

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

0.19% ↑

Median Unit Price*

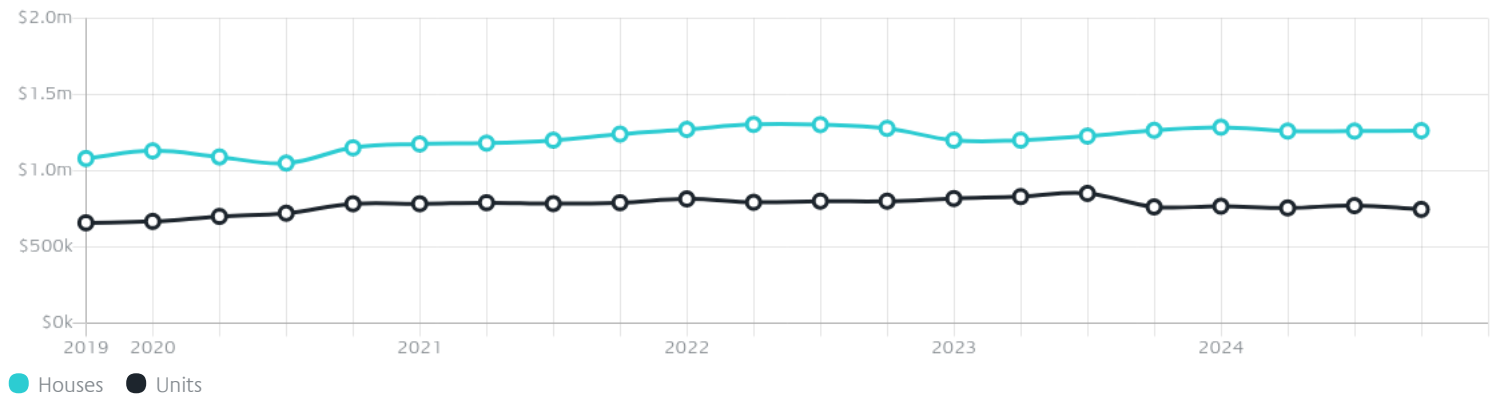
Median

\$746k

Quarterly Price Change

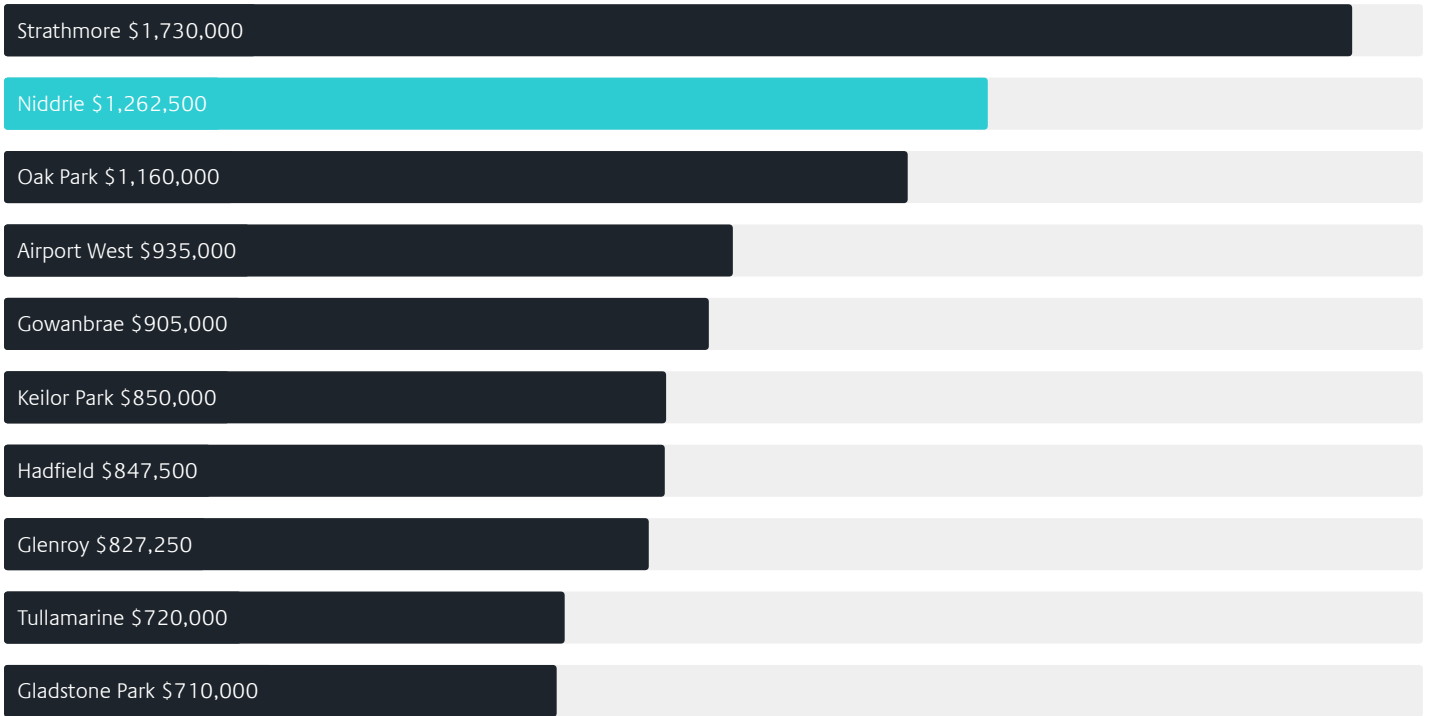
-3.21% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 74%
● Private 26%

Auction Clearance Rate^{*}

76%

Median Days on Market[^]

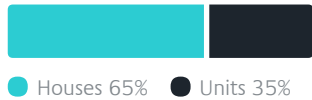
31 days

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[^]






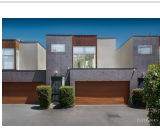


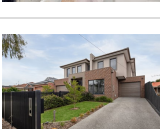
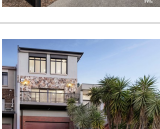
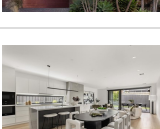
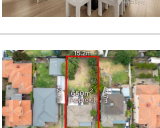
40 years

Median Household Size[^]









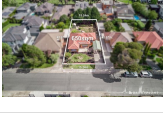

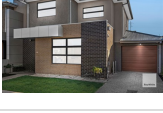

2.6 people

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








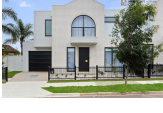

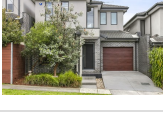


Address	Bedrooms	Type	Price	Sold
 102/388 Keilor Rd Niddrie	1	Apartment	\$340,000	17 Jan 2025
 2 Hanson St Niddrie	3	House	\$910,000	07 Jan 2025
 30 Rosehill Rd Niddrie	4	House	\$1,475,000	23 Dec 2024
 4/5 Carrington Rd Niddrie	3	Townhouse	\$830,000	23 Dec 2024
 2/12 Hutchison St Niddrie	3	Townhouse	\$896,000	22 Dec 2024
 6/47 Hamilton St Niddrie	3	Townhouse	\$760,000	21 Dec 2024
 203/388 Keilor Rd Niddrie	2	Apartment	\$362,000	16 Dec 2024
 58 Ida St Niddrie	4	House	\$1,668,500	16 Dec 2024
 12a Nolan St Niddrie	4	House	\$1,250,000	11 Dec 2024
 14a Rebecca Pl Niddrie	4	House	\$1,275,000	07 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 28 Diamond St Niddrie	3	House	\$1,335,000	23 Nov 2024
 29 Grosvenor St Niddrie	3	House	\$1,002,000	23 Nov 2024
 8/6 Hotham Rd Niddrie	2	Unit	\$418,500	21 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

NIDDRIE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 47 Jackson St Niddrie	3	House	\$1,425,000	16 Nov 2024
 62 Muriel St Niddrie	3	House	\$1,441,000	14 Nov 2024
 33 Rutland St Niddrie	4	Townhouse	\$777,500	06 Nov 2024
 3/2 Hutchison St Niddrie	3	Flat/Unit/Apartment	\$820,000	30 Oct 2024
 8 Shaw St Niddrie	3	House	\$1,420,000	26 Oct 2024
 15/77 Coghlan St Niddrie	3	Townhouse	\$675,000	26 Oct 2024
 83 Haldane Rd NIDDRIE	2	House	\$1,025,000	26 Oct 2024
 13 Moushall Av Niddrie	3	House	\$1,281,000	26 Oct 2024
 45 Diamond St Niddrie	3	House	\$1,170,000	25 Oct 2024
 4 Crespian St Niddrie	3	House	\$865,000	21 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



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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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