

Suburb **INSIGHTS**

3042
NIDDRIE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

0.00% ↓

Median Unit Price*

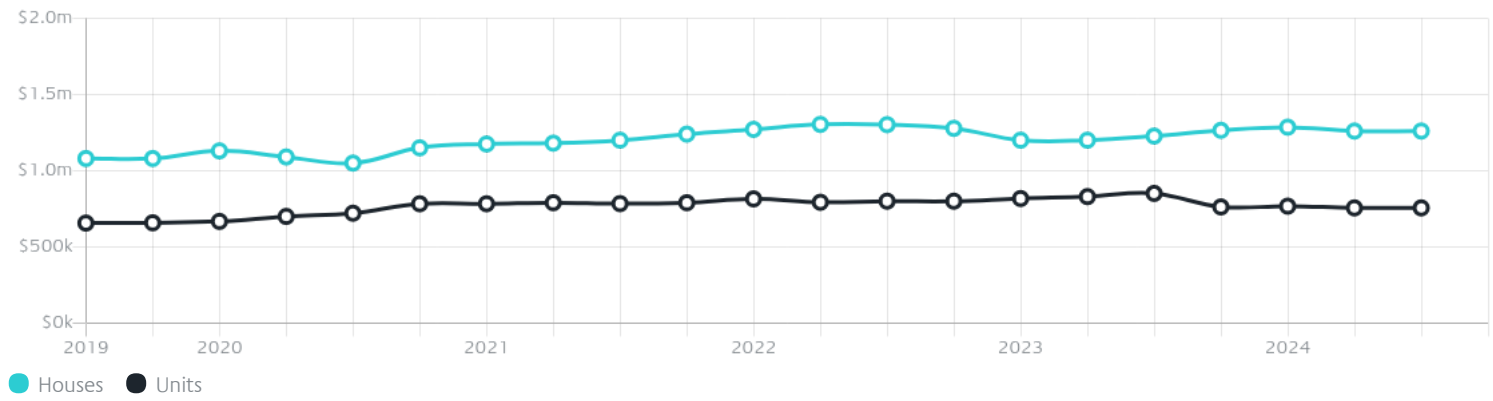
Median

\$756k

Quarterly Price Change

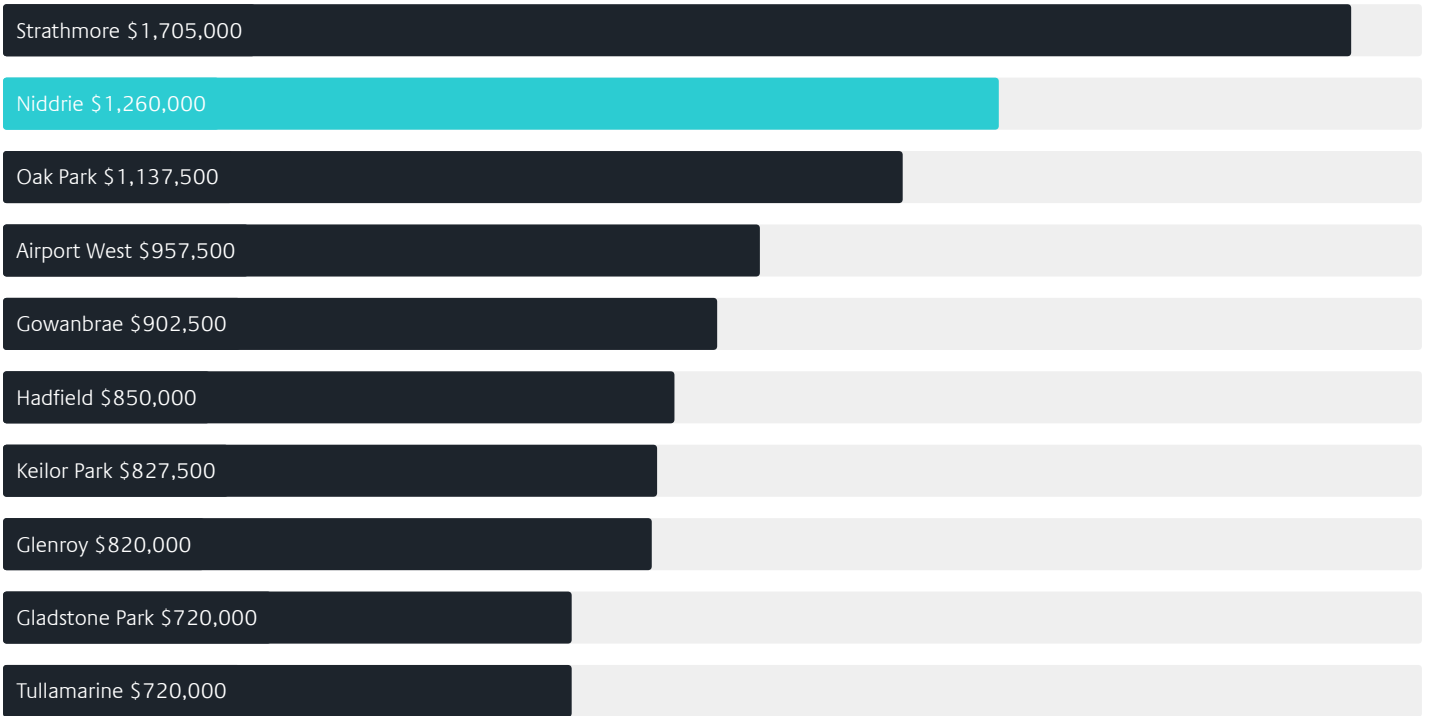
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 80%
● Private 20%

Auction Clearance Rate^{*}

65.62%

Median Days on Market[^]

30 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^{*}

\$690

Population Growth[^]

7.70%

Rental Yield^{*}

2.86%

Median Age[^]










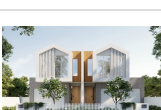
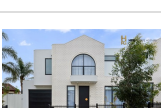
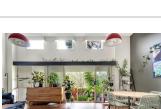
40 years

Median Household Size[^]




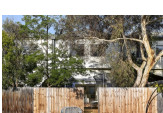


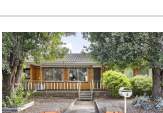
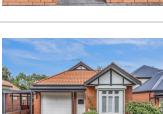
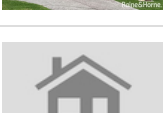
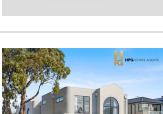
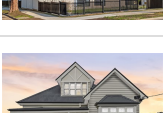

2.6 people

Sold Properties~







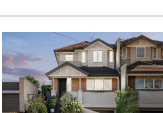
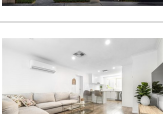
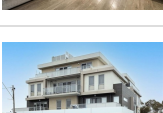
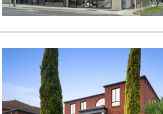
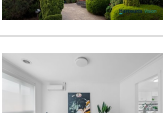
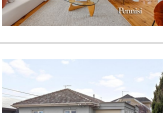
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 23 Vaynor St Niddrie	3	House	\$1,420,000	30 Nov 2024
 1/4 Hutchison St Niddrie	4	House	\$971,000	30 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
 29 Grosvenor St Niddrie	3	House	\$1,002,000	23 Nov 2024
 28 Diamond St Niddrie	3	House	\$1,335,000	23 Nov 2024
 61b Garnet St Niddrie	3	House	\$996,500	20 Nov 2024
 47 Ida St Niddrie	4	House	\$1,295,000	16 Nov 2024
 47 Jackson St Niddrie	3	House	\$1,425,000	16 Nov 2024
 62 Muriel St Niddrie	3	House	\$1,441,000	14 Nov 2024
 13 Moushall Av Niddrie	3	House	\$1,281,000	26 Oct 2024
 15/77 Coghlan St Niddrie	3	Townhouse	\$675,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 83 Haldane Rd NIDDRIE	2	House	\$1,025,000	26 Oct 2024
 45 Diamond St Niddrie	3	House	\$1,170,000	25 Oct 2024
 9/77 Coghlan St NIDDRIE	3	Unit	\$705,000	18 Oct 2024
 12/77 Coghlan St NIDDRIE	3	Unit	\$710,000	16 Oct 2024
 81 Haldane Rd Niddrie	3	House	\$991,000	15 Oct 2024
 8a Rebecca Pl Niddrie	4	House	\$1,150,000	05 Oct 2024
 4/1 Grandview Rd Niddrie	2	Villa	\$468,000	05 Oct 2024
 1a Chusan Cl Niddrie	2	Flat/Unit/Apartment	\$755,000	02 Oct 2024
 13a Moushall Av Niddrie	3	House	\$1,210,000	23 Sep 2024
 1 Shaw St Niddrie	4	House	\$1,285,000	18 Sep 2024
 3 Vaynor St Niddrie	5	House	\$1,800,000	17 Sep 2024
 72 Hotham Rd Niddrie	4	House	\$3,110,001	12 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Moushall Av Niddrie	5	House	\$1,035,000	10 Sep 2024
 24 Hutchison St Niddrie	3	Townhouse	\$855,000	10 Sep 2024
 23 Hotham Rd Niddrie	3	House	\$1,150,000	07 Sep 2024
 59 Hamilton St Niddrie	4	Townhouse	\$1,191,500	06 Sep 2024
 48 Carrington Rd Niddrie	3	House	\$1,300,000	31 Aug 2024
 3/7 Irving St Niddrie	3	Flat/Unit/Apartment	\$770,000	26 Aug 2024
 23a Hutchison St Niddrie	3	House	\$1,390,000	23 Aug 2024
 121 Hoffmans Rd NIDDRIE	3	House	\$745,000	22 Aug 2024
 107/503 Keilor Rd Niddrie	1	Apartment	\$265,000	19 Aug 2024
 14 Willowtree Cr Niddrie	5	House	\$1,420,000	19 Aug 2024
 5/67 Hoffmans Rd Niddrie	2	Unit	\$517,000	16 Aug 2024
 38 Haldane Rd Niddrie	3	House	\$726,000	15 Aug 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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