

# JellisCraig

EPPING

# Suburb Report

Know your neighbourhood.



EPPING SUBURB REPORT

Median House Price\*

Median

\$704k

Quarterly Price Change

2.08% ↑

Median Unit Price\*

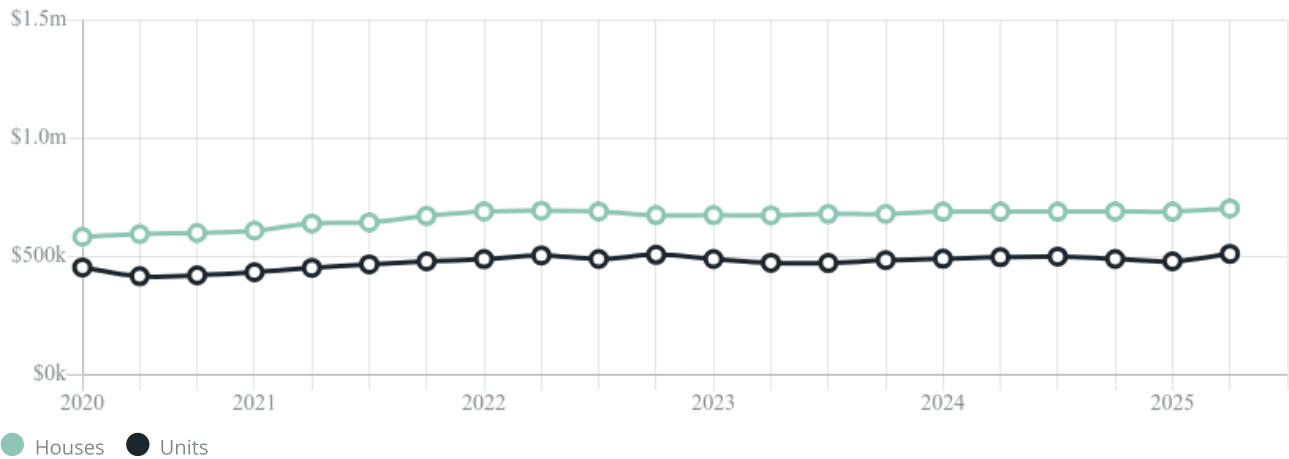
Median

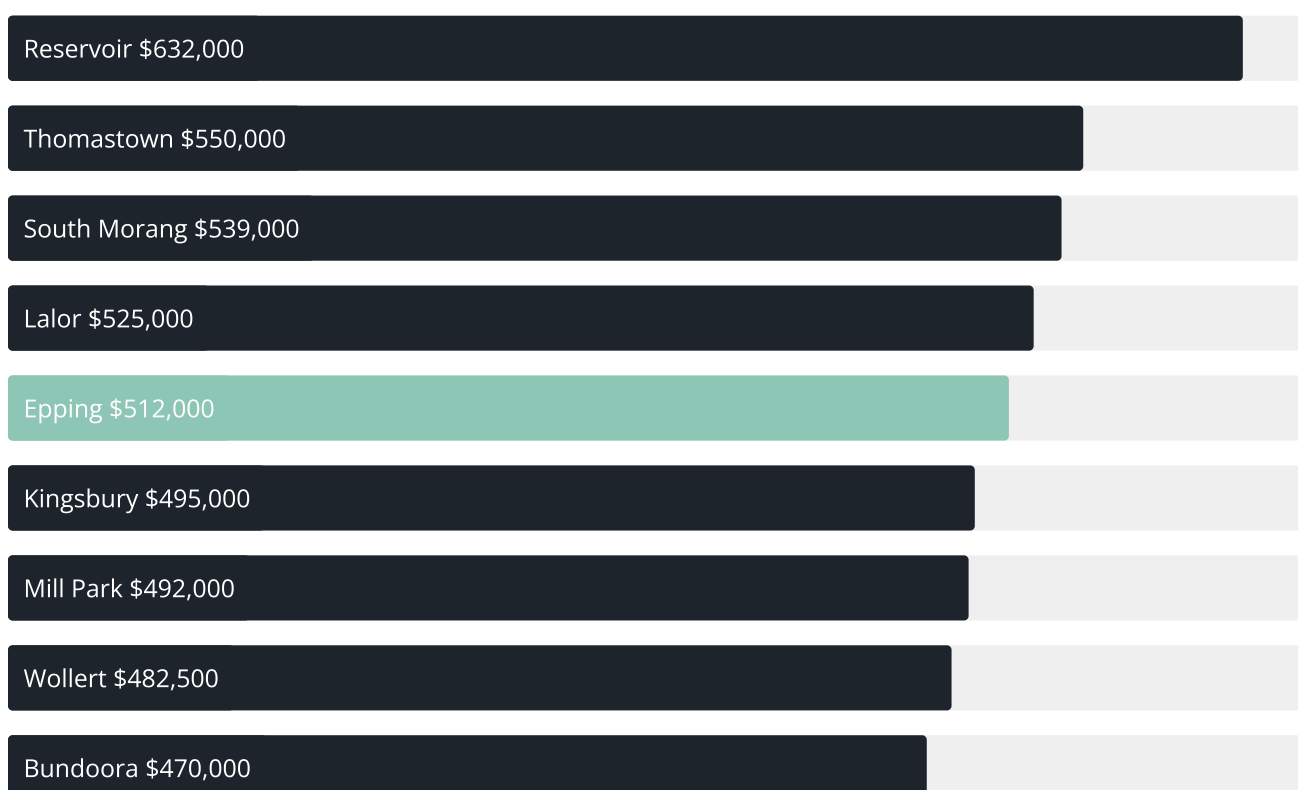
\$512k

Quarterly Price Change

6.66% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## EPPING SUBURB REPORT

## Sale Method\*



● Auction 62%  
● Private 38%

## Auction Clearance Rate\*

---

**89.36%**

## 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**





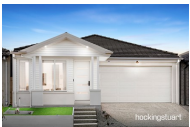





## Median Household Size^

---





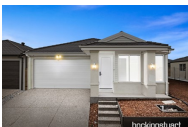





**2.9 people**

## 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











| Address   | Bedrooms | Type      | Price     | Sold        |
|---|----------|-----------|-----------|-------------|
|  12 Athena Pl<br>Epping          | 3        | House     | \$813,000 | 30 Aug 2025 |
|  36 Gatestone Rd<br>Epping       | 3        | House     | \$700,000 | 30 Aug 2025 |
|  3 Cobena St<br>Epping           | 3        | House     | \$570,000 | 30 Aug 2025 |
|  11 Camouflage Dr<br>Epping     | 3        | House     | \$627,000 | 30 Aug 2025 |
|  23 Dargile Cirt<br>Epping     | 4        | House     | \$673,000 | 26 Aug 2025 |
|  223/1 Jarama Blvd<br>Epping   | 2        | Apartment | \$417,000 | 25 Aug 2025 |
|  15 Dargile Cirt<br>Epping     | 4        | House     | \$700,000 | 25 Aug 2025 |
|  2 Rosamond Way<br>Epping      | 3        | House     | \$510,000 | 25 Aug 2025 |
|  10 Karloo Cl<br>Epping        | 3        | House     | \$746,000 | 23 Aug 2025 |
|  436 Harvest Home Rd<br>Epping | 4        | Townhouse | \$682,000 | 23 Aug 2025 |

## EPPING SUBURB REPORT

| Address   | Bedrooms | Type  | Price     | Sold        |
|---|----------|-------|-----------|-------------|
|  10 McFarlane Cr<br>Epping   | 4        | House | \$732,000 | 23 Aug 2025 |
|  29 Halter Cr<br>Epping      | 3        | House | \$772,000 | 23 Aug 2025 |
|  12 Fendi Av<br>Epping       | 5        | House | \$931,500 | 23 Aug 2025 |
|  52 Longwood Dr<br>Epping    | 3        | House | \$786,000 | 23 Aug 2025 |
|  17 Dargile Cirt<br>Epping  | 4        | House | \$665,000 | 21 Aug 2025 |
|  45 Dargile Cirt<br>Epping | 4        | House | \$690,000 | 21 Aug 2025 |
|  52 Ladislaw Dr<br>Epping  | 4        | House | \$870,000 | 20 Aug 2025 |
|  86 Duffy St<br>Epping     | 5        | House | \$820,000 | 20 Aug 2025 |
|  25 Loxton Tce<br>EPPING   | 3        | House | \$695,000 | 16 Aug 2025 |
|  22 Tatlow Dr<br>Epping    | 4        | House | \$880,000 | 16 Aug 2025 |



## EPPING SUBURB REPORT

| Address   | Bedrooms | Type      | Price     | Sold        |
|---|----------|-----------|-----------|-------------|
|  359 Findon Rd Epping    | 3        | House     | \$700,000 | 16 Aug 2025 |
|  16 Cascade Cr Epping    | 4        | House     | \$991,000 | 16 Aug 2025 |
|  384 Dalton Rd Epping    | 4        | House     | \$790,000 | 16 Aug 2025 |
|  34 Numurkah Cmmn Epping | 3        | House     | \$613,000 | 15 Aug 2025 |
|  11 Epsom Av Epping     | 4        | House     | \$681,000 | 15 Aug 2025 |
|  18 Ladislaw Dr Epping | 3        | House     | \$568,000 | 09 Aug 2025 |
|  2 Sea Rst Epping      | 3        | House     | \$743,000 | 09 Aug 2025 |
|  5/32 Rufus St Epping  | 2        | Townhouse | \$508,000 | 09 Aug 2025 |
|  11 Verde Pde Epping   | 4        | House     | \$665,000 | 09 Aug 2025 |
|  3/36 Cooper St Epping | 2        | Unit      | \$410,000 | 04 Aug 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 01/09/2025

\* 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.