

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$690k

Quarterly Price Change

-0.14% ↓

Median Unit Price*

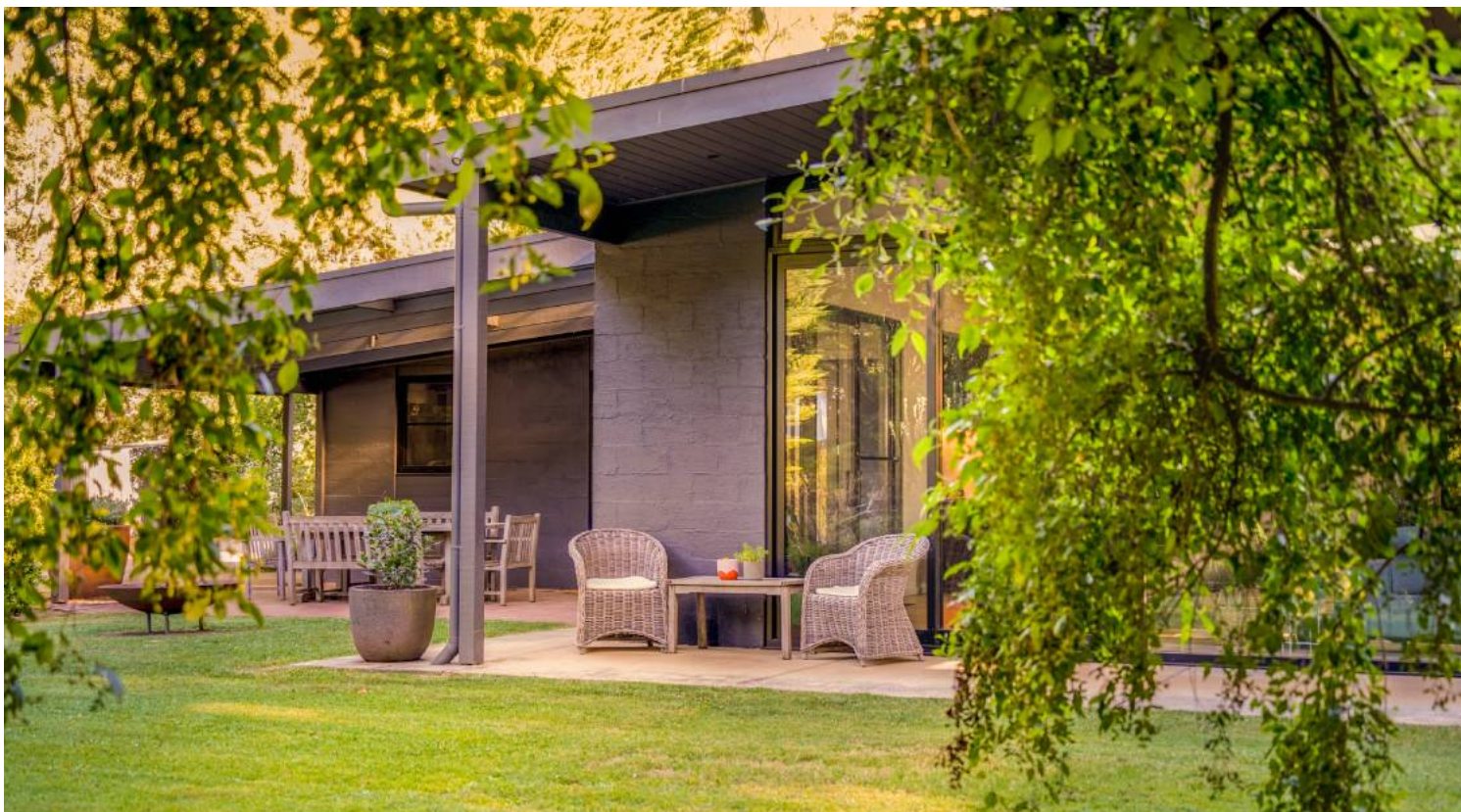
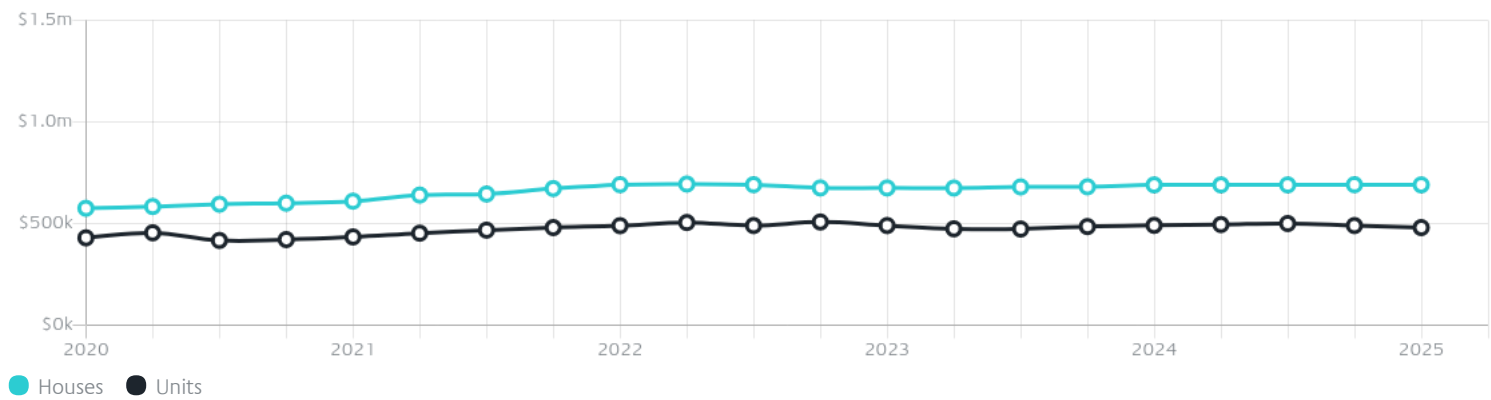
Median

\$480k

Quarterly Price Change

-2.04% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 53%
● Private 47%

Auction Clearance Rate*

74.29%

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^








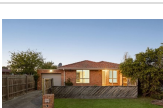

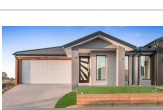

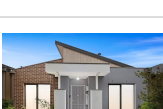
35 years

Median Household Size^








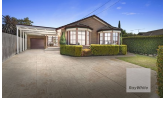

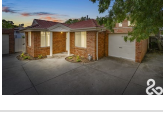


2.9 people

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
 111 Duffy St Epping	3	Townhouse	\$632,500	26 Apr 2025
 28 Holroyd Dr EPPING	3	House	\$750,000	26 Apr 2025
 3 Miro Pl Epping	4	House	\$875,000	26 Apr 2025
 6 Zurzolo Tce Epping	3	House	\$865,000	26 Apr 2025
 51 Dargile Cirt Epping	4	House	\$665,000	26 Apr 2025
 122 Redding Rise Epping	4	House	\$818,000	24 Apr 2025
 2/30 Young St Epping	2	Unit	\$450,000	23 Apr 2025
 1/47 Wedge St Epping	2	House	\$498,000	21 Apr 2025
 1A Trotting Pl Epping	2	Townhouse	\$580,000	16 Apr 2025
 88 Dargile Cirt Epping	4	House	\$675,000	16 Apr 2025
 8 Mallee Ct Epping	4	House	\$645,000	15 Apr 2025
 15 Rawlings Tce Epping	3	House	\$600,000	14 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 348 Findon Rd Epping	2	House	\$520,000	14 Apr 2025
 6 Antill Rise Epping	4	House	\$755,000	12 Apr 2025
 22 Pentland Dr Epping	4	House	\$750,000	12 Apr 2025
 131 Narina Way Epping	3	House	\$706,000	12 Apr 2025
 1/40 Cottage Blvd Epping	2	Unit	\$561,000	12 Apr 2025
 15 Henry Ct Epping	3	House	\$660,000	12 Apr 2025
 3/17 Simon Ct Epping	3	Townhouse	\$581,000	12 Apr 2025
 11 Kilby Cl Epping	3	House	\$807,000	12 Apr 2025
 19 Stonebridge Rise Epping	4	House	\$905,000	12 Apr 2025
 6/49 Coulstock St Epping	2	Unit	\$510,000	11 Apr 2025
 14b Antares Loop Epping	2	Townhouse	\$505,000	10 Apr 2025
 20 Zinnober Gdns Epping	3	House	\$620,000	08 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Cabot Dr Epping	3	House	\$821,000	05 Apr 2025
 15 Mckillop Av Epping	3	House	\$852,500	05 Apr 2025
 14 Dressage Pl EPPING	3	House	\$757,000	05 Apr 2025
 317 Mcdonalds Rd Epping	3	House	\$750,000	05 Apr 2025
 57 Derby Dr Epping	3	House	\$705,000	05 Apr 2025
 497 Harvest Home Rd Epping	3	Townhouse	\$565,000	03 Apr 2025
 5 Glencoe Ct Epping	4	House	\$800,000	02 Apr 2025
 2/64d Narina Way Epping	3	Townhouse	\$525,000	01 Apr 2025
 59 Hendersons Rd Epping	3	House	\$711,000	29 Mar 2025
 37 Peppercorn Pde Epping	7	House	\$712,000	28 Mar 2025
 203/88 Epping Rd Epping	2	Apartment	\$360,000	27 Mar 2025
 15 Legend Dr Epping	3	Townhouse	\$652,000	25 Mar 2025



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

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.

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.