



Croydon North

Suburb Report



Your connection to property insights



JellisCraig

CROYDON NORTH SUBURB REPORT

Median house price¹

Median

\$1.13m

Quarterly price change

0.22% ↑

Median unit price¹

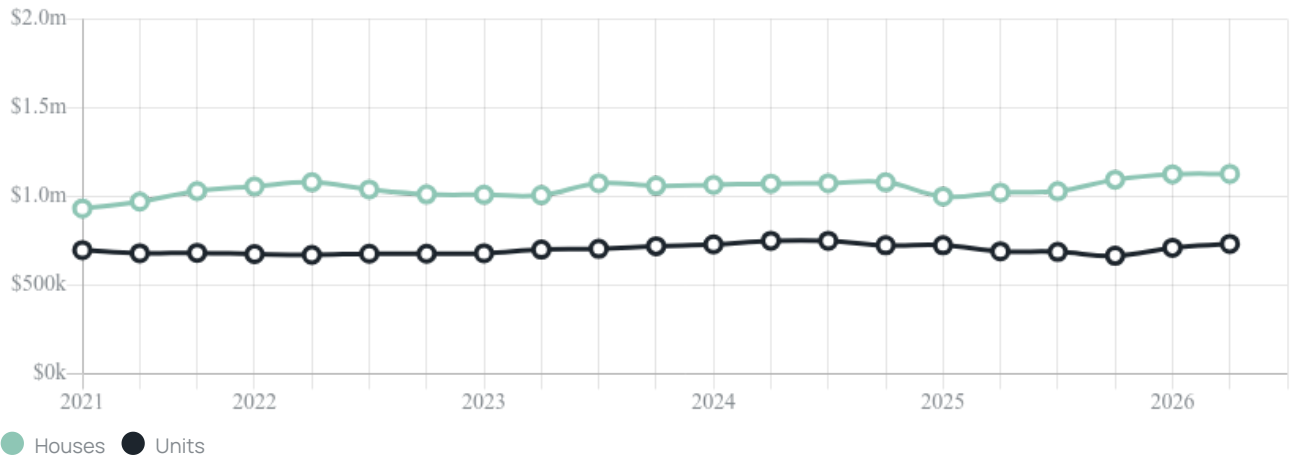
Median

\$733k

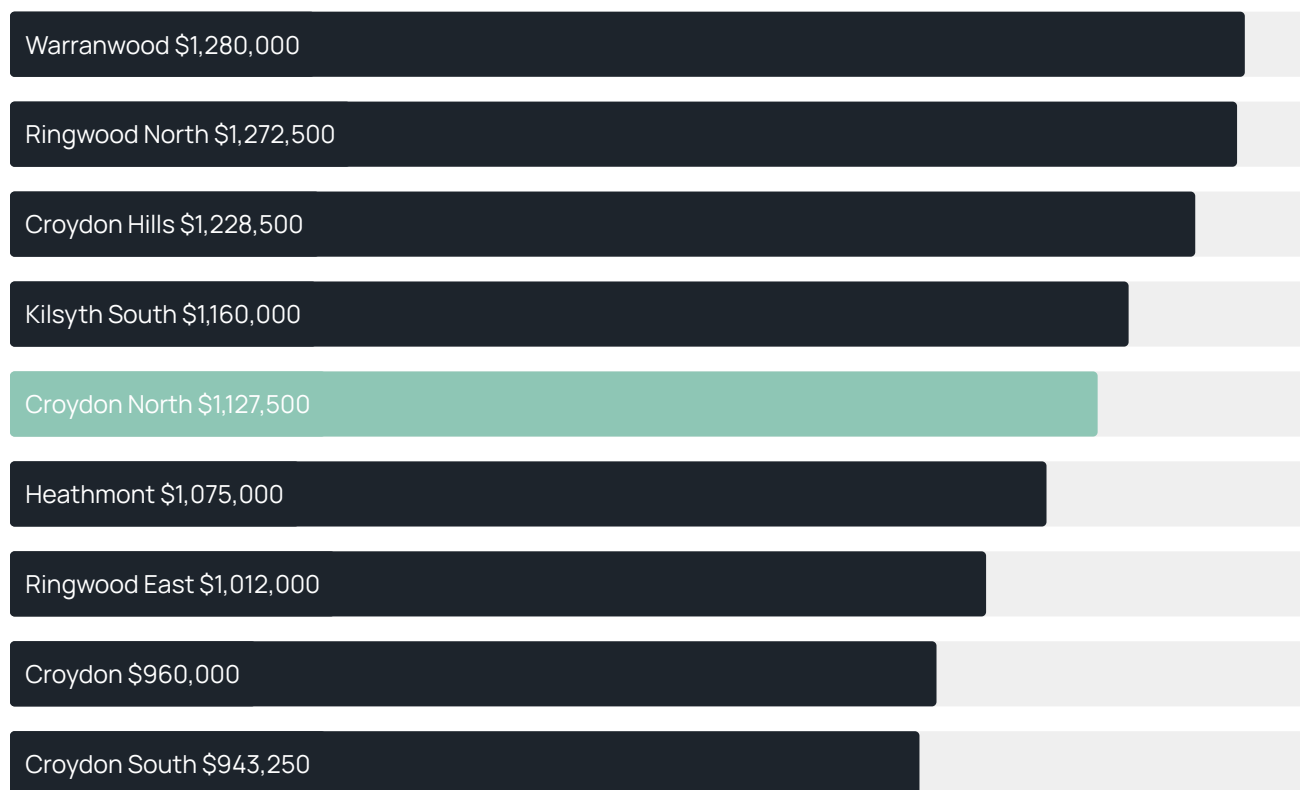
Quarterly price change

3.06% ↑

Quarterly price change¹



CROYDON NORTH SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 13%
● Private 87%

Auction clearance rate³

75%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

8.5 years

Dwelling type⁵

● Houses 94% ● Units 6%

Ownership⁵

● Owned outright 36% ● Mortgaged 49% ● Rented 15%

Population⁵

8,092

Median asking rent¹

\$730 per week

Population growth⁵

2.95%

Rental yield¹

2.9%

Median age⁵

40 years

Median household size⁵

2.7 people

CROYDON NORTH SUBURB REPORT

Recent Croydon North sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 50a Lyons Rd Croydon North	3	Townhouse	\$798,000	28 Jul 2026
 2/7 Bonnie View Rd Croydon North	2	Unit	\$643,000	23 Jul 2026
 17 Borola Ct Croydon North	3	House	\$800,000	15 Jul 2026
 7/26 Patrick Av Croydon North	3	Townhouse	\$790,000	23 Jun 2026
 2 Durang Ct Croydon North	4	House	\$950,000	21 Jun 2026
 4 Lawson Ct Croydon North	4	House	\$1,300,000	13 Jun 2026
 7 Rustic Rise Croydon North	3	House	\$1,072,000	11 Jun 2026
 38 Alice St Croydon North	3	House	\$740,000	10 Jun 2026
 8 Mirnong Ct CROYDON NORTH	3	House	\$833,000	03 Jun 2026
 63 Nangathan Way Croydon North	5	House	\$1,110,000	03 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 9 Collins Gr Croydon North	3	House	\$865,000	02 Jun 2026
 21 Patrick Av Croydon North	4	House	\$1,325,000	01 Jun 2026
 14 Stringy Bark Rise CROYDON NORTH	4	House	\$1,100,000	01 Jun 2026
 9 Carol Hancock Pl Croydon North	4	House	\$1,280,000	30 May 2026
 14 Hazelview Pkt Croydon North	5	House	\$1,320,000	27 May 2026
 28a Humber Rd Croydon North	4	House	\$1,177,000	20 May 2026
 14 Paddlewheeler Pkt Croydon North	4	House	\$1,505,000	20 May 2026
 50 Neuparth Rd Croydon North	3	House	\$850,000	19 May 2026
 6 Fiscom Ct Croydon North	3	House	\$1,000,000	15 May 2026
 7/14 Patrick Av Croydon North	3	Unit	\$705,000	14 May 2026

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Address	Bedrooms	Type	Price	Sold
 3/32 Bonnie View Rd Croydon North	2	Unit	\$707,500	09 May 2026
 70 Yarra Rd Croydon North	3	House	\$815,000	05 May 2026
 8/6 Patrick Av Croydon North	3	Unit	\$815,000	29 Apr 2026
 6/357 Maroondah Hwy Croydon North	3	Flat/Unit/Apartment	\$820,000	28 Apr 2026
 16 Mary Ct Croydon North	4	House	\$1,150,000	28 Apr 2026
 11b Bonnie View Rd Croydon North	4	House	\$1,150,000	24 Apr 2026
 3/31 Bonnie View Rd Croydon North	2	Unit	\$707,500	23 Apr 2026
 3/24 Humber Rd Croydon North	3	Unit	\$765,000	22 Apr 2026
 3/39 Exeter Rd Croydon North	2	Unit	\$710,000	16 Apr 2026
 1/8 Karingal St Croydon North	3	Flat/Unit/Apartment	\$740,000	15 Apr 2026



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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 01/08/2026

- 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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