

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

1.46% ↑

Median Unit Price*

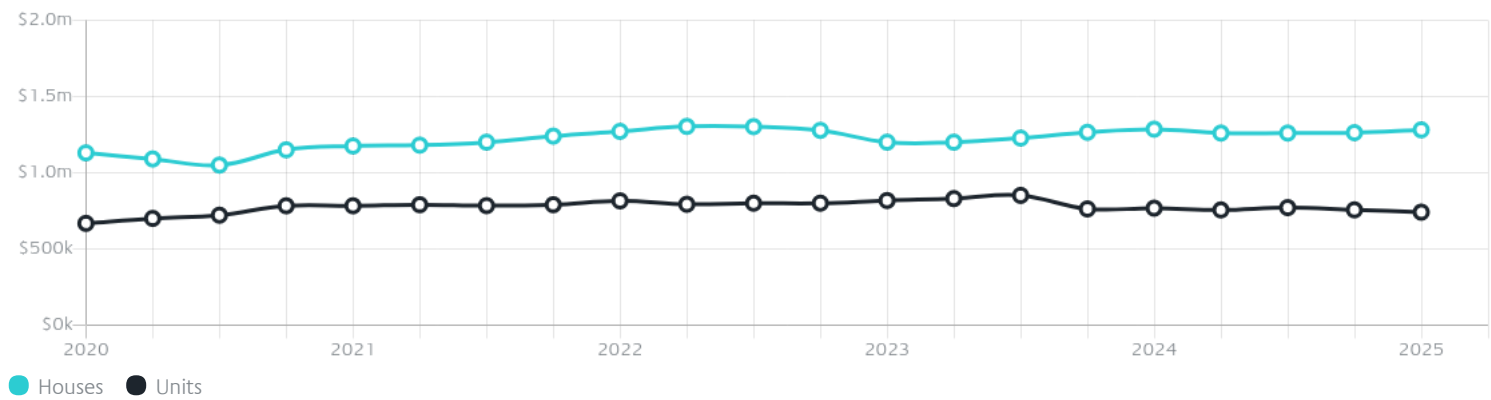
Median

\$741k

Quarterly Price Change

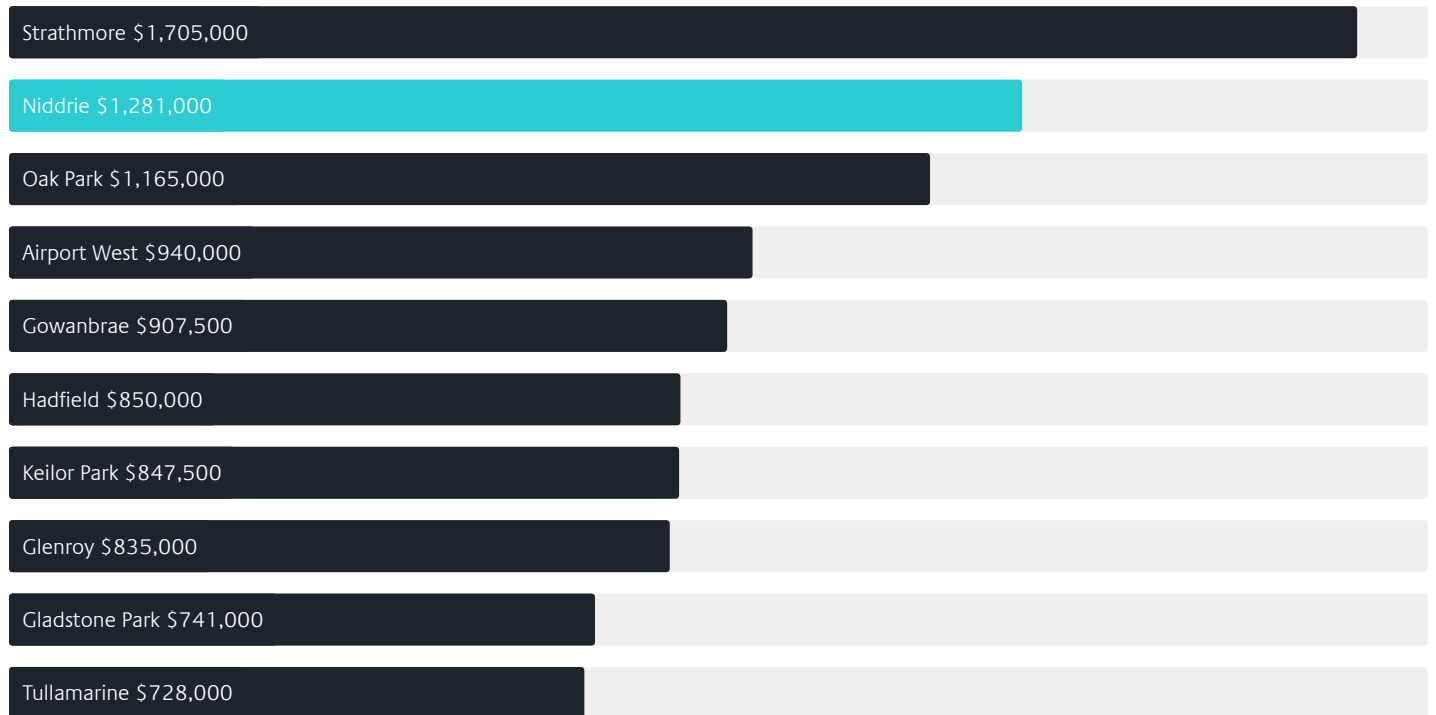
-1.98% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 88%
● Private 12%

Auction Clearance Rate*

63.33%

Median Days on Market^

29 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^










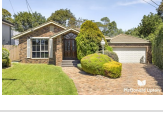


2.6 people

Sold Properties~









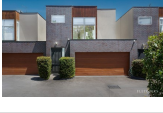



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Ryder St Niddrie	4	House	\$1,545,000	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
 2/32 Spring St Niddrie	2	Unit	\$455,000	05 Apr 2025
 54 Garnet St Niddrie	3	House	\$1,270,000	03 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
 24 Newman St Niddrie	3	House	\$970,000	22 Mar 2025
 23 George St Niddrie	4	House	\$1,350,000	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 84 Hotham Rd Niddrie	4	House	\$1,348,000	18 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
 5a Shaw St Niddrie	2	House	\$821,000	07 Mar 2025
 1/5 Shaw St Niddrie	2	House	\$821,000	07 Mar 2025
 22a Florence St Niddrie	4	House	\$1,389,000	01 Mar 2025
 12 The Avenue Niddrie	3	House	\$970,000	28 Feb 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 303/503 Keilor Rd Niddrie	2	Apartment	\$502,000	31 Jan 2025
 2/7 Elstone Ct Niddrie	2	Townhouse	\$505,000	23 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 Hamilton St Niddrie	3	House	\$1,200,000	24 Dec 2024
 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
 2/25 Hanson St Niddrie	2	Flat/Unit/Apartment	\$550,000	19 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



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Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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