

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

0.19% ↑

Median Unit Price*

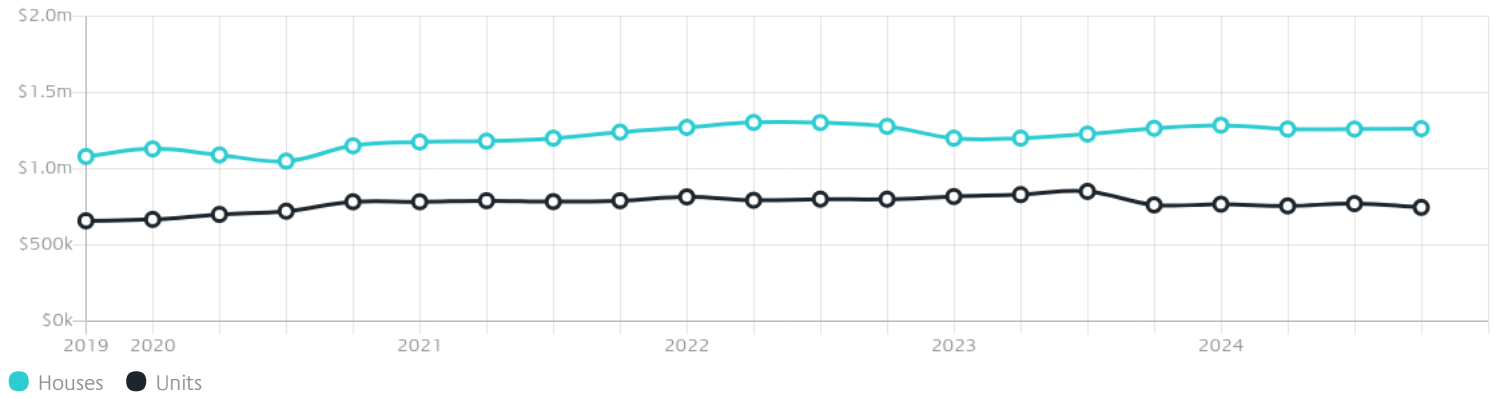
Median

\$746k

Quarterly Price Change

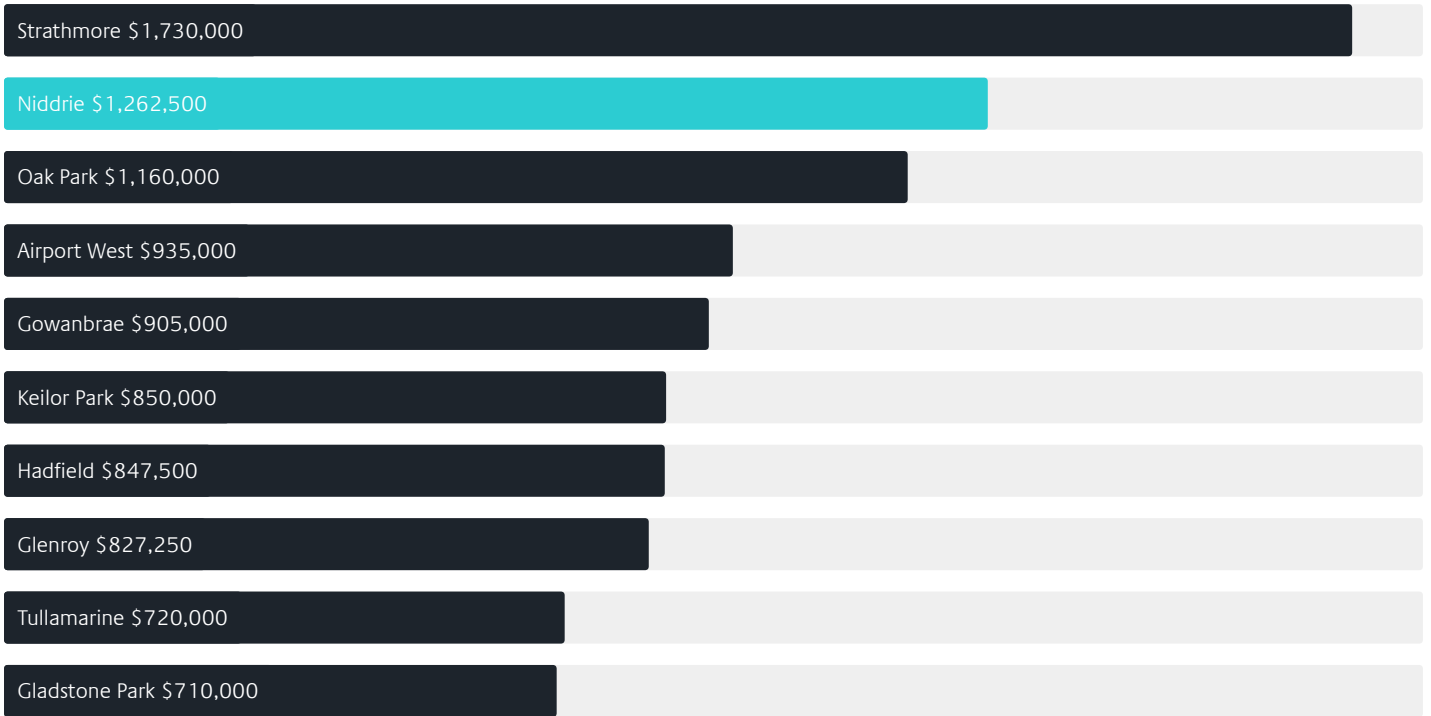
-3.21% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 79%
● Private 21%

Auction Clearance Rate^{*}

69.57%

Median Days on Market[^]

30 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~


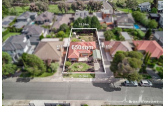








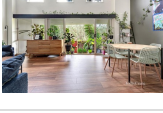

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|-----------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  1 Crespin St Niddrie | 2 | Townhouse | \$960,000 | 22 Feb 2025 |
|  7 Pearce Ct Niddrie | 3 | House | \$1,350,000 | 22 Feb 2025 |
|  13/47 Hamilton St Niddrie | 3 | Townhouse | \$780,000 | 14 Feb 2025 |
|  15 Hanson St Niddrie | 3 | House | \$1,283,000 | 08 Feb 2025 |
|  303/503 Keilor Rd Niddrie | 2 | Apartment | \$502,000 | 31 Jan 2025 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  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 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|----------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  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 |
|  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 |
|  13 Moushall Av Niddrie | 3 | House | \$1,281,000 | 26 Oct 2024 |



Moonee Valley Office
Level 1, 1070 Mt Alexander Road, Essendon
03 9379 2000

jellisraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.