

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

0.19% ↑

Median Unit Price*

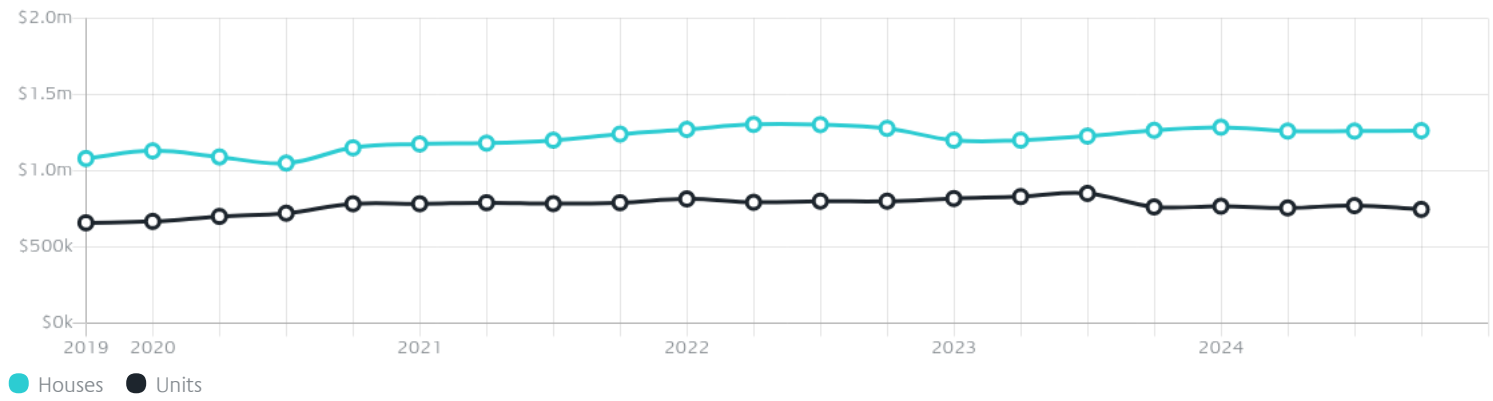
Median

\$746k

Quarterly Price Change

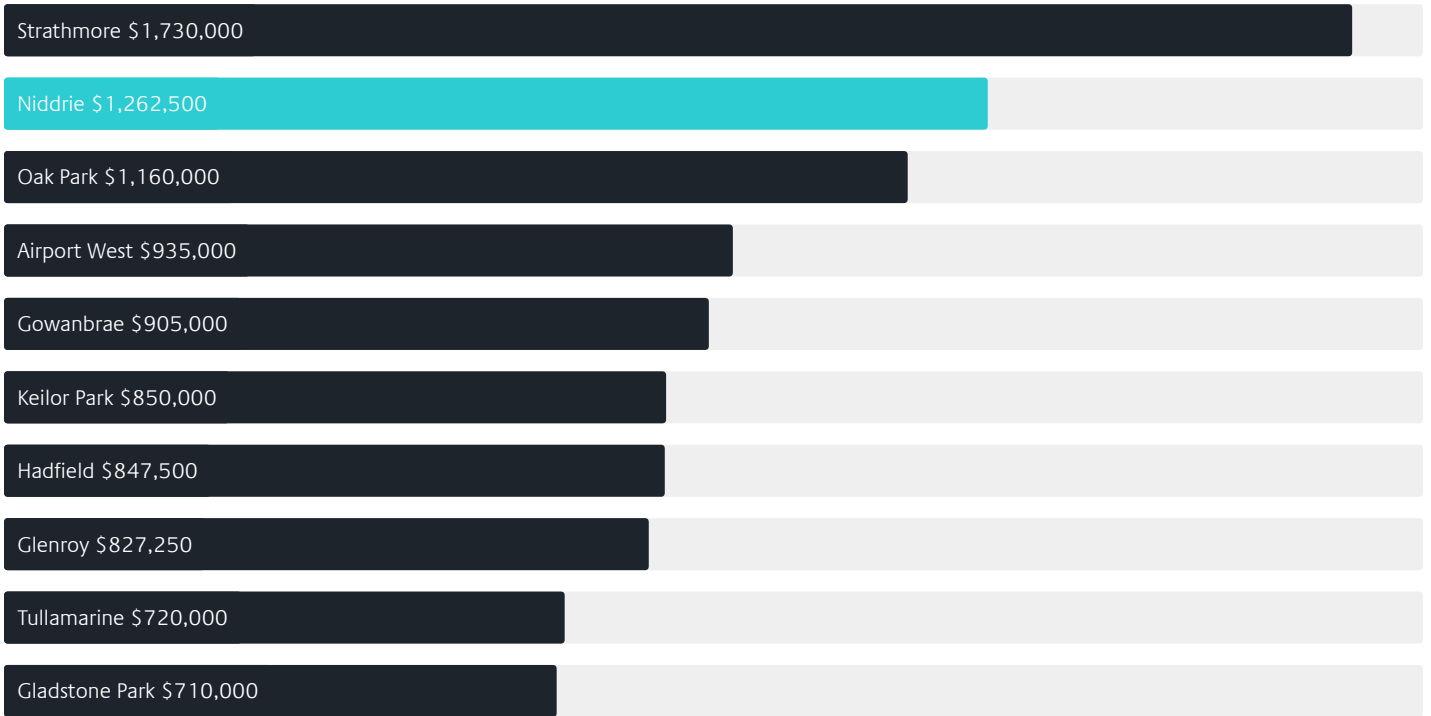
-3.21% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 88%
● Private 12%

Auction Clearance Rate^{*}

59.09%

Median Days on Market[^]

29 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 65% ● Units 35%

Ownership[^]



● Owned Outright 40% ● Mortgaged 40% ● Rented 20%

Population[^]

5,901

Median Asking Rent per week^{*}

\$665

Population Growth[^]

7.70%

Rental Yield^{*}

2.86%

Median Age[^]













40 years

Median Household Size[^]










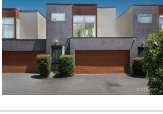


2.6 people

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
 34 Coghlan St Niddrie	4	House	\$1,400,000	29 Mar 2025
 22 Vaynor St NIDDRIE	3	House	\$1,417,500	29 Mar 2025
 24 Newman St Niddrie	3	House	\$970,000	22 Mar 2025
 23 George St Niddrie	4	House	\$1,350,000	22 Mar 2025
 84 Hotham Rd Niddrie	4	House	\$1,348,000	18 Mar 2025
 4/503 Keilor Rd Niddrie	1	Apartment	\$360,000	14 Mar 2025
 3/46 Garnet St Niddrie	3	House	\$1,300,000	08 Mar 2025
 5a Shaw St Niddrie	2	House	\$821,000	07 Mar 2025
 22a Florence St Niddrie	4	House	\$1,389,000	01 Mar 2025
 12 The Avenue Niddrie	3	House	\$970,000	28 Feb 2025
 1 Crespin St Niddrie	2	Townhouse	\$960,000	22 Feb 2025
 7 Pearce Ct Niddrie	3	House	\$1,350,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/47 Hamilton St Niddrie	3	Townhouse	\$780,000	14 Feb 2025
 15 Hanson St Niddrie	3	House	\$1,283,000	08 Feb 2025
 303/503 Keilor Rd Niddrie	2	Apartment	\$502,000	31 Jan 2025
 2/7 Elstone Ct Niddrie	2	Townhouse	\$505,000	23 Jan 2025
 102/388 Keilor Rd Niddrie	1	Apartment	\$340,000	17 Jan 2025
 2 Hanson St Niddrie	3	House	\$910,000	07 Jan 2025
 30 Rosehill Rd Niddrie	4	House	\$1,475,000	23 Dec 2024
 4/5 Carrington Rd Niddrie	3	Townhouse	\$830,000	23 Dec 2024
 2/12 Hutchison St Niddrie	3	Townhouse	\$896,000	22 Dec 2024
 6/47 Hamilton St Niddrie	3	Townhouse	\$760,000	21 Dec 2024
 2/25 Hanson St Niddrie	2	Flat/Unit/Apartment	\$550,000	19 Dec 2024
 203/388 Keilor Rd Niddrie	2	Apartment	\$362,000	16 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 58 Ida St Niddrie	4	House	\$1,668,500	16 Dec 2024
 12a Nolan St Niddrie	4	House	\$1,250,000	11 Dec 2024
 36a Hotham Rd Niddrie	4	House	\$1,502,000	07 Dec 2024
 21 Albert St Niddrie	2	House	\$1,300,000	07 Dec 2024
 14a Rebecca Pl Niddrie	4	House	\$1,275,000	07 Dec 2024
 22 Florence St Niddrie	4	House	\$1,415,000	04 Dec 2024
 9/70-72 Coghlan St Niddrie	3	Townhouse	\$752,500	03 Dec 2024
 23 Vaynor St Niddrie	3	House	\$1,420,000	30 Nov 2024
 1/4 Hutchison St Niddrie	4	House	\$971,000	30 Nov 2024
 60 Grandview Rd Niddrie	3	House	\$880,000	29 Nov 2024
 3/71 Haldane Rd Niddrie	2	Unit	\$595,000	25 Nov 2024
 31 Nolan St Niddrie	3	House	\$1,420,000	23 Nov 2024



Moonee Valley Office
Level 1, 1070 Mt Alexander Road, Essendon
03 9379 2000

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* 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.