

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.26m**

Quarterly Price Change

**0.19% ↑**

## Median Unit Price\*

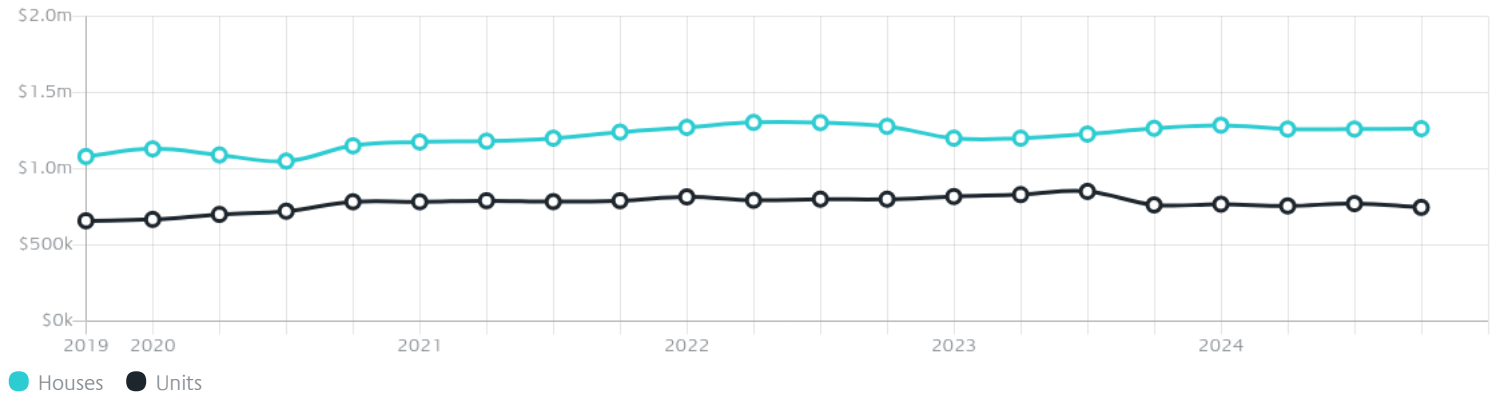
Median

**\$746k**

Quarterly Price Change

**-3.21% ↓**

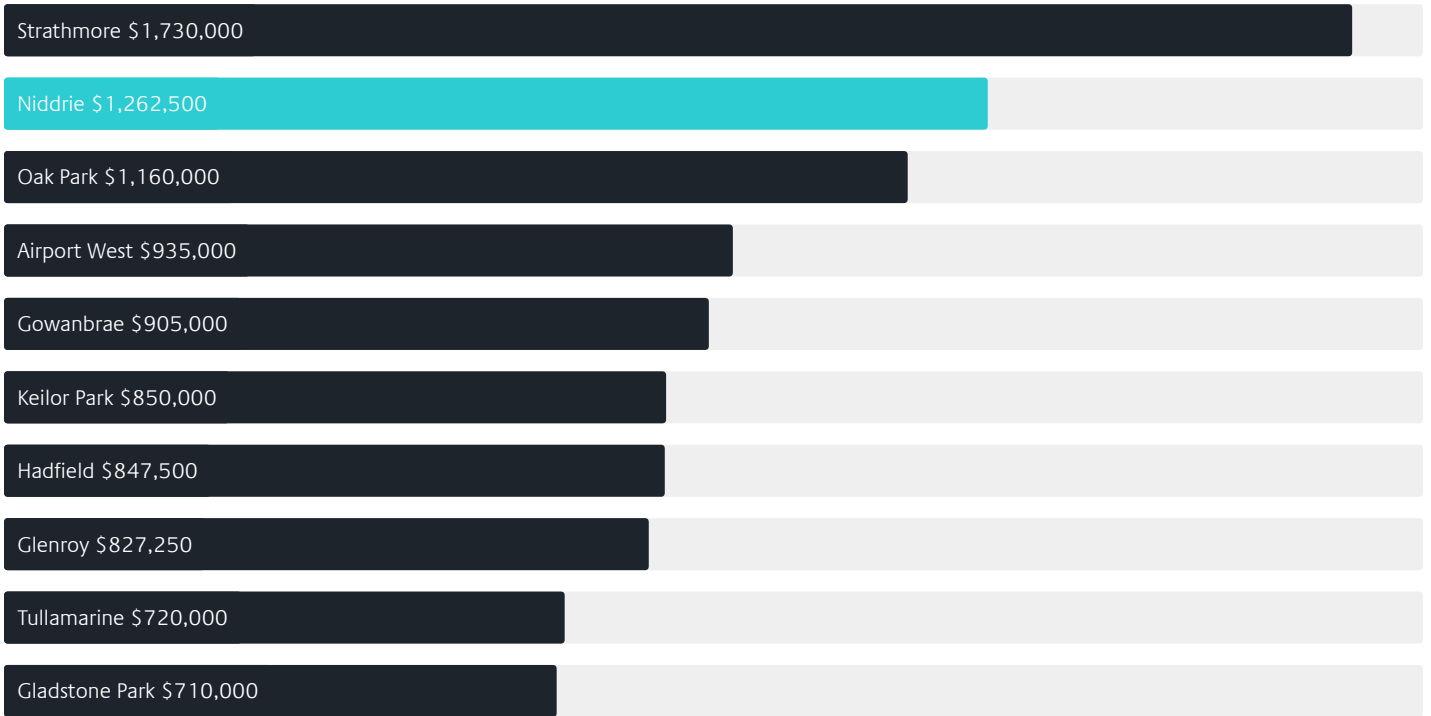
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 71%  
● Private 29%

## Auction Clearance Rate<sup>\*</sup>

70.37%

## Median Days on Market<sup>^</sup>

30 days

## Average Hold Period<sup>\*</sup>

7.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 65% ● Units 35%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

5,901

## Median Asking Rent per week<sup>\*</sup>

\$665

## Population Growth<sup>^</sup>

7.70%

## Rental Yield<sup>\*</sup>

2.86%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2 Hanson St Niddrie	3	House	\$910,000	07 Jan 2025
 4/5 Carrington Rd Niddrie	3	Townhouse	\$830,000	23 Dec 2024
 30 Rosehill Rd Niddrie	4	House	\$1,475,000	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
 12a Nolan St Niddrie	4	House	\$1,250,000	11 Dec 2024
 14a Rebecca Pl Niddrie	4	House	\$1,275,000	07 Dec 2024
 21 Albert St Niddrie	2	House	\$1,300,000	07 Dec 2024
 36a Hotham Rd Niddrie	4	House	\$1,502,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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	Apartment	\$418,500	22 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
 33 Rutland St Niddrie	4	Townhouse	\$777,500	06 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/2 Hutchison St Niddrie	3	Flat/Unit/Apartment	\$820,000	30 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
 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
 29 Coghlan St Niddrie	4	Townhouse	\$1,510,000	28 Sep 2024



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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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