

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$691k

Quarterly Price Change

0.14% ↑

Median Unit Price*

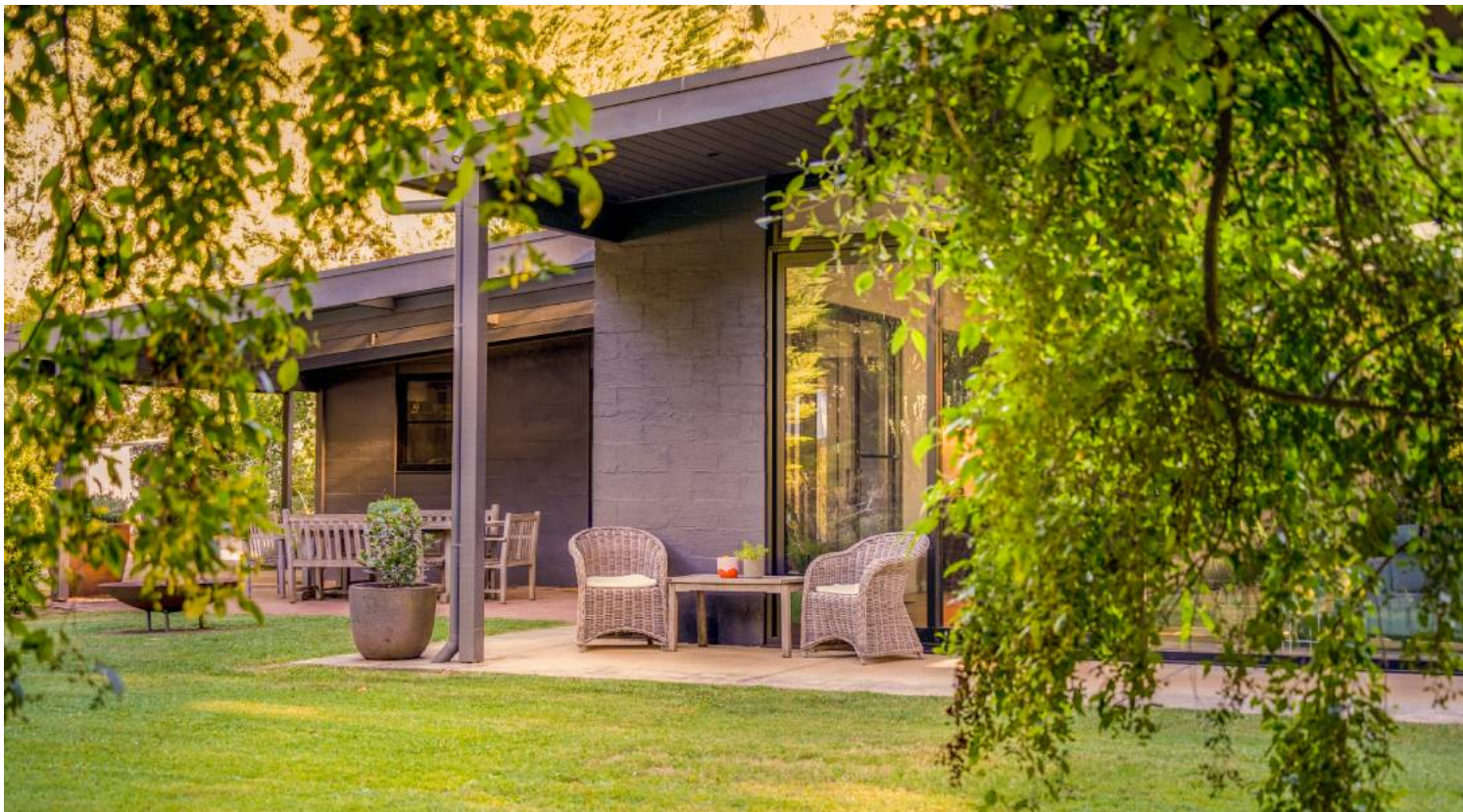
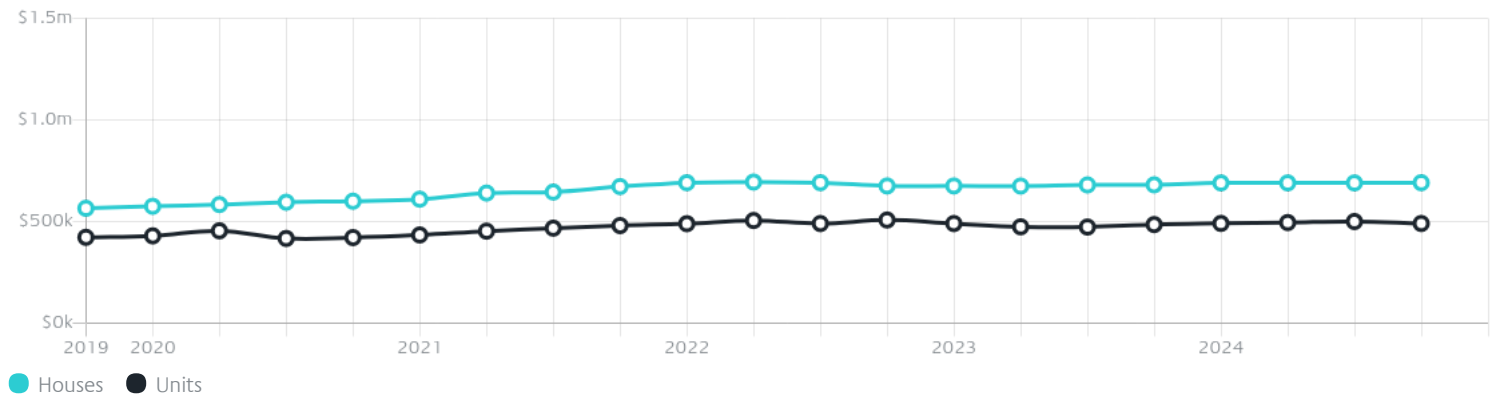
Median

\$490k

Quarterly Price Change

-1.95% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 55%
● Private 45%

Auction Clearance Rate^{*}

79.17%

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~











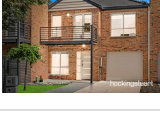

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9 Baltic Gr Epping	4	House	\$804,000	22 Feb 2025
 5 Radman St Epping	2	House	\$825,000	22 Feb 2025
 62 Calendula Cirt Epping	1	House	\$588,000	22 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
 30 Two Creek Dr Epping	4	House	\$795,000	17 Feb 2025
 37 Dargile Cirt Epping	3	House	\$620,000	15 Feb 2025
 10 Tatlow Dr Epping	3	House	\$747,500	15 Feb 2025
 875 Edgars Rd Epping	4	House	\$665,500	15 Feb 2025
 15 Lloyd Av Epping	3	House	\$658,000	15 Feb 2025
 41 Derby Dr Epping	3	House	\$686,250	15 Feb 2025
 3 Malcolm Wlk Epping	2	House	\$528,000	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 28 Mareborne St Epping	3	Townhouse	\$545,000	14 Feb 2025
 5/3 Redding Rise Epping	2	Townhouse	\$512,000	13 Feb 2025
 96a Derby Dr Epping	2	Townhouse	\$512,500	13 Feb 2025
 6 Oriano St Epping	2	Townhouse	\$420,000	12 Feb 2025
 7 Burrun Cr Epping	4	House	\$905,000	11 Feb 2025
 19 Pribislaw Cr Epping	5	House	\$820,000	09 Feb 2025
 43 Burrun Cr Epping	4	House	\$720,000	08 Feb 2025
 15 Deco Pl Epping	3	Townhouse	\$600,000	08 Feb 2025
 356 Dalton Rd Epping	3	House	\$665,000	08 Feb 2025
 13 Seeber St Epping	3	House	\$500,000	06 Feb 2025
 35/1 Jarama Blvd Epping	1	Apartment	\$275,000	06 Feb 2025
 1/3 Aranda Pl Epping	2	Townhouse	\$541,000	04 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Luminous St Epping	3	House	\$641,000	02 Feb 2025
 13 Orana Pl Epping	4	House	\$650,000	01 Feb 2025
 603 Dalton Rd Epping	3	House	\$675,000	01 Feb 2025
 5/53 Wedge St Epping	3	Townhouse	\$560,000	01 Feb 2025
 54 Greenfields Dr Epping	3	House	\$850,000	01 Feb 2025
 1/20 Howard St Epping	2	Unit	\$438,000	30 Jan 2025
 4 Jamieson Ct Epping	3	House	\$670,000	30 Jan 2025
 7/14 Rufus St Epping	2	Unit	\$420,000	29 Jan 2025
 32 Plowman Ct Epping	3	House	\$735,000	28 Jan 2025
 228/1 Jarama Blvd Epping	1	Apartment	\$275,000	25 Jan 2025
 14 Tall Sedge St Epping	3	House	\$610,000	17 Jan 2025
 18 Antares Loop Epping	3	House	\$600,000	17 Jan 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.