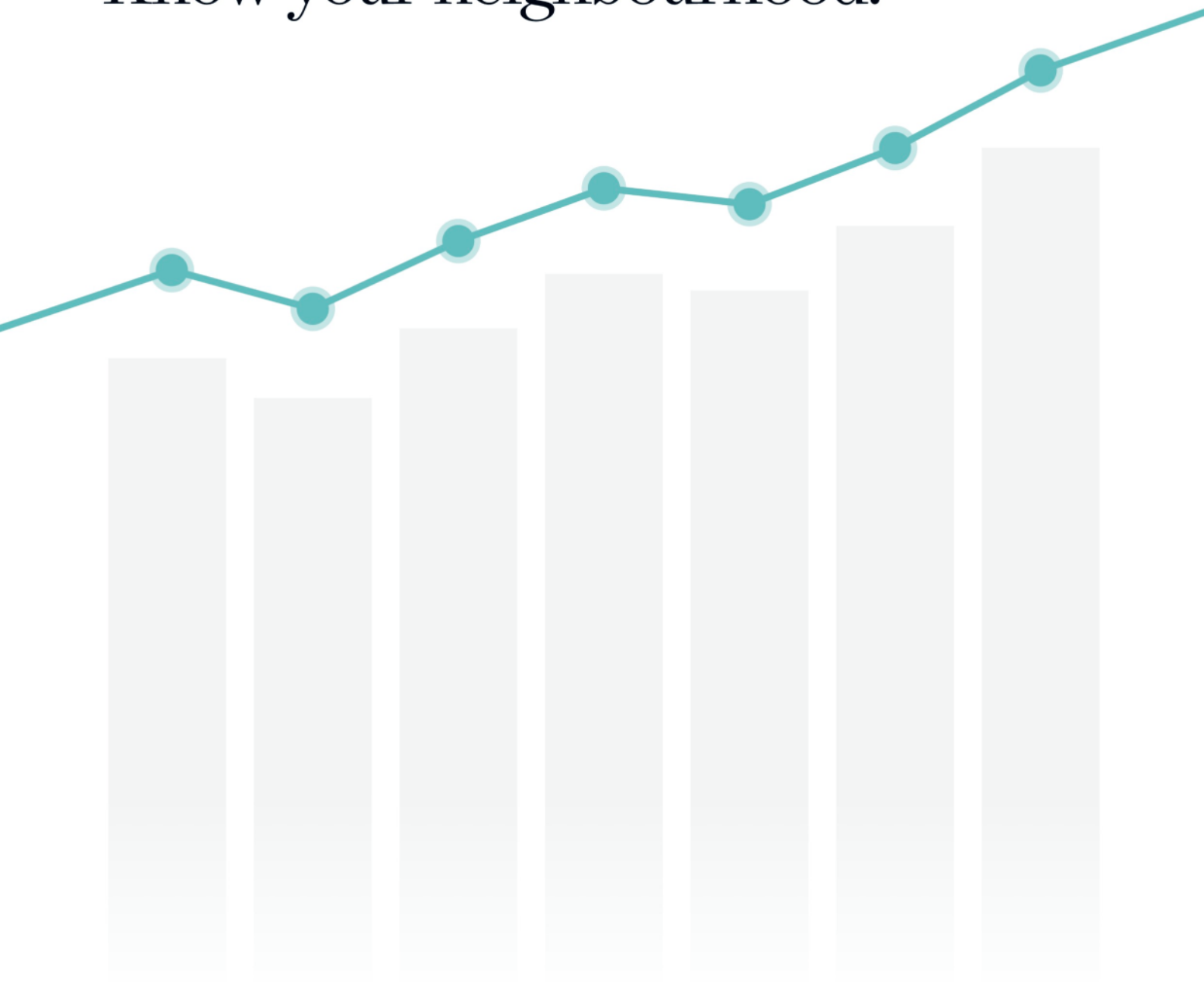


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$690k

Quarterly Price Change

-0.14% ↓

Median Unit Price*

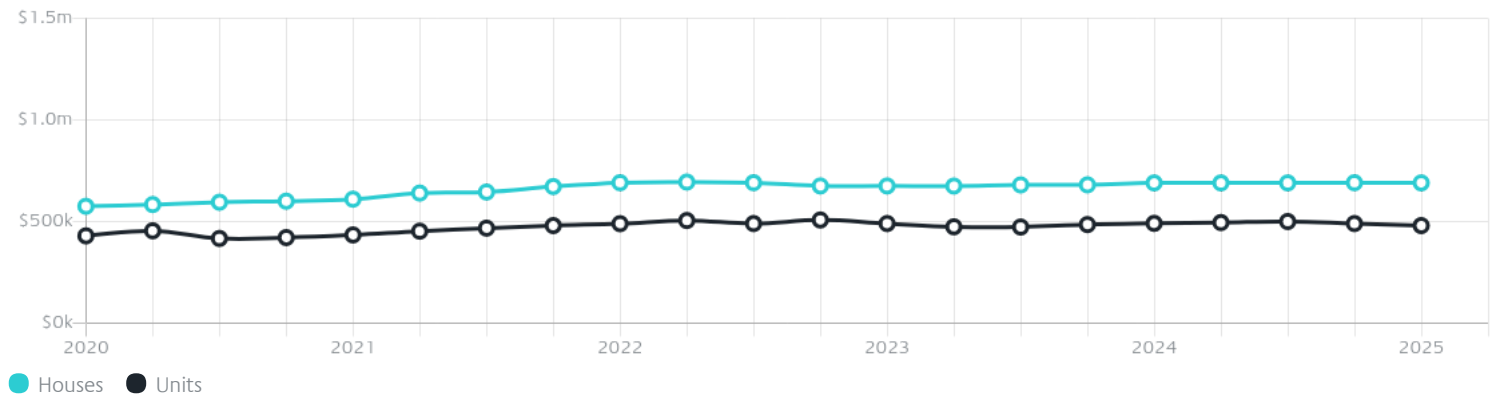
Median

\$480k

Quarterly Price Change

-2.04% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 61%
● Private 39%

Auction Clearance Rate*

84.78%

Median Days on Market^

29 days

Average Hold Period*

6.6 years

Insights

Dwelling Type^



● Houses 81% ● Units 19%

Ownership^



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

Population^

33,489

Median Asking Rent per week*

\$540

Population Growth^

3.38%

Rental Yield*

4.01%

Median Age^













35 years

Median Household Size^










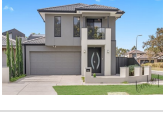


2.9 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2 Delatite Cl Epping	3	House	\$611,000	31 May 2025
 3 Brigantia St Epping	4	House	\$748,000	31 May 2025
 5 Aura Pl Epping	2	Townhouse	\$476,000	31 May 2025
 2/10 Bouverie Pl Epping	2	Unit	\$527,000	31 May 2025
 9 Genesis Dr Epping	4	House	\$680,000	31 May 2025
 6 Peppercorn Pde Epping	3	House	\$758,000	31 May 2025
 36/12 Kirkland Ct Epping	2	Unit	\$415,000	31 May 2025
 97 Narina Way Epping	4	House	\$811,500	31 May 2025
 6 Elliott Cl Epping	3	House	\$671,000	24 May 2025
 22 Axebridge Cirt Epping	4	House	\$1,120,000	24 May 2025
 8 Antill Rise Epping	4	House	\$831,000	24 May 2025
 65 Lyndarum Dr Epping	3	Townhouse	\$624,000	24 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Epsom Av Epping	3	House	\$685,500	24 May 2025
 15 Pin Oak Mews Epping	3	Townhouse	\$615,000	24 May 2025
 13 Conservation Wlk Epping	3	House	\$665,000	23 May 2025
 7 Asquith Ct Epping	3	House	\$775,000	21 May 2025
 70 Dargile Cirt Epping	4	House	\$697,500	19 May 2025
 50 Manley St Epping	3	House	\$610,000	17 May 2025
 17 Raven Wlk Epping	3	Townhouse	\$640,000	17 May 2025
 6 Baltic Gr Epping	4	House	\$925,000	17 May 2025
 5/41 Houston St Epping	2	Unit	\$520,000	17 May 2025
 70 Brush Rd Epping	4	House	\$772,500	17 May 2025
 8 Solway Ct Epping	3	House	\$726,000	17 May 2025
 160 Epping Rd Epping	4	House	\$7,900,000	16 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Keith Av Epping	3	House	\$703,800	15 May 2025
 31 Kantiki Dr Epping	3	House	\$597,000	15 May 2025
 76 Dargile Cirt Epping	4	House	\$687,000	14 May 2025
 17 Pythagoras St Epping	3	House	\$520,000	14 May 2025
 11 Raven Wlk Epping	3	Townhouse	\$625,000	12 May 2025
 75 Dargile Cirt Epping	4	House	\$659,200	12 May 2025
 4 Roanoke Ct Epping	3	House	\$800,000	10 May 2025
 27 Viewgrand Blvd Epping	3	House	\$830,000	10 May 2025
 19 Lydgate Tce Epping	2	House	\$620,500	10 May 2025
 7 Campbell St Epping	3	House	\$625,000	10 May 2025
 23 Ilani St Epping	4	House	\$715,000	10 May 2025
 9 Abercrombie Gr Epping	4	House	\$911,500	10 May 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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