

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.28m**

Quarterly Price Change

**1.46% ↑**

## Median Unit Price\*

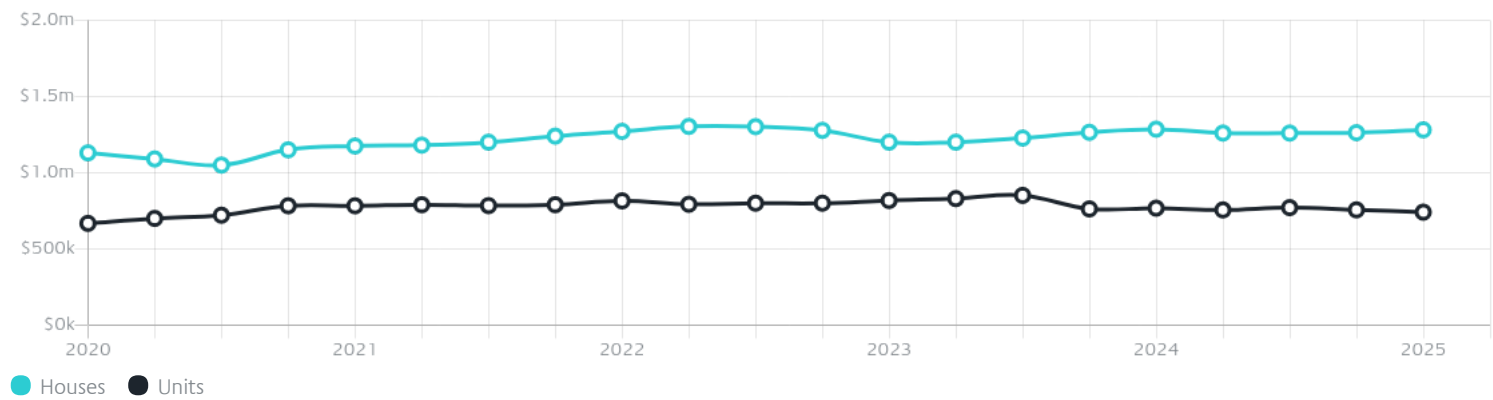
Median

**\$741k**

Quarterly Price Change

**-1.98% ↓**

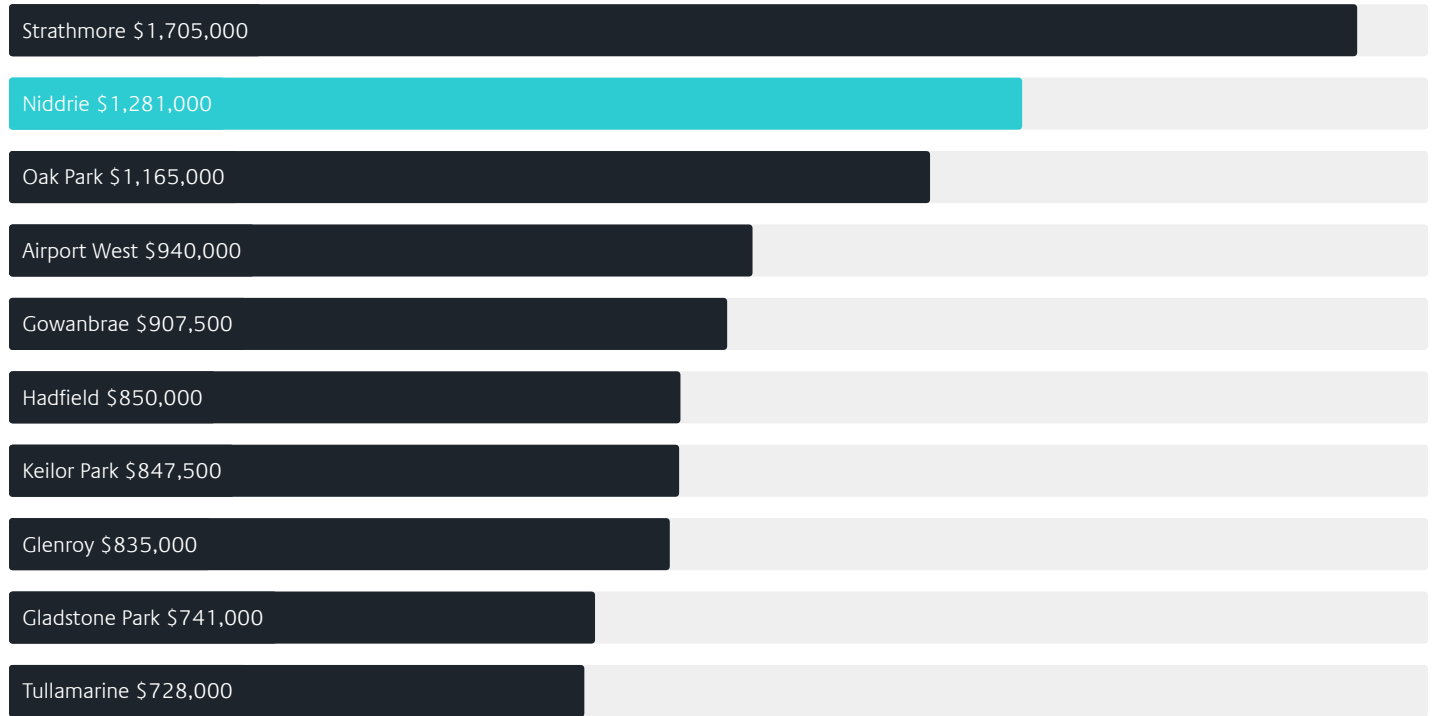
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 75%  
● Private 25%

Auction Clearance Rate\*

76.67%

Median Days on Market^

26 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\*

\$680

Population Growth^

7.70%

Rental Yield\*

2.86%

Median Age^








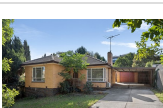
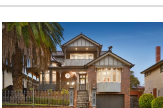
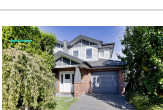


40 years

Median Household Size^











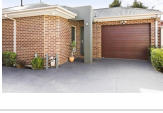

2.6 people

# Sold Properties~









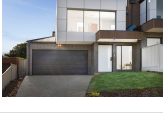

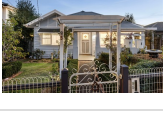

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 1/33 Carrington Rd Niddrie	3	Unit	\$940,000	24 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 51 Garnet St Niddrie	5	Townhouse	\$1,798,000	10 May 2025
 34 Pearl St Niddrie	4	House	\$1,435,000	10 May 2025
 2/49 Hamilton St Niddrie	2	Villa	\$820,000	07 May 2025
 3/60 Hotham Rd Niddrie	2	Villa	\$755,000	30 Apr 2025
 10 Hamilton St Niddrie	3	House	\$1,275,000	28 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/33 Nolan St Niddrie	3	Strata Unit/Flat	\$1,042,000	19 Apr 2025
 2/5 Mackia Ct Niddrie	2	House	\$750,000	17 Apr 2025
 63 Newman Cr Niddrie	3	House	\$1,050,000	16 Apr 2025
 17 Ryder St Niddrie	4	House	\$1,545,000	15 Apr 2025
 43 Carrington Rd Niddrie	4	House	\$1,375,000	15 Apr 2025
 18a Muriel St Niddrie	3	Unit	\$1,070,000	13 Apr 2025
 113 Haldane Rd NIDDRIE	3	House	\$1,500,000	12 Apr 2025
 67 Muriel St Niddrie	3	House	\$1,510,000	12 Apr 2025
 24a Florence St Niddrie	5	House	\$1,505,000	09 Apr 2025
 68 Muriel St Niddrie	4	House	\$1,480,000	07 Apr 2025
 95 Haldane Rd Niddrie	2	House	\$1,440,000	05 Apr 2025
 2/32 Spring St Niddrie	2	Unit	\$455,000	05 Apr 2025



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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