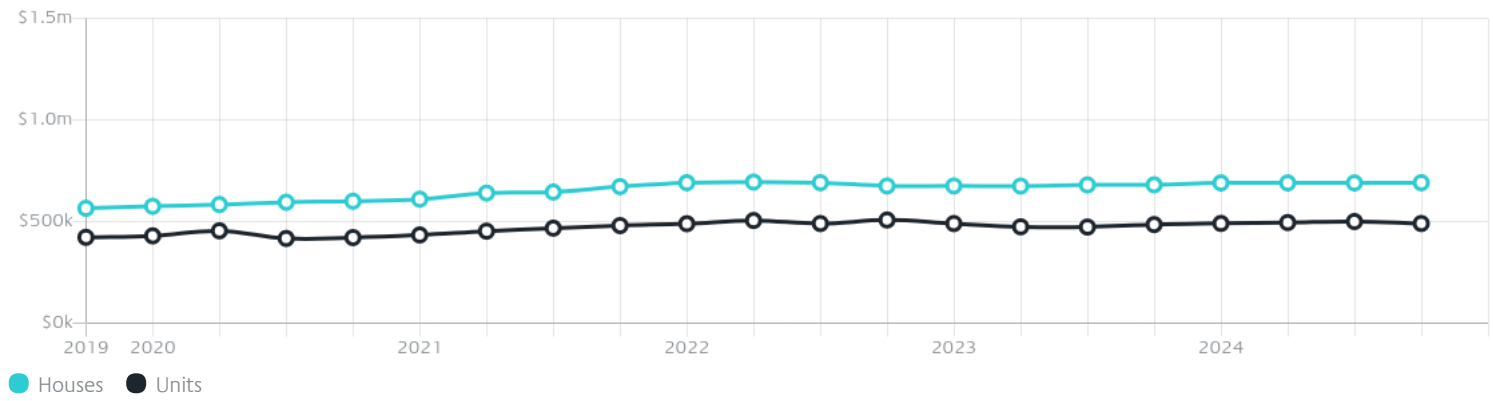
Median

**\$490k**

Quarterly Price Change

**-1.95% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 47%  
● Private 53%

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

75%

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

32 days

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

6.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 81% ● Units 19%

## Ownership<sup>^</sup>



● Owned Outright 28% ● Mortgaged 46% ● Rented 26%

## Population<sup>^</sup>

33,489

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

\$540

## Population Growth<sup>^</sup>

3.38%

## Rental Yield<sup>\*</sup>

4.01%

## Median Age<sup>^</sup>













35 years

## Median Household Size<sup>^</sup>










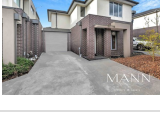
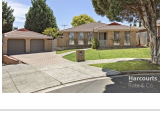

2.9 people

# 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 59 Hendersons Rd Epping	3	House	\$711,000	29 Mar 2025
 15 Legend Dr Epping	3	Townhouse	\$652,000	25 Mar 2025
 83b Brush Rd EPPING	3	Unit	\$555,000	24 Mar 2025
 28 Calendula Cirt Epping	4	House	\$894,000	24 Mar 2025
 2/53 Coulstock St Epping	2	Unit	\$530,000	22 Mar 2025
 32 Waterlily Dr Epping	5	House	\$711,000	22 Mar 2025
 38 Glendale Av EPPING	3	House	\$731,500	22 Mar 2025
 29 Paior Cirt Epping	4	House	\$811,500	22 Mar 2025
 90 Maserati Dr Epping	4	Townhouse	\$700,000	22 Mar 2025
 6 Radman St Epping	4	House	\$828,000	22 Mar 2025
 22 Savannah Cr Epping	4	House	\$624,000	19 Mar 2025
 21 Granite Outlook Epping	3	House	\$800,000	18 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 103/90 Epping Rd Epping	1	Apartment	\$300,000	17 Mar 2025
 9 Chettam St Epping	2	House	\$466,500	17 Mar 2025
 98 Childs Rd Epping	3	House	\$632,000	15 Mar 2025
 5 Dora Way Epping	3	House	\$725,000	14 Mar 2025
 138 Epping Rd Epping	5	House	\$900,000	14 Mar 2025
 15 Dransfield Way Epping	3	House	\$637,500	12 Mar 2025
 4/34 Coulstock St EPPING	2	Unit	\$400,000	10 Mar 2025
 9 Maiden Ct Epping	3	House	\$780,000	08 Mar 2025
 2/81 Rufus St Epping	3	Unit	\$475,000	07 Mar 2025
 3/13 Blainey Cr Epping	3	Townhouse	\$560,000	07 Mar 2025
 6 Worsley Ct EPPING	3	House	\$720,000	06 Mar 2025
 23 Severn St Epping	4	House	\$723,000	06 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 390 Harvest Home Rd Epping	2	House	\$480,000	03 Mar 2025
 2 Elaine Cl Epping	4	House	\$948,000	01 Mar 2025
 143 Tesselaar Rd Epping	4	House	\$690,000	01 Mar 2025
 14 Creeds Farm La Epping	3	House	\$620,000	01 Mar 2025
 4 Kirkwood Av Epping	4	House	\$910,000	01 Mar 2025
 9 Baltic Gr Epping	4	House	\$804,000	22 Feb 2025
 5 Radman St Epping	2	House	\$825,000	22 Feb 2025
 9 Shaftesbury Dr Epping	3	House	\$615,000	22 Feb 2025
 62 Calendula Cirt Epping	1	House	\$588,000	22 Feb 2025
 18 Alhambra Dr Epping	3	House	\$685,000	18 Feb 2025
 36 Hall St Epping	3	House	\$663,000	18 Feb 2025
 27/12 Kirkland Ct Epping	1	Unit	\$345,750	17 Feb 2025



Northcote Office  
427-431 High Street, Northcote  
03 9403 9300

[jellisraig.com.au](http://jellisraig.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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