

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

1.46% ↑

Median Unit Price*

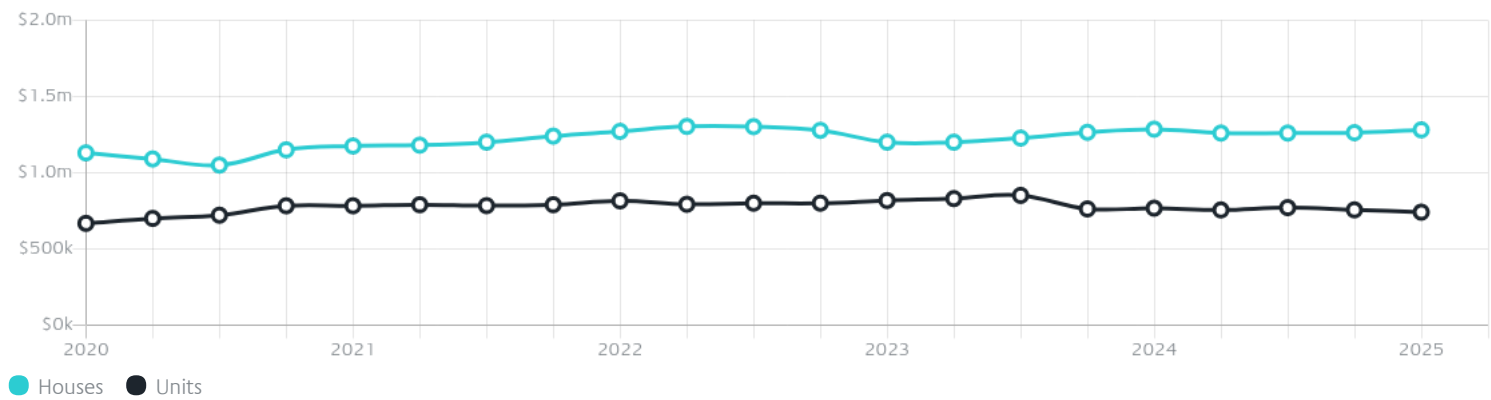
Median

\$741k

Quarterly Price Change

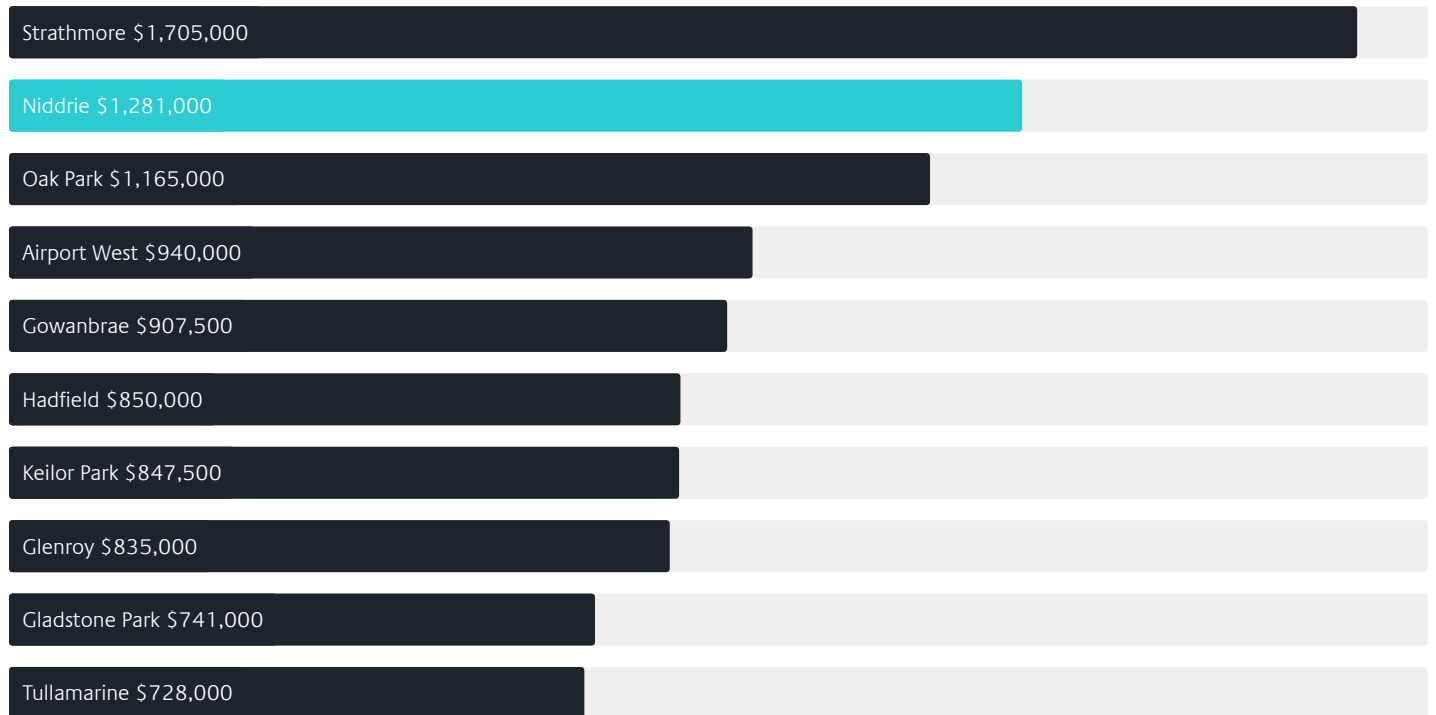
-1.98% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 78%
● Private 22%

Auction Clearance Rate*

72.22%

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^











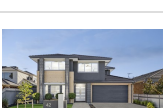
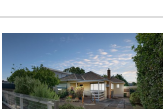
40 years

Median Household Size^










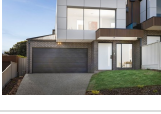


2.6 people

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

Address	Bedrooms	Type	Price	Sold
 20 Hamilton St Niddrie	5	House	\$2,330,000	31 May 2025
 54 Coghlan St Niddrie	3	House	\$1,220,000	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
 3/17 Ross St NIDDRIE	3	Unit	\$920,000	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
 34 Pearl St Niddrie	4	House	\$1,435,000	10 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 51 Garnet St Niddrie	5	Townhouse	\$1,798,000	10 May 2025
 3/60 Hotham Rd Niddrie	2	Villa	\$755,000	30 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
 2/32 Spring St Niddrie	2	Unit	\$455,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 54 Garnet St Niddrie	3	House	\$1,270,000	02 Apr 2025
 34 Coghlan St Niddrie	4	House	\$1,400,000	29 Mar 2025
 22 Vaynor St NIDDRIE	3	House	\$1,417,500	29 Mar 2025
 39 Muriel St NIDDRIE	3	House	\$1,100,000	28 Mar 2025
 3/29 Diamond St Niddrie	2	Flat /Unit /Apartment	\$750,000	27 Mar 2025
 24 Newman St Niddrie	3	House	\$970,000	22 Mar 2025
 23 George St Niddrie	4	House	\$1,350,000	22 Mar 2025
 84 Hotham Rd Niddrie	4	House	\$1,348,000	18 Mar 2025
 29 Ryder St Niddrie	4	House	\$1,260,000	17 Mar 2025
 2b The Avenue Niddrie	3	Unit	\$800,000	14 Mar 2025
 4/503 Keilor Rd Niddrie	1	Apartment	\$360,000	14 Mar 2025
 3/46 Garnet St Niddrie	3	House	\$1,300,000	08 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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