JellisCraig

NIDDRIE

Suburb Report
Know your neighbourhood.

Property Prices

Median House Price[*]

Median

$1.30m

Quarterly Price Change

1.72%↑

Median Unit Price[*]

Median

$795k

Quarterly Price Change

5.64%↑

Quarterly Price Change[*]
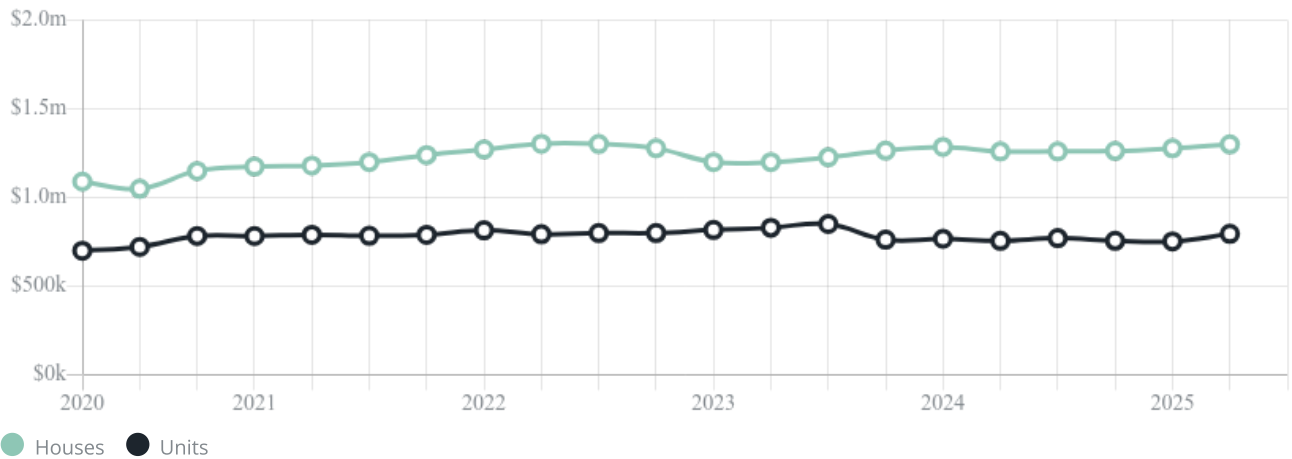
● Houses ● Units

Surrounding Suburbs

Median House Sale Price*

Strathmore $1,727,500

Niddrie $1,300,000

Oak Park $1,155,000

Airport West $920,000

Gowanbrae $900,000

Hadfield $853,000

Glenroy $835,000

Keilor Park $824,250

Gladstone Park $751,250

Median Unit Sale Price*

Strathmore $837,500

Niddrie $795,000

Airport West $707,500

Oak Park $665,000

Hadfield $650,000

Glenroy $600,000

Tullamarine $552,000
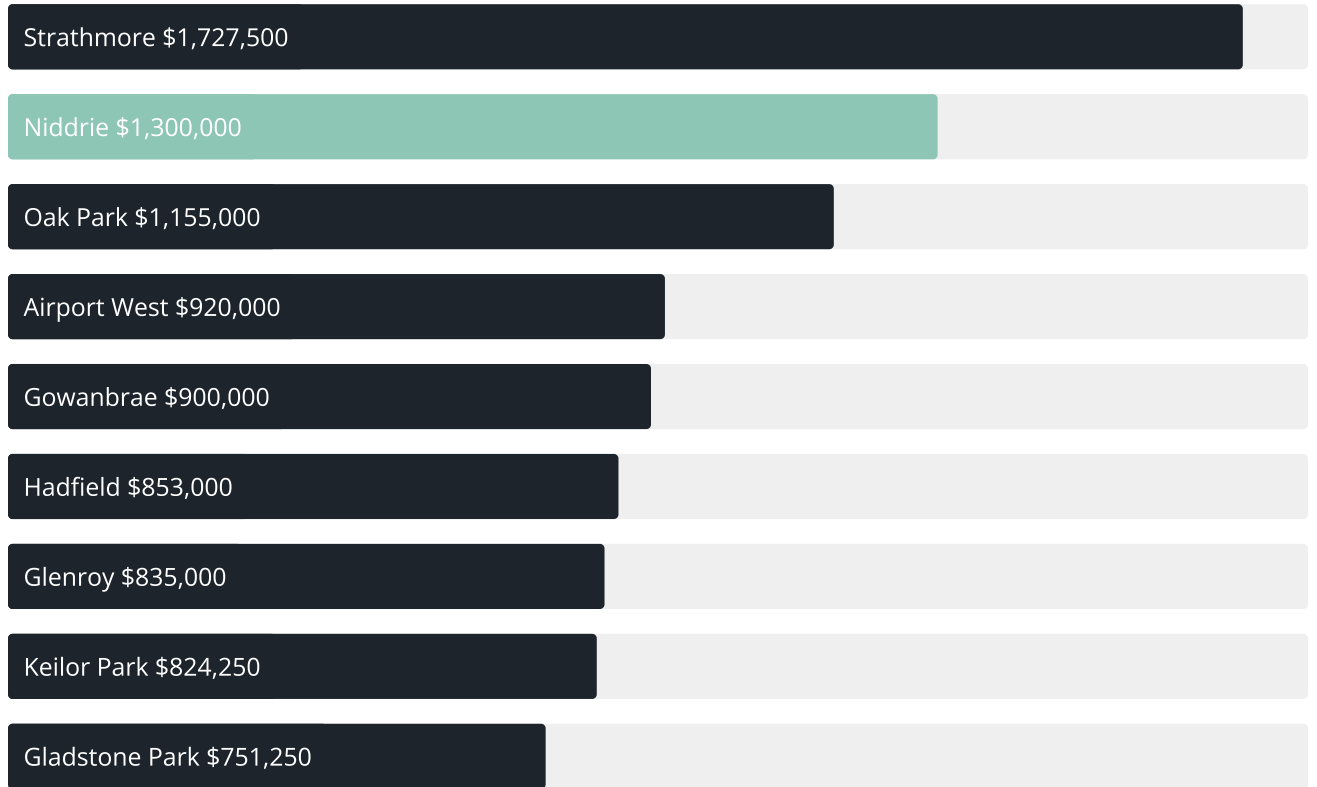
Sales Snapshot

Sale Method[*]

- Auction 69%
- Private 31%

Auction Clearance Rate[*]

77.78%

Median Days on Market[^]

29 days

Average Hold Period[*]

7.6 years

Insights

Dwelling Type[^]

- Houses 65%
- Units 35%

Population[^]

5,901

Population Growth[^]

7.70%

Median Age[^]

40 years

Ownership[^]

- Owned Outright 40%
- Mortgaged 40%
- Rented 20%

Median Asking Rent per week[*]

$690

Rental Yield[*]

2.86%

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 jelliscraig.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

Sold Properties

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

JC

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

jelliscraig.com.au

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.