

JellisCraig

NIDDRIE

Suburb Report

Know your neighbourhood.



NIDDRIE SUBURB REPORT

Median House Price*

Median

\$1.30m

Quarterly Price Change

1.72% ↑

Median Unit Price*

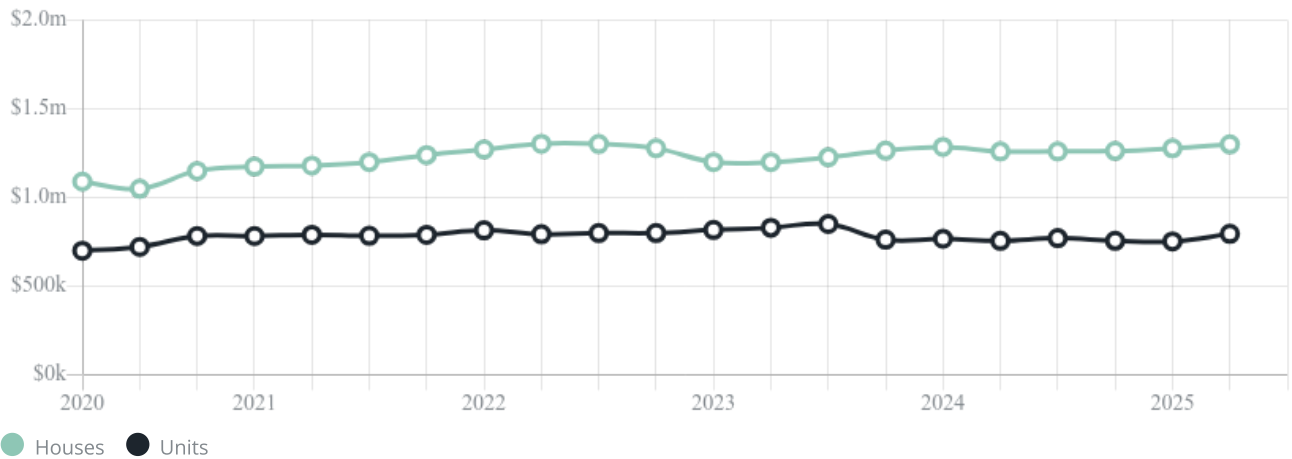
Median

\$795k

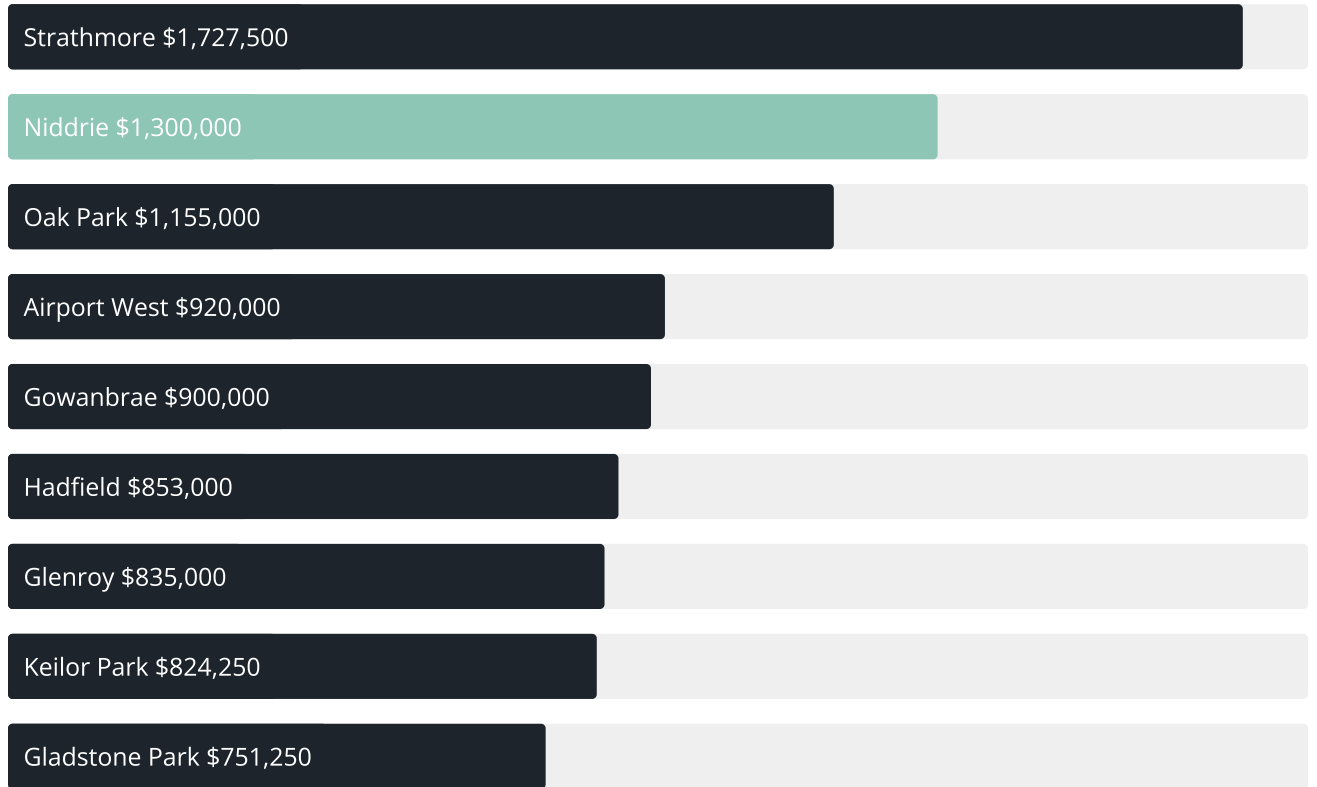
Quarterly Price Change

5.64% ↑

Quarterly Price Change*



NIDDRIE SUBURB REPORT

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

NIDDRIE SUBURB REPORT

Sale Method*



● Auction 69%
● Private 31%

Auction Clearance Rate*

77.78%

Median Days on Market^

29 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
 8 Florence St Niddrie	4	House	\$1,325,000	30 Aug 2025
 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
 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
 1/10 Haldane Rd Niddrie	3	Unit	\$865,000	01 Jul 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 45 Coghlan St Niddrie	4	House	\$1,801,000	30 Jun 2025
 3 The Avenue Niddrie	4	House	\$945,000	28 Jun 2025
 16 Nolan St Niddrie	4	House	\$1,530,000	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
 96 Hotham Rd Niddrie	4	House	\$1,050,000	01 Jun 2025

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 54 Coghlan St Niddrie	3	House	\$1,220,000	31 May 2025
 20 Hamilton St Niddrie	5	House	\$2,330,000	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
 22 Shaw St Niddrie	3	House	\$1,515,000	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



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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