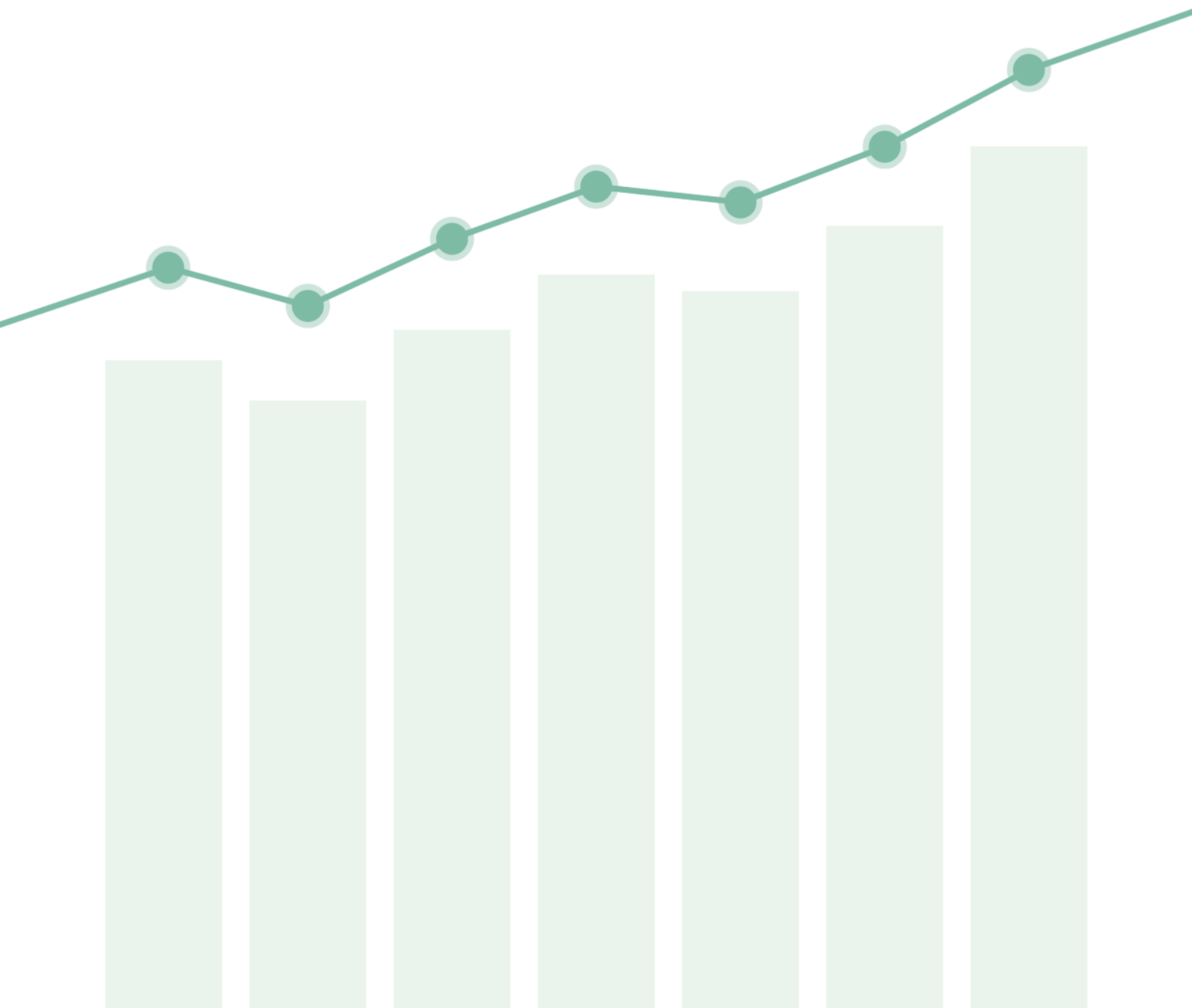


JellisCraig

NIDDRIE

Suburb Report

Know your neighbourhood.



NIDDRIE SUBURB REPORT

Median House Price*

Median

\$1.34m

Quarterly Price Change

3.07% ↑

Median Unit Price*

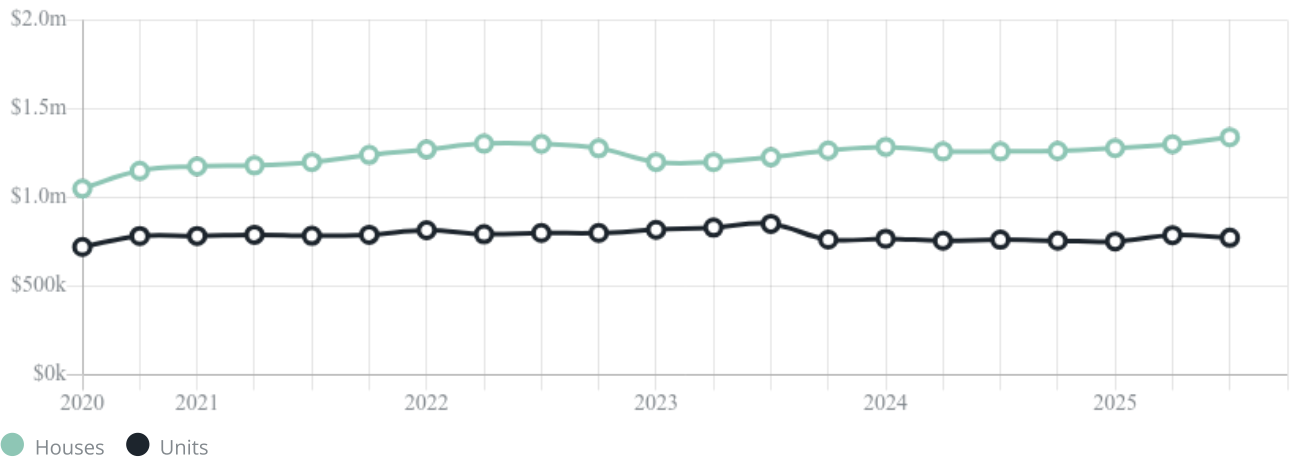
Median

\$773k

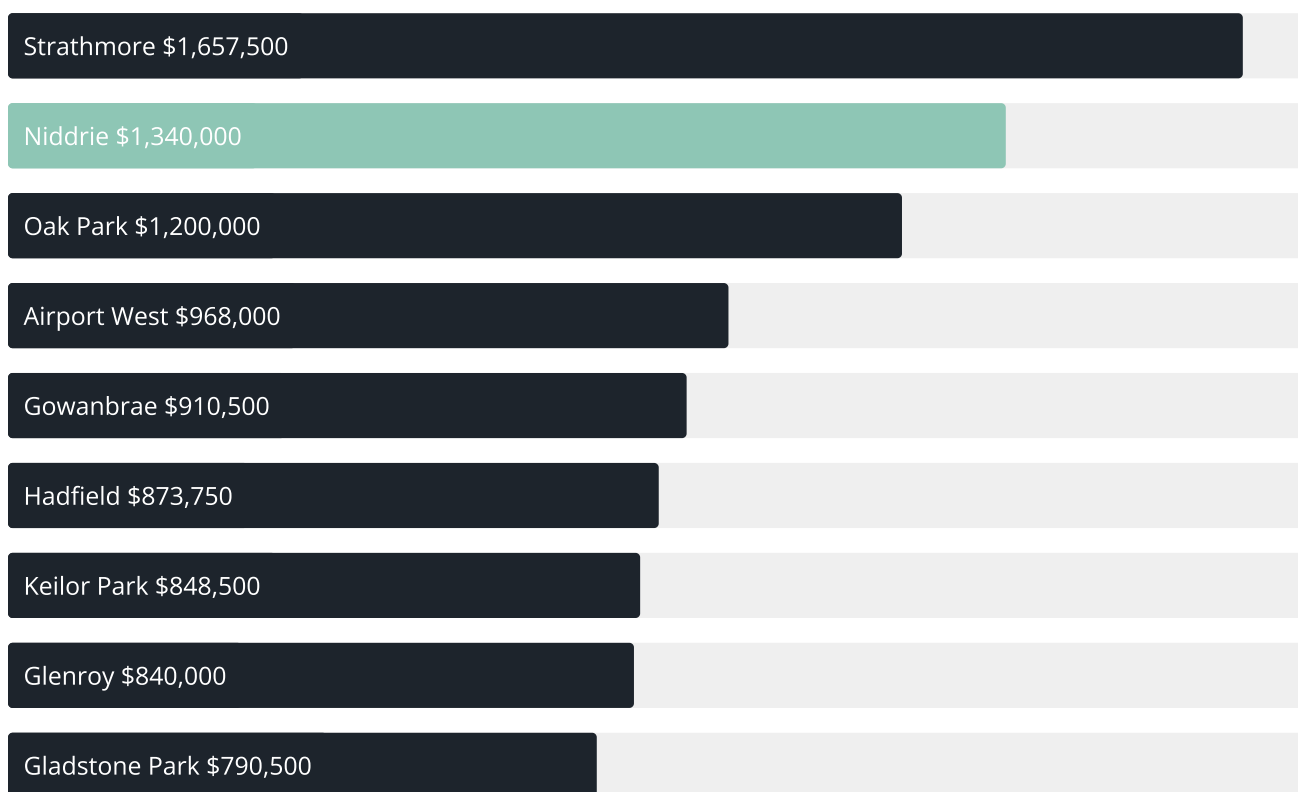
Quarterly Price Change

-1.87% ↓

Quarterly Price Change*



NIDDRIE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

NIDDRIE SUBURB REPORT

Sale Method*



● Auction 79%
● Private 21%

Auction Clearance Rate*

80%

Median Days on Market^

28 days

Average Hold Period*

7.6 years

Dwelling Type^



● Houses 65% ● Units 35%

Ownership^



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

Population^

5,901

Median Asking Rent per week*

\$673

Population Growth^

7.70%

Rental Yield*

2.86%

Median Age^

40 years

Median Household Size^

2.6 people

NIDDRIE SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 3/6 Hutchison St Niddrie	2	Townhouse	\$732,000	29 Oct 2025
 8/47 Hamilton St Niddrie	3	Townhouse	\$910,000	25 Oct 2025
 2/49 Hotham Rd Niddrie	3	Unit	\$780,000	24 Oct 2025
 38 Pearl St Niddrie	4	House	\$1,860,000	23 Oct 2025
 21a Grandview Rd Niddrie	3	Villa	\$1,200,000	18 Oct 2025
 49 Nolan St Niddrie	4	House	\$1,862,000	17 Oct 2025
 5/1 Ross St Niddrie	2	Townhouse	\$745,000	13 Oct 2025
 17/77 Coghlan St Niddrie	3	Townhouse	\$761,000	11 Oct 2025
 4 Damask Pl Niddrie	4	House	\$2,040,000	11 Oct 2025
 2/37 Garnet St Niddrie	3	Villa	\$800,000	10 Oct 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 49a Nolan St Niddrie	4	House	\$1,915,000	04 Oct 2025
 87A Hotham Rd Niddrie	3	Unit	\$1,110,000	04 Oct 2025
 16 Valley View Ct Niddrie	4	House	\$1,455,000	04 Oct 2025
 52 Garnet St Niddrie	4	House	\$1,636,000	20 Sep 2025
 32 Coghlan St Niddrie	3	House	\$1,557,000	20 Sep 2025
 6 Ryder St Niddrie	3	House	\$1,170,000	18 Sep 2025
 27/21-25 Goble St Niddrie	3	Unit	\$592,000	15 Sep 2025
 85 Hotham Rd Niddrie	3	House	\$1,255,000	11 Sep 2025
 16a Rosehill Rd Niddrie	4	Townhouse	\$1,275,000	10 Sep 2025
 83 Haldane Rd NIDDRIE	4	House	\$2,605,000	09 Sep 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Rosehill Rd NIDDRIE	4	House	\$1,570,000	06 Sep 2025
 46 Hamilton St Niddrie	3	House	\$1,335,000	05 Sep 2025
 11/70-72 Coghlan St Niddrie	2	Townhouse	\$632,000	04 Sep 2025
 8 Florence St Niddrie	4	House	\$1,325,000	30 Aug 2025
 104 Haldane Rd Niddrie	3	House	\$918,000	27 Aug 2025
 43a Muriel St Niddrie	3	House	\$1,360,000	27 Aug 2025
 21 Moushall Av Niddrie	2	Townhouse	\$1,105,000	23 Aug 2025
 1/11 Hotham Rd Niddrie	3	Townhouse	\$800,000	13 Aug 2025
 56 Ida St NIDDRIE	4	House	\$1,986,000	26 Jul 2025
 22 Jackson St Niddrie	3	Villa	\$1,169,000	25 Jul 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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