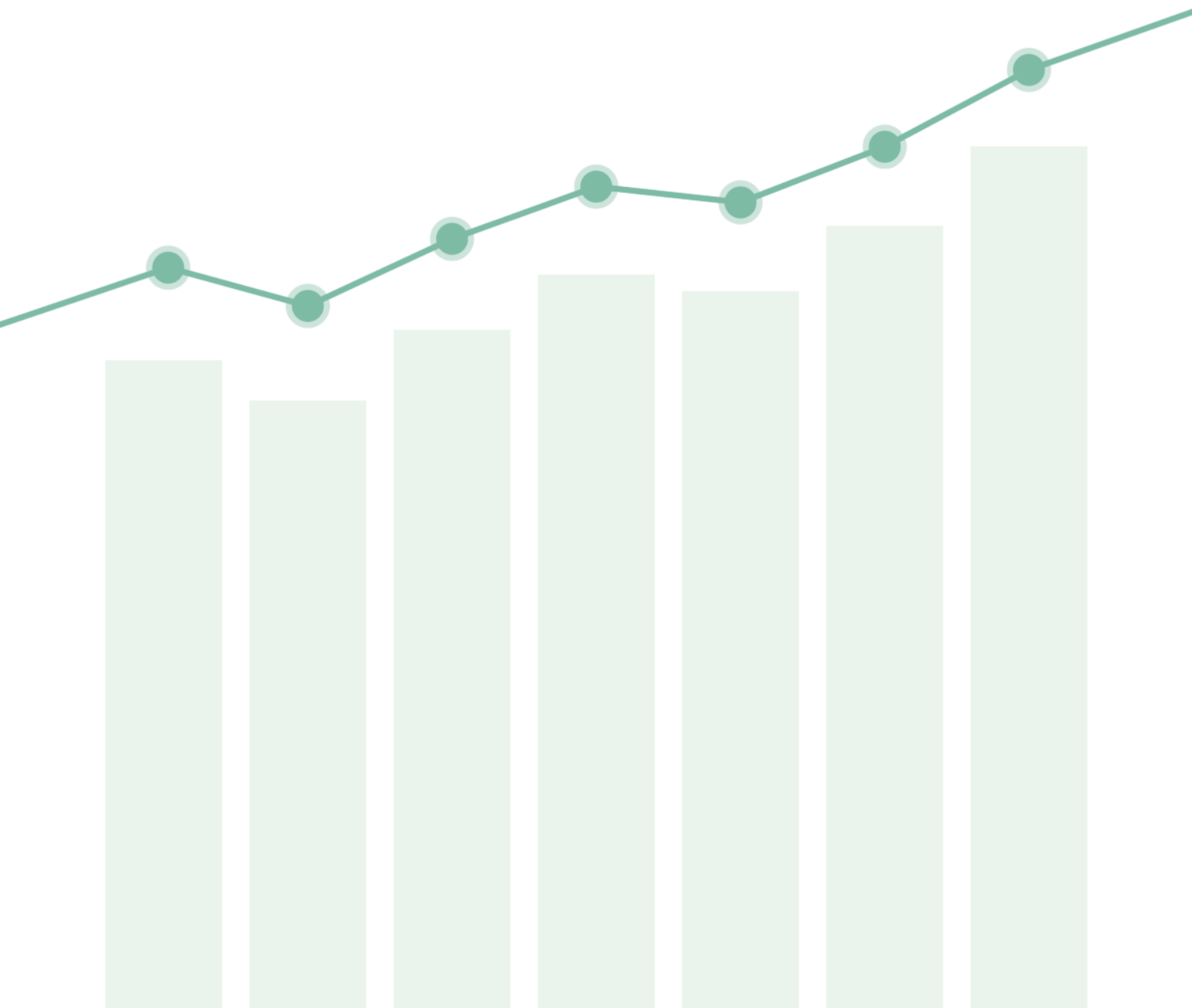


JellisCraig

NIDDRIE

Suburb Report

Know your neighbourhood.



NIDDRIE SUBURB REPORT

Median House Price*

Median

\$1.34m

Quarterly Price Change

3.07% ↑

Median Unit Price*

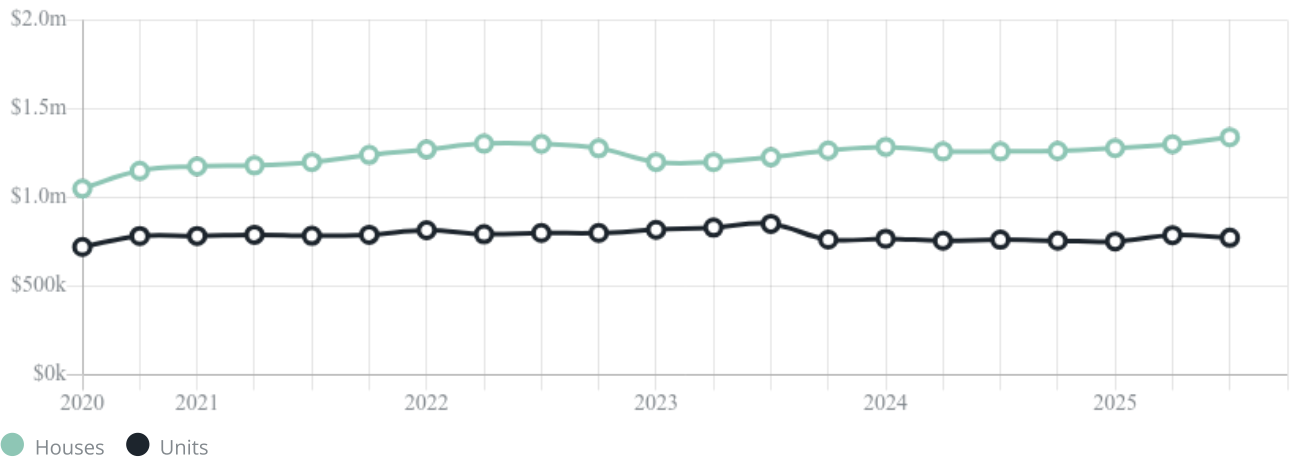
Median

\$773k

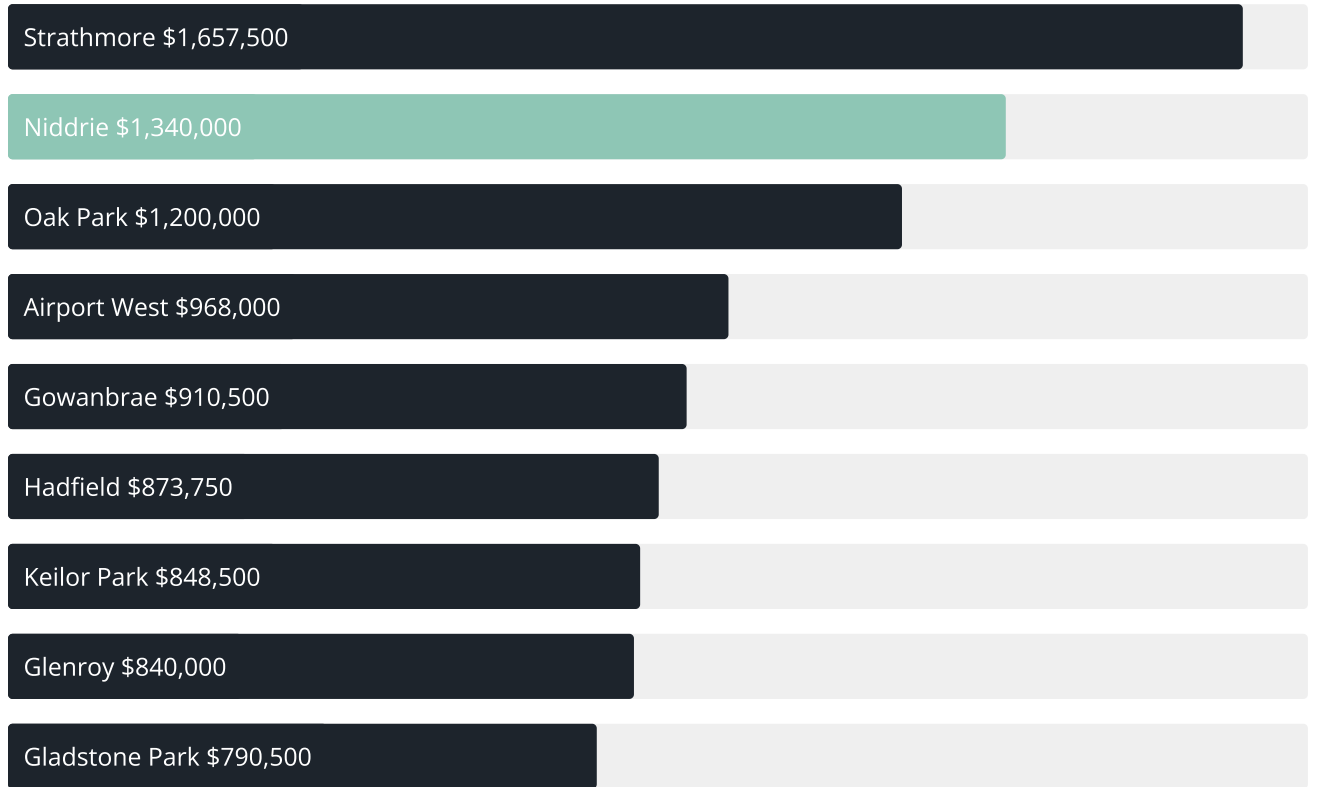
Quarterly Price Change

-1.87% ↓

Quarterly Price Change*



NIDDRIE SUBURB REPORT

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

NIDDRIE SUBURB REPORT

Sale Method*



● Auction 78%
● Private 22%

Auction Clearance Rate*

78.95%

Median Days on Market^

26 days

Average Hold Period*

7.6 years

Dwelling Type^



● Houses 65% ● Units 35%

Ownership^



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

Population^

5,901

Median Asking Rent per week*

\$673

Population Growth^

7.70%

Rental Yield*

2.86%

Median Age^

40 years

Median Household Size^

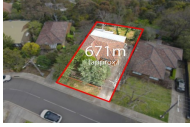
2.6 people

NIDDRIE SUBURB REPORT

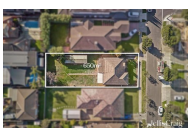
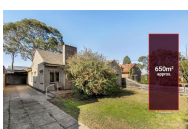
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Carrington Rd Niddrie	2	House	\$815,000	29 Nov 2025
 70 Hotham Rd Niddrie	4	House	\$1,200,000	22 Nov 2025
 36 Diamond St Niddrie	4	House	\$1,200,000	22 Nov 2025
 1 Farrell St Niddrie	3	House	\$1,125,000	20 Nov 2025
 13 The Avenue Niddrie	3	House	\$1,150,000	20 Nov 2025
 41 Coghlan St Niddrie	4	House	\$1,795,000	20 Nov 2025
 10 Albert St Niddrie	3	Townhouse	\$985,000	19 Nov 2025
 24 Sapphire St Niddrie	3	House	\$1,350,000	16 Nov 2025
 39a Muriel St NIDDRIE	3	Townhouse	\$840,500	15 Nov 2025
 2 Jackson St Niddrie	2	House	\$1,157,000	14 Nov 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 51 Newman Cr Niddrie	4	House	\$1,065,000	08 Nov 2025
 2/6 Elstone Ct Niddrie	3	Townhouse	\$775,000	06 Nov 2025
 5 Willowtree Cr Niddrie	5	House	\$1,688,000	31 Oct 2025
 3/6 Hutchison St Niddrie	2	Townhouse	\$732,000	29 Oct 2025
 8/47 Hamilton St Niddrie	3	Townhouse	\$910,000	25 Oct 2025
 2/49 Hotham Rd Niddrie	3	Unit	\$780,000	24 Oct 2025
 38 Pearl St Niddrie	4	House	\$1,860,000	23 Oct 2025
 21a Grandview Rd Niddrie	3	Villa	\$1,200,000	18 Oct 2025
 49 Nolan St Niddrie	4	House	\$1,862,000	17 Oct 2025
 5/1 Ross St Niddrie	2	Townhouse	\$745,000	13 Oct 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17/77 Coghlan St Niddrie	3	Townhouse	\$761,000	11 Oct 2025
 4 Damask Pl Niddrie	4	House	\$2,040,000	11 Oct 2025
 2/37 Garnet St Niddrie	3	Villa	\$800,000	10 Oct 2025
 49a Nolan St Niddrie	4	House	\$1,915,000	04 Oct 2025
 87A Hotham Rd Niddrie	3	Unit	\$1,110,000	04 Oct 2025
 16 Valley View Ct Niddrie	4	House	\$1,455,000	04 Oct 2025
 52 Garnet St Niddrie	4	House	\$1,636,000	20 Sep 2025
 32 Coghlan St Niddrie	3	House	\$1,557,000	20 Sep 2025
 6 Ryder St Niddrie	3	House	\$1,170,000	18 Sep 2025
 9a Coghlan St Niddrie	4	House	\$1,700,500	17 Sep 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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