

JellisCraig

EPPING

Suburb Report

Know your neighbourhood.



EPPING SUBURB REPORT

Median House Price*

Median

\$730k

Quarterly Price Change

4.13% ↑

Median Unit Price*

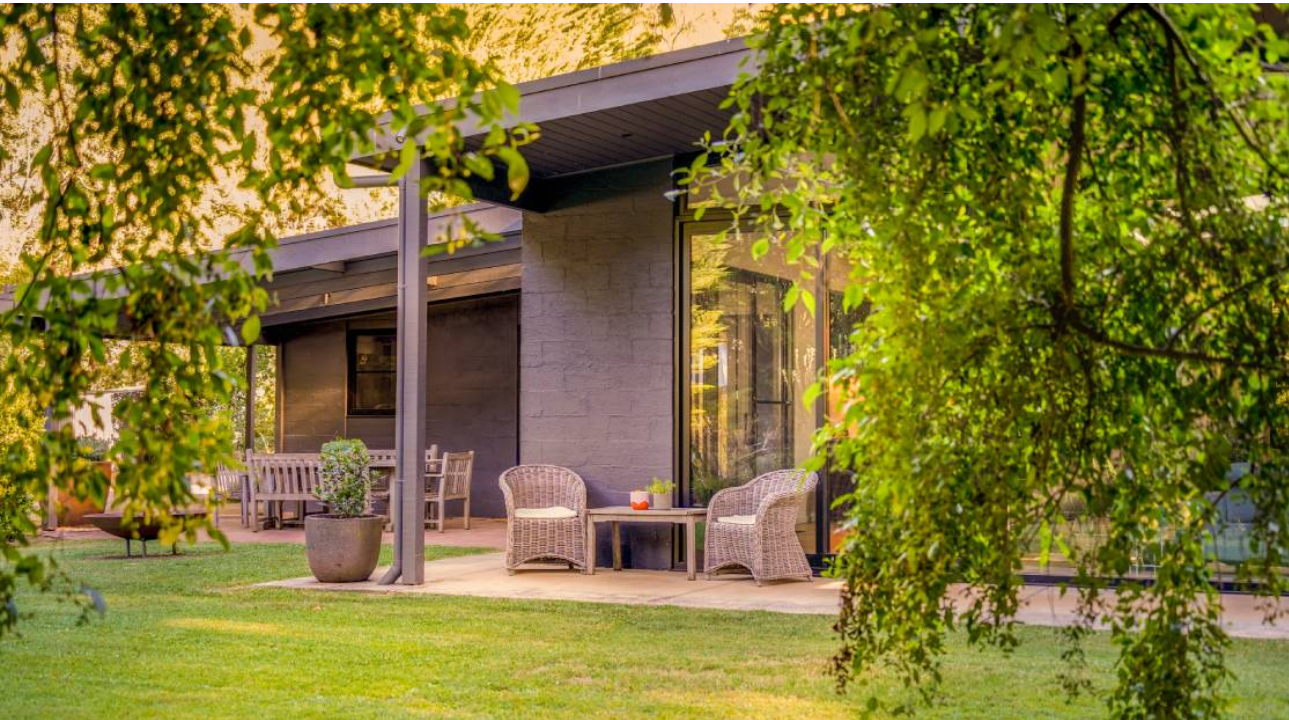
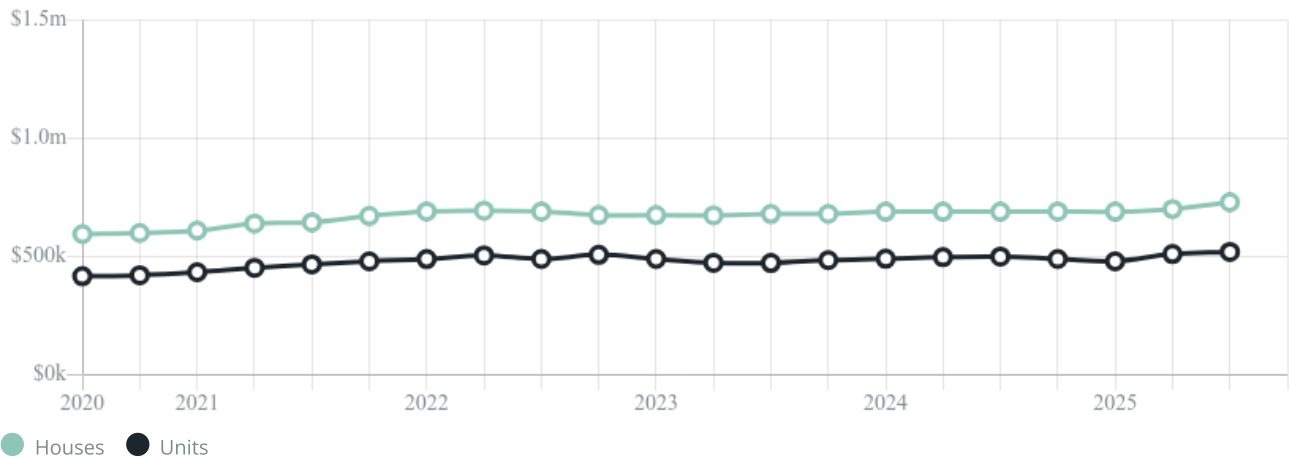
Median

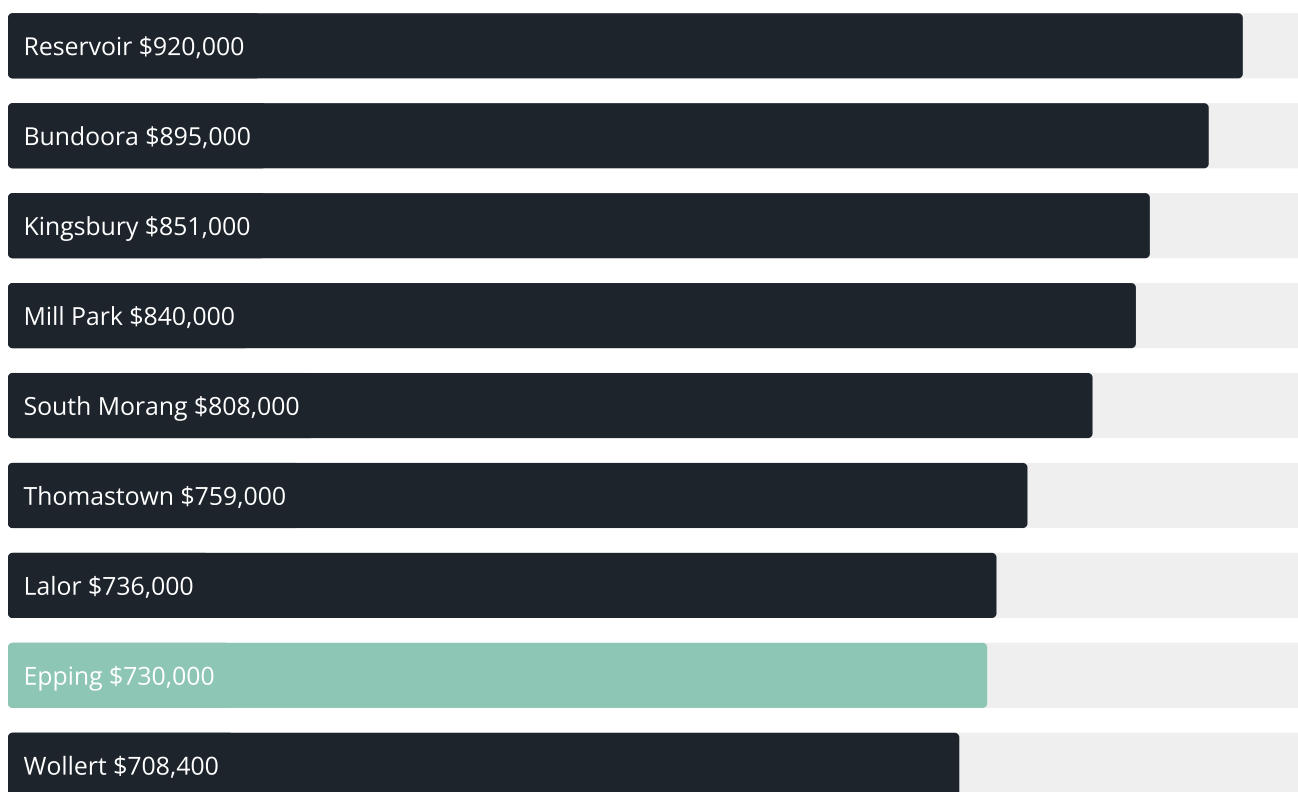
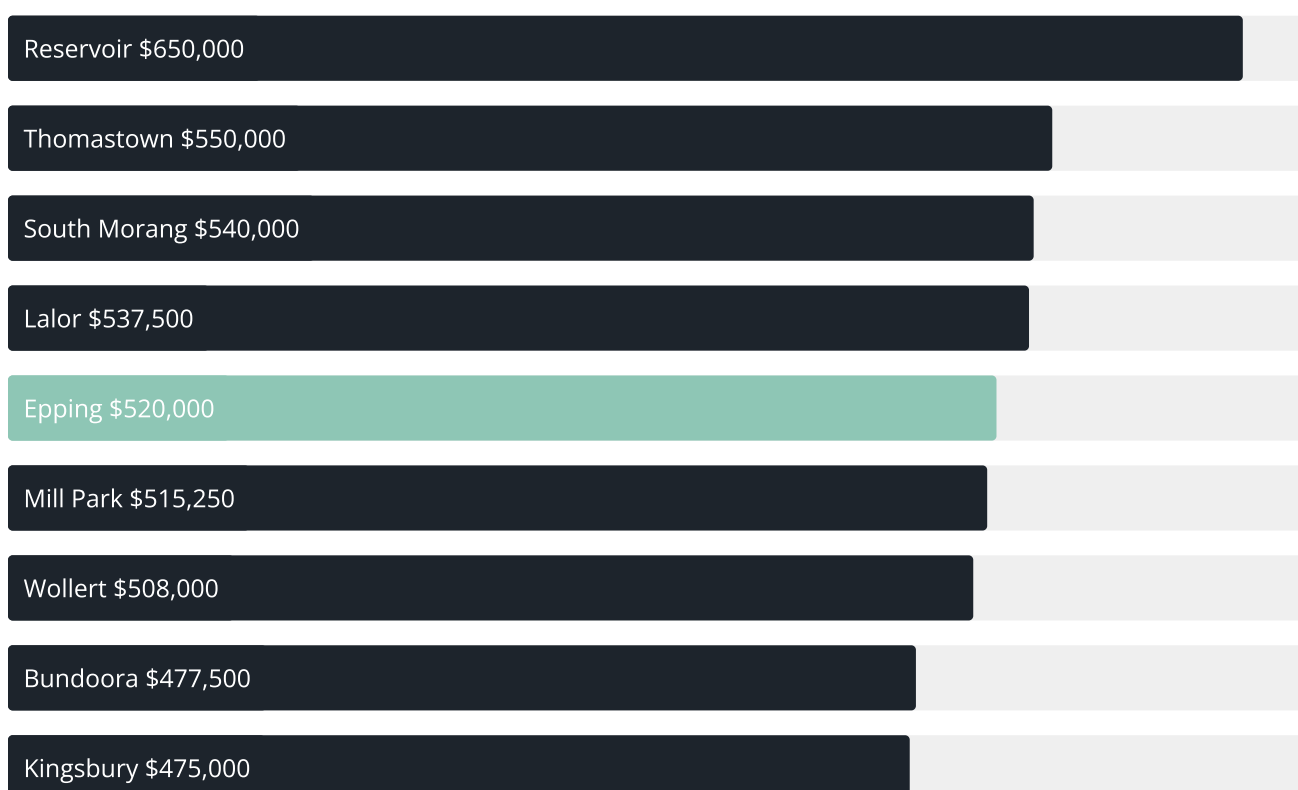
\$520k

Quarterly Price Change

1.76% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

EPPING SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

92.93%

Median Days on Market^

29 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 81% ● Units 19%

Ownership^



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

Population^

33,489

Median Asking Rent per week*

\$550

Population Growth^

3.38%

Rental Yield*

4.01%

Median Age^

35 years

Median Household Size^

2.9 people

EPPING SUBURB REPORT

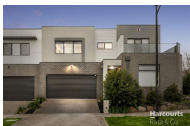
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 18 Peppercorn Pde Epping	3	House	\$710,000	29 Oct 2025
 1 Charteris Gr Epping	4	House	\$937,000	27 Oct 2025
 19 Euroa St Epping	3	Townhouse	\$625,000	25 Oct 2025
 3/95 Duffy St Epping	3	Unit	\$584,000	25 Oct 2025
 7 Mcdonalds Rd Epping	3	House	\$635,000	25 Oct 2025
 8 Cerridwen St Epping	4	House	\$799,000	25 Oct 2025
 33 Hayston Blvd Epping	4	House	\$910,000	25 Oct 2025
 17 Rawlings Tce Epping	3	House	\$652,000	25 Oct 2025
 1 Mentor Ct Epping	4	House	\$807,777	25 Oct 2025
 6 Greenfields Dr EPPING	4	House	\$948,000	25 Oct 2025

EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Merrill Dr Epping	3	House	\$807,000	25 Oct 2025
 18e Houston St Epping	2	Townhouse	\$518,000	23 Oct 2025
 117a Duffy St EPPING	3	House	\$600,000	20 Oct 2025
 3 Calcite Mews Epping	4	House	\$760,000	20 Oct 2025
 35 Houston St Epping	4	House	\$902,500	18 Oct 2025
 7 Chocolate Lilly St Epping	3	Townhouse	\$635,000	18 Oct 2025
 37 Viewgrand Blvd Epping	4	House	\$975,000	18 Oct 2025
 36 Frewin St Epping	4	House	\$830,000	18 Oct 2025
 12 Amalfi Pl Epping	4	House	\$902,000	18 Oct 2025
 26b Redding Rise Epping	2	Townhouse	\$500,000	17 Oct 2025

EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Amphion St Epping	3	House	\$630,000	17 Oct 2025
 11 Campbell St Epping	3	Unit	\$675,000	15 Oct 2025
 6/83 Rufus St Epping	2	Townhouse	\$500,000	14 Oct 2025
 10 Kassandra Hts Epping	4	House	\$880,000	11 Oct 2025
 7 Pin Oak Mews Epping	3	Townhouse	\$632,000	11 Oct 2025
 1 Savannah Cr Epping	3	House	\$742,000	11 Oct 2025
 2 Ninepence Way Epping	3	House	\$685,000	11 Oct 2025
 4 Ravensthorpe La Epping	3	Townhouse	\$662,500	11 Oct 2025
 6 Wedge St Epping	3	Unit	\$595,000	11 Oct 2025
 17 Gibbons Dr Epping	5	House	\$1,091,000	11 Oct 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* 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.