

JellisCraig

NIDDRIE

Suburb Report

Know your neighbourhood.



NIDDRIE SUBURB REPORT

Median House Price*

Median

\$1.30m

Quarterly Price Change

1.72% ↑

Median Unit Price*

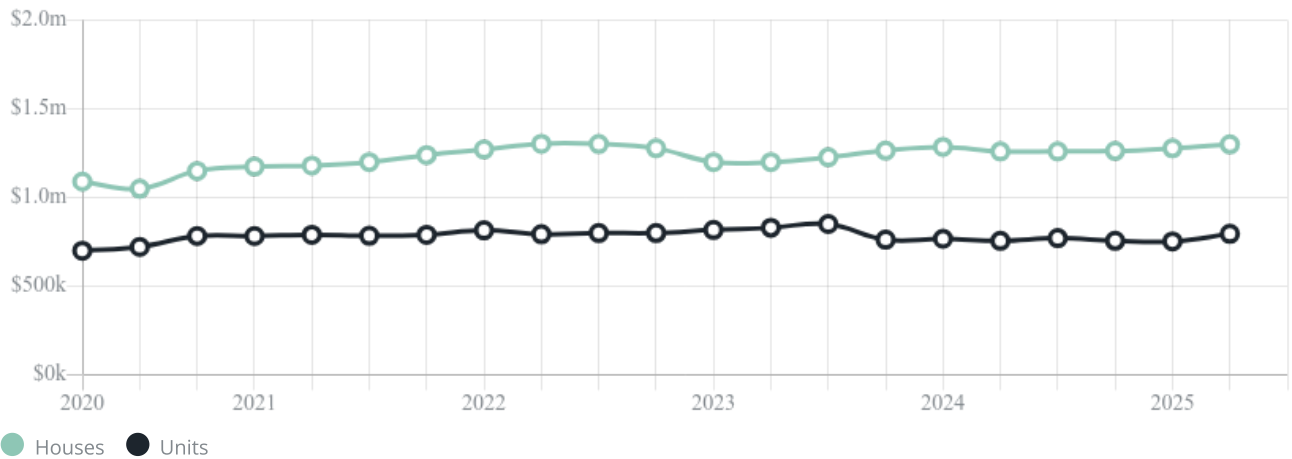
Median

\$795k

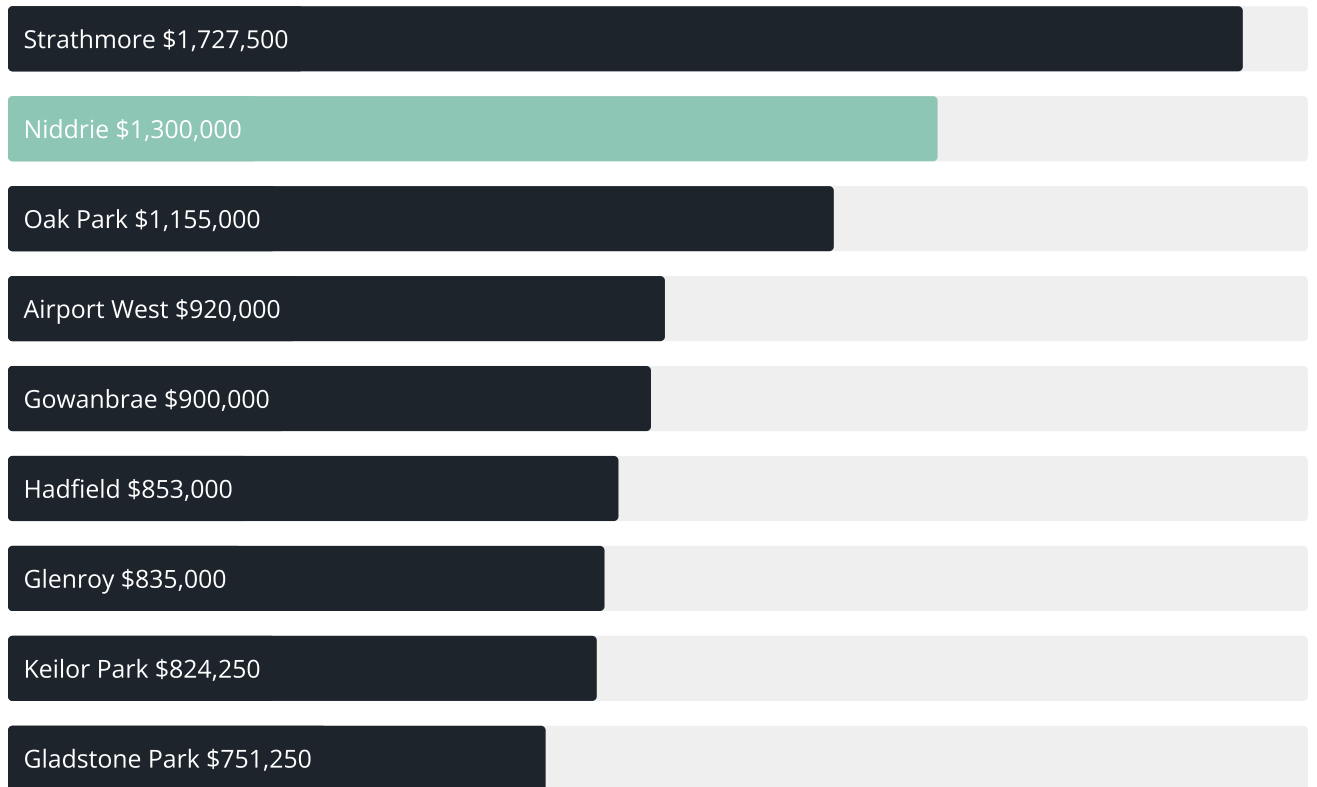
Quarterly Price Change

5.64% ↑

Quarterly Price Change*



NIDDRIE SUBURB REPORT

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

NIDDRIE SUBURB REPORT

Sale Method*



● Auction 63%
● Private 37%

Auction Clearance Rate*

84.21%

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*

\$690

Population Growth^

7.70%

Rental Yield*

2.86%

Median Age^


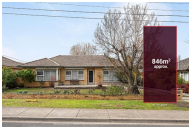





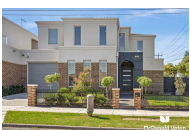


40 years

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Ryder St Niddrie	3	House	\$1,170,000	23 Sep 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
 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
 8 Rosehill Rd NIDDRIE	4	House	\$1,570,000	06 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

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 104 Haldane Rd Niddrie	3	House	\$918,000	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
 2/43 Grandview Rd Niddrie	3	Strata Unit/Flat	\$1,000,000	25 Jul 2025
 4/37 Haldane Rd Niddrie	3	Villa	\$800,000	23 Jul 2025
 44 Haldane Rd Niddrie	3	House	\$1,380,000	18 Jul 2025
 113a Hoffmans Rd Niddrie	2	House	\$819,000	16 Jul 2025
 15/47 Hamilton St Niddrie	2	Townhouse	\$768,000	11 Jul 2025
 25a Grosvenor St Niddrie	4	House	\$1,145,000	10 Jul 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/10 Haldane Rd Niddrie	3	Unit	\$865,000	01 Jul 2025
 45 Coghlan St Niddrie	4	House	\$1,801,000	30 Jun 2025
 16 Nolan St Niddrie	4	House	\$1,530,000	28 Jun 2025
 3 The Avenue Niddrie	4	House	\$945,000	28 Jun 2025
 87 Hotham Rd NIDDRIE	3	House	\$890,000	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
 114 Hotham Rd Niddrie	3	House	\$1,196,000	10 Jun 2025
 2/38 Nolan St Niddrie	4	House	\$1,447,500	01 Jun 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.