

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.02m

Quarterly Price Change

1.74% ↑

Median Unit Price*

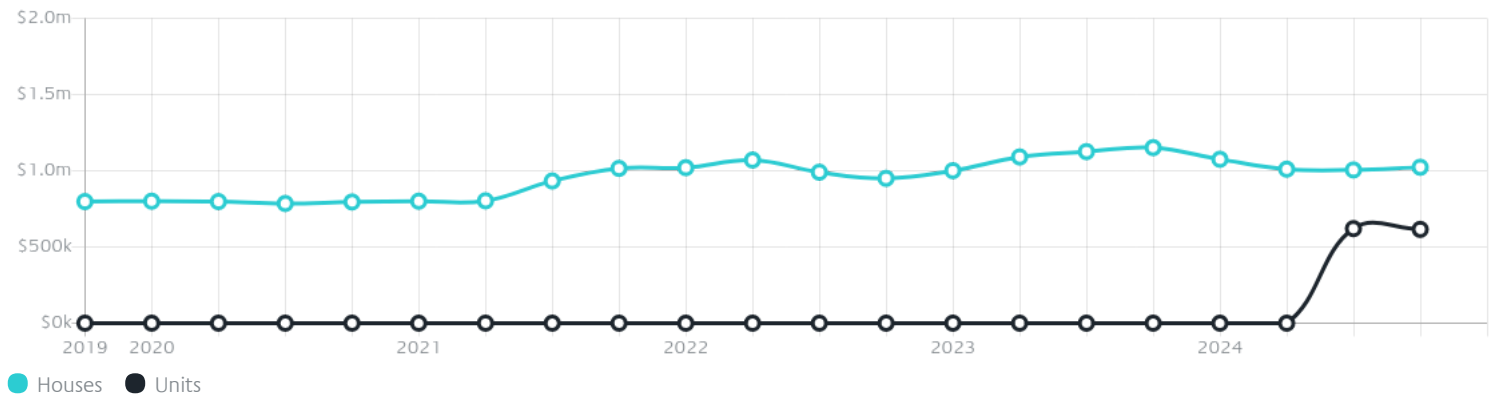
Median

\$615k

Quarterly Price Change

-0.80% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 11%
● Private 89%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

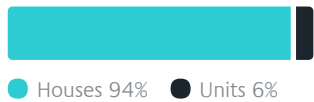
119 days

Average Hold Period^{*}

9.7 years

Insights

Dwelling Type[^]



● Houses 94% ● Units 6%

Ownership[^]



● Owned Outright 40% ● Mortgaged 51% ● Rented 8%

Population[^]

4,390

Median Asking Rent per week^{*}

\$530

Population Growth[^]

11.22%

Rental Yield^{*}

2.82%

Median Age[^]











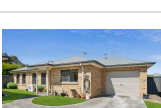
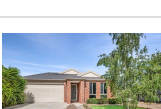
42 years

Median Household Size[^]













2.8 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Southbourne Rd RIDDELLS CREEK	5	House	\$870,000	28 Mar 2025
 18 Kathryn Ct Riddells Creek	4	House	\$1,180,000	28 Feb 2025
 1/39 Somerville La Riddells Creek	2	Unit	\$520,000	28 Feb 2025
 112 Mcdonalds La Riddells Creek	3	House	\$1,420,000	24 Feb 2025
 9 Bolithos Rd Riddells Creek	5	House	\$820,000	17 Feb 2025
 22 Sutton St Riddells Creek	3	House	\$720,000	11 Feb 2025
 15 Parkview Tce Riddells Creek	3	House	\$785,000	30 Jan 2025
 6 Egan Ct Riddells Creek	3	House	\$790,000	30 Jan 2025
 3 Ranoch Ct Riddells Creek	5	House	\$1,076,000	29 Jan 2025
 11 Yellowgum Av Riddells Creek	3	House	\$455,000	18 Jan 2025
 3/39 Somerville La Riddells Creek	2	Unit	\$520,000	14 Jan 2025
 36 Filmer Pl Riddells Creek	4	House	\$775,000	13 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 42 Racecourse Rd RIDDELLS CREEK	4	House	\$560,000	13 Jan 2025
 13 Butters Cl Riddells Creek	4	House	\$1,200,000	20 Dec 2024
 13 Yellowgum Av Riddells Creek	4	House	\$1,000,000	13 Dec 2024
 9 Bluegum Cirt Riddells Creek	4	House	\$1,258,000	03 Dec 2024
 3 Madge Ct Riddells Creek	4	House	\$1,500,000	03 Dec 2024
 2B Douglas Ct Riddells Creek	4	House	\$1,160,000	19 Nov 2024
 19 Somerville La Riddells Creek	3	House	\$700,000	18 Nov 2024
 50-54 Bolithos Rd Riddells Creek	5	House	\$1,170,000	14 Nov 2024
 1 /56-58 Main Rd Riddells Creek	2	Unit	\$510,000	13 Nov 2024
 120 Main Rd Riddells Creek	6	House	\$1,090,000	08 Nov 2024
 175 Gap Rd Riddells Creek	4	House	\$1,450,000	05 Nov 2024
 127 Main Rd Riddells Creek	4	House (Previously Occupied - Detached)	\$2,300,000	29 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Yellowgum Av Riddells Creek	3	House	\$840,000	28 Oct 2024
 13 Parkview Tce Riddells Creek	3	House	\$780,000	28 Oct 2024
 175 Sutherlands Rd Riddells Creek	4	House	\$1,270,000	24 Oct 2024
 2/42 Mahoneys Rd Riddells Creek	3	Unit	\$570,000	14 Oct 2024
 7 Ranoch Ct Riddells Creek	4	House	\$1,125,000	12 Oct 2024
 111 Sandy Creek Rd Riddells Creek	4	House	\$1,253,000	08 Oct 2024
 17 Somerville La Riddells Creek	3	House	\$760,000	23 Sep 2024
 4/2 Egan Ct Riddells Creek	3	Unit	\$610,000	20 Sep 2024
 4/3-5 Stephen St Riddells Creek	2	House	\$465,000	19 Sep 2024
 29 Bluegum Cirt Riddells Creek	4	House	\$1,025,000	12 Sep 2024
 4/3 Stephen St Riddells Creek	2	Flat/Unit/Apartment	\$465,000	07 Sep 2024
 4/7 Gap Rd Riddells Creek	3	Unit	\$645,000	04 Sep 2024

Jellis Craig

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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