



Croydon Hills Suburb Report

Your connection to property insights



JellisCraig

CROYDON HILLS SUBURB REPORT

Median house price¹

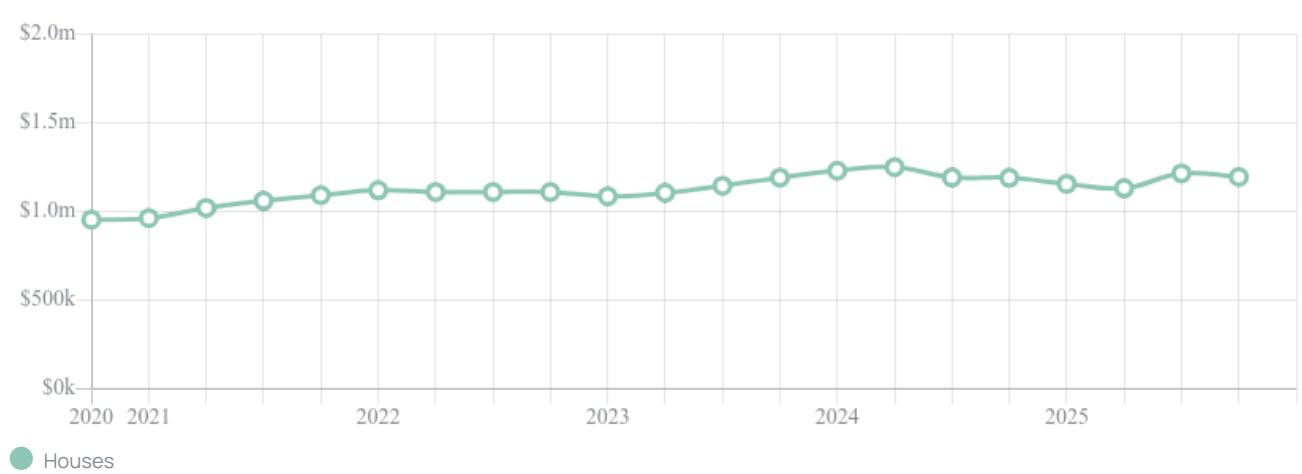
Median

\$1.20m

Quarterly price change

-1.64% ↓

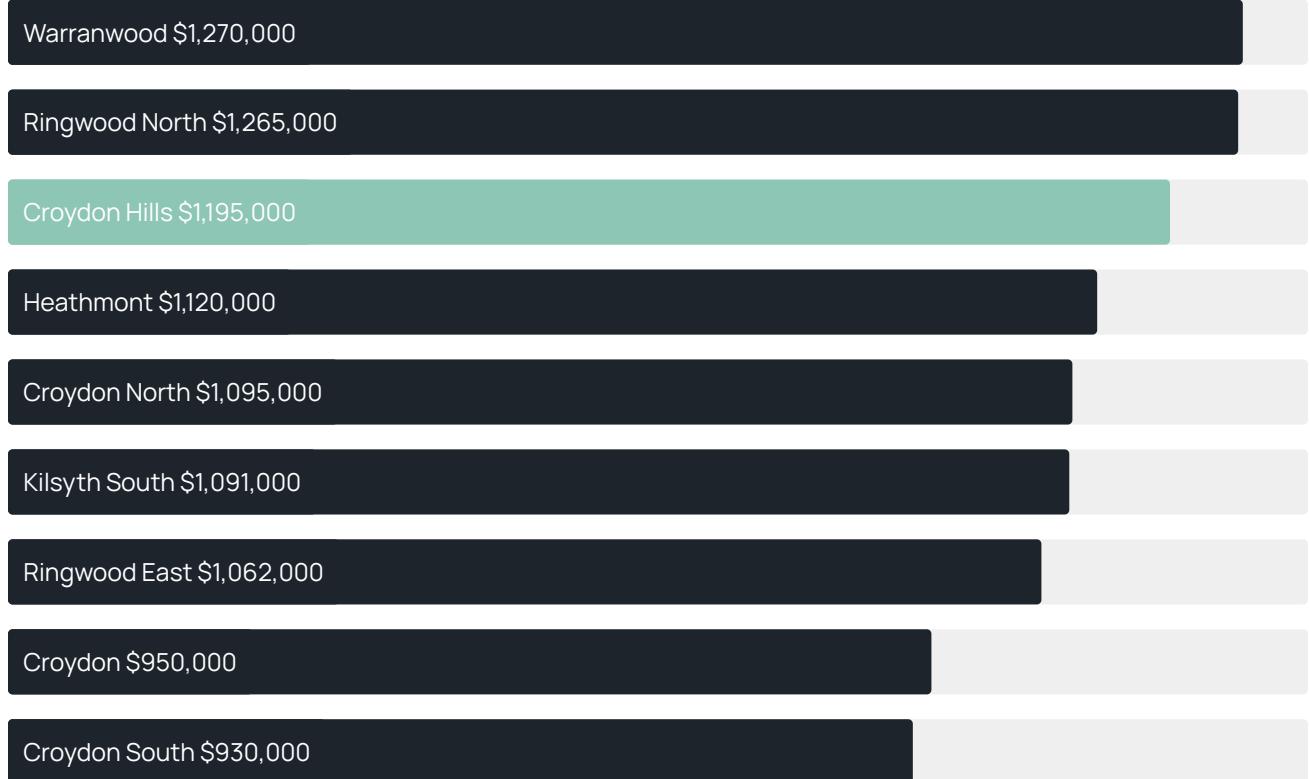
Quarterly price change¹



Surrounding Suburbs

CROYDON HILLS SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

CROYDON HILLS SUBURB REPORT

Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

75%

Median days on market³

21 days

Jellis Craig average inspection attendance per listing⁴

21 groups

Average hold period¹

8.3 years

Insights

Dwelling type⁵



● Houses 100% ● Units 0%

Ownership⁵



● Owned outright 42% ● Mortgaged 49% ● Rented 8%

Population⁵

4,839

Median asking rent¹

\$750 per week

Population growth⁵

-3.06%

Rental yield¹

2.93%

Median age⁵

42 years

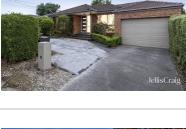
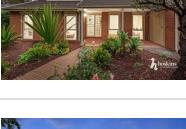
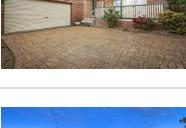
Median household size⁵

2.9 people

CROYDON HILLS SUBURB REPORT

Recent Croydon Hills sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3 Hawkshead Ct Croydon Hills	4	House	\$1,275,000	31 Jan 2026
 4 Timberview Tce Croydon Hills	5	House	\$1,635,000	24 Dec 2025
 7 Mari Tce Croydon Hills	4	House	\$1,250,000	15 Dec 2025
 58 Croydon Hills Dr Croydon Hills	4	House	\$1,170,500	14 Dec 2025
 9 Helston Ct Croydon Hills	4	House	\$1,340,000	13 Dec 2025
 106 Langdale Dr Croydon Hills	3	House	\$1,015,000	10 Dec 2025
 4 Ravenglass Ct Croydon Hills	3	House	\$907,000	06 Dec 2025
 68 Croydon Hills Dr CROYDON HILLS	4	House	\$1,130,000	01 Dec 2025
 102 Croydon Hills Dr Croydon Hills	4	House	\$1,022,000	24 Nov 2025
 16 Greengable Ct Croydon Hills	3	House	\$1,130,000	05 Nov 2025

Sold Properties

CROYDON HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Wonuka Ct Croydon Hills	4	House	\$1,670,000	15 Oct 2025
 22 Tarwin Dr Croydon Hills	4	House	\$1,180,000	07 Oct 2025
 14 Croydon Hills Dr Croydon Hills	5	House	\$1,320,000	23 Sep 2025
 30 Rosemary Av Croydon Hills	3	House	\$1,195,000	13 Sep 2025
 79 Yarra Rd Croydon Hills	5	House	\$1,583,888	11 Sep 2025
 5 Samuel Beavis Pl Croydon Hills	4	House	\$1,580,000	06 Sep 2025
 8 Tanya Ct Croydon Hills	4	House	\$1,143,000	21 Aug 2025
 60 Eskdale Dr Croydon Hills	3	House	\$1,160,000	19 Aug 2025
 12 Kingsbridge Ct Croydon Hills	4	House	\$1,295,000	16 Aug 2025
 88 Narr Maen Dr Croydon Hills	4	House	\$1,010,000	12 Aug 2025

Sold Properties

CROYDON HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Loddon Ct Croydon Hills	4	House	\$1,350,000	11 Aug 2025
 109 Langdale Dr Croydon Hills	3	House	\$1,022,000	09 Aug 2025
 3 Thomas Lawford Pl Croydon Hills	5	House	\$1,400,000	07 Aug 2025
 5 Karina Cl Croydon Hills	4	House	\$1,320,088	17 Jul 2025
	3	House	\$1,000,000	15 Jul 2025
 2 Kingsbridge Ct Croydon Hills	5	House	\$1,435,000	05 Jul 2025
 73 Yarra Rd Croydon Hills	4	House	\$950,000	28 Jun 2025
 4 Applegum Cl Croydon Hills	4	House	\$1,625,000	26 Jun 2025
 5 Tambo Cl Croydon Hills	3	House	\$1,240,000	26 Jun 2025
 10 Settlers Hill Cr Croydon Hills	4	House	\$1,160,000	23 Jun 2025



Jellis Craig Croydon
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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