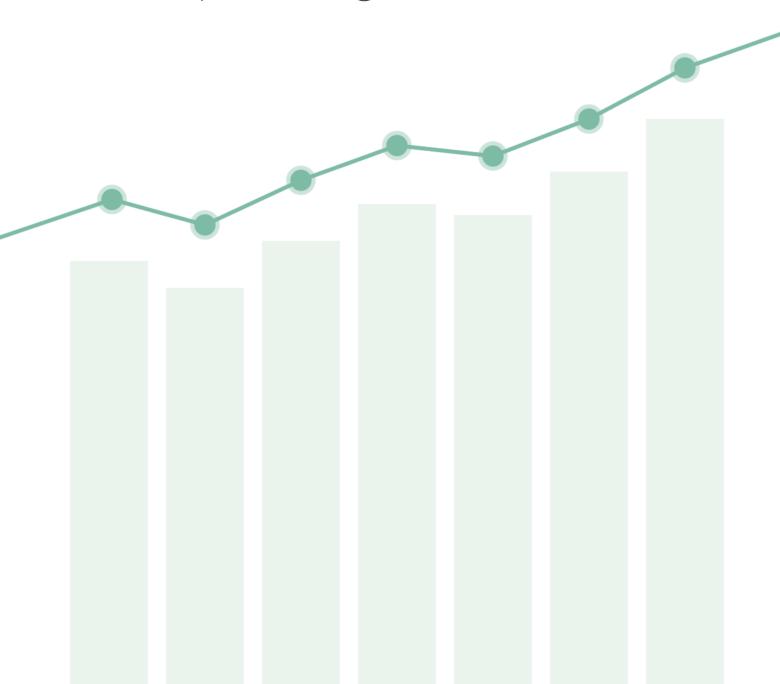
JellisCraig

NIDDRIE

Suburb Report

Know your neighbourhood.



Median House Price*

Median Unit Price*

Median

Quarterly Price Change

Median

Quarterly Price Change

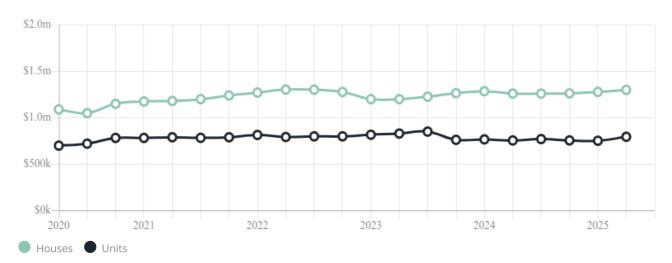
\$1.30m

1.72% ↑

\$795k

5.64% ↑

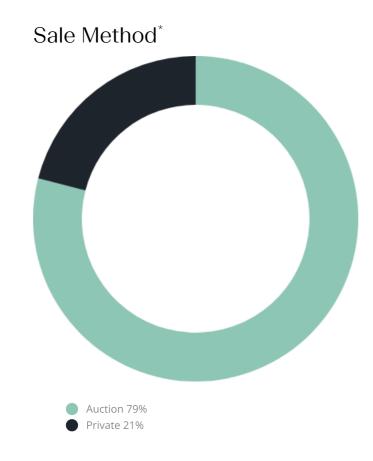
Quarterly Price Change*





Tullamarine \$552,000

Median House Sale Price		
Strathmore \$1,727,500		
Niddrie \$1,300,000		
Oak Park \$1,155,000		
Airport West \$920,000		
Gowanbrae \$900,000		
Hadfield \$853,000		
Glenroy \$835,000		
Keilor Park \$824,250		
Gladstone Park \$751,250		
Tullamarine \$742,500		
Median Unit Sale Price*		
Strathmore \$837,500		
Niddrie \$795,000		
Airport West \$707,500		
Oak Park \$665,000		
Hadfield \$650,000		
Glenroy \$600.000		

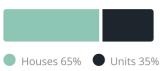


Auction Clearance Rate* 77.78%

Median Days on Market[^] 28 days

Average Hold Period*
7.6 years





Ownership[^]



Population[^]

5,901

Median Asking Rent per week* \$690

Population Growth² 7.70%

Rental Yield* 2.86%

Median Age[^]

40 years

Median Household Size[^]

2.6 people

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

Address		Bedrooms	Туре	Price	Sold
	56 Ida St NIDDRIE	4	House	\$1,986,000	26 Jul 2025
	4/37 Haldane Rd Niddrie	3	Villa	\$800,000	23 Jul 2025
	44 Haldane Rd Niddrie	3	House	\$1,380,000	18 Jul 2025
	113a Hoffmans Rd Niddrie	2	House	\$819,000	16 Jul 2025
	15/47 Hamilton St Niddrie	2	Townhouse	\$768,000	11 Jul 2025
	1/10 Haldane Rd Niddrie	3	Unit	\$865,000	01 Jul 2025
	45 Coghlan St Niddrie	4	House	\$1,801,000	30 Jun 2025
	87 Hotham Rd NIDDRIE	3	House	\$890,000	28 Jun 2025
	3 The Avenue Niddrie	4	House	\$945,000	28 Jun 2025
	16 Nolan St Niddrie	4	House	\$1,530,000	28 Jun 2025

Address		Bedrooms	Туре	Price	Sold
	118 Hotham Rd Niddrie	4	House	\$1,480,000	21 Jun 2025
	10a Moushall Av Niddrie	3	Townhouse	\$920,000	16 Jun 2025
	1 Pearce Ct Niddrie	4	House	\$1,570,000	14 Jun 2025
	114 Hotham Rd Niddrie	3	House	\$1,196,000	10 Jun 2025
M	2/38 Nolan St Niddrie	4	House	\$1,447,500	01 Jun 2025
	96 Hotham Rd Niddrie	4	House	\$1,050,000	01 Jun 2025
	54 Coghlan St Niddrie	3	House	\$1,220,000	31 May 2025
	20 Hamilton St Niddrie	5	House	\$2,330,000	31 May 2025
	13A Haldane Rd Niddrie	4	Townhouse	\$1,510,000	31 May 2025
	12 Muriel St Niddrie	2	House	\$1,215,000	24 May 2025

Address		Bedrooms	Туре	Price	Sold
	1/33 Carrington Rd Niddrie	3	Unit	\$940,000	24 May 2025
	3/17 Ross St NIDDRIE	3	Unit	\$920,000	23 May 2025
	22 Shaw St Niddrie	3	House	\$1,515,000	23 May 2025
	47A Vaynor St Niddrie	3	Villa	\$1,234,000	21 May 2025
	3/9 Hutchison St Niddrie	3	Townhouse	\$855,000	16 May 2025
	28 Diamond St Niddrie	3	House	\$1,342,500	13 May 2025
	106/388 Keilor Rd Niddrie	1	Apartment	\$325,000	10 May 2025
	42 Muriel St Niddrie	5	House	\$2,400,000	10 May 2025
	34 Pearl St Niddrie	4	House	\$1,435,000	10 May 2025
	51 Garnet St Niddrie	5	Townhouse	\$1,798,000	10 May 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/08/2025

- * Updated Quarterly for the past 12 months
- ^ Updated daily for the past quarter
- ~ Updated daily: 33 recent results.

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