



Croydon North

Suburb Report



Your connection to property insights



JellisCraig

CROYDON NORTH SUBURB REPORT

Median house price¹

Median

\$1.10m

Quarterly price change

6.31% ↑

Median unit price¹

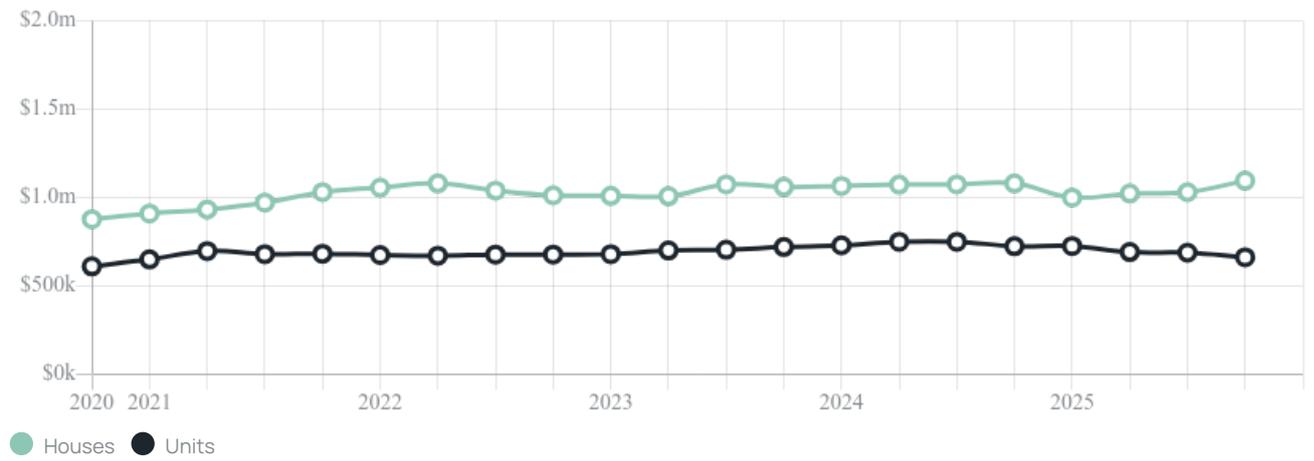
Median

\$663k

Quarterly price change

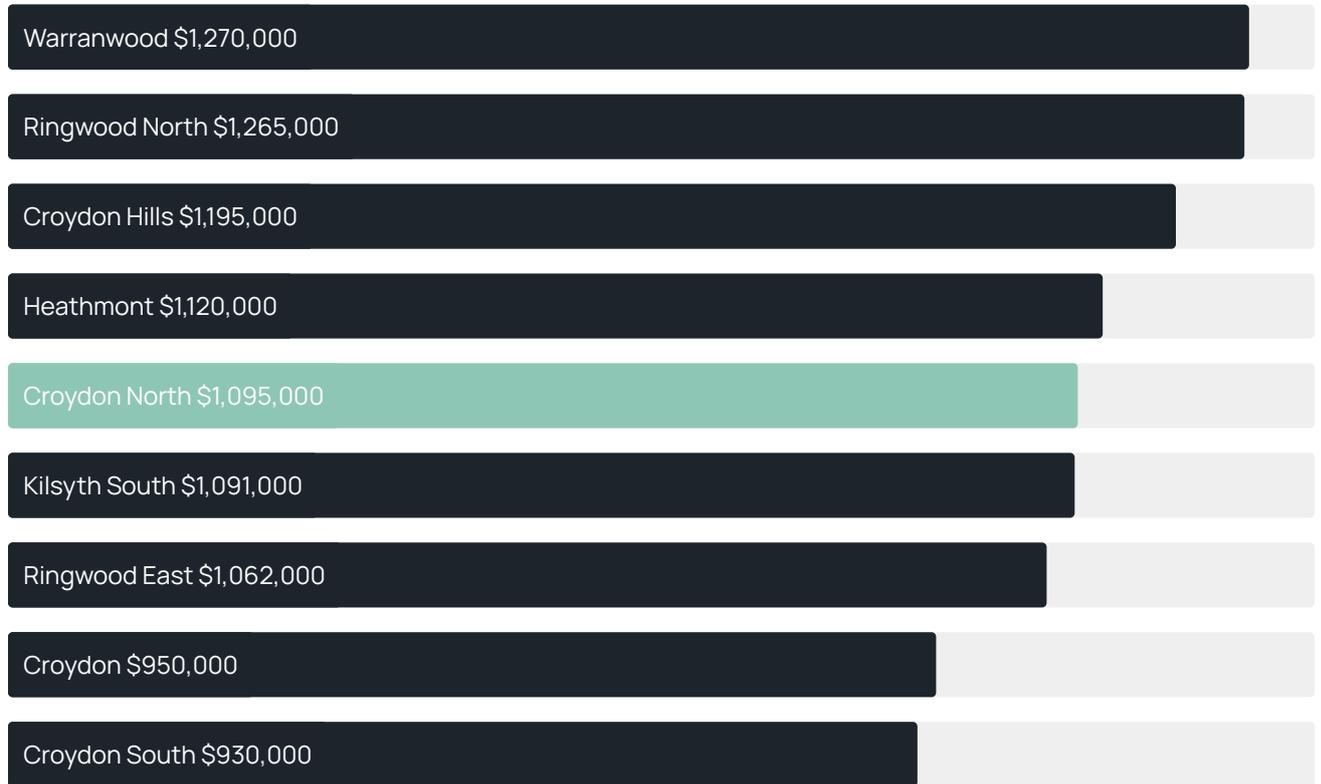
-3.70% ↓

Quarterly price change¹



CROYDON NORTH SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 14%
● Private 86%

Auction clearance rate³

100%

Median days on market³

35 days

Jellis Craig average inspection attendance per listing⁴

35 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

\$720 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 13/46-48 Bonnie View Rd Croydon North	3	Unit	\$803,000	28 Feb 2026
 2/52 Patrick Av Croydon North	2	Unit	\$647,000	23 Feb 2026
 20 Barnard Cr Croydon North	3	House	\$1,100,000	23 Feb 2026
 13 Zealandia Rd.E CROYDON NORTH	3	House	\$915,000	20 Feb 2026
 3/16 Zealandia Rd.E Croydon North	4	Townhouse	\$920,000	09 Feb 2026
 2/18 Karingal St Croydon North	2	Unit	\$705,500	06 Feb 2026
 6a Paterson St Croydon North	4	Townhouse	\$855,000	21 Jan 2026
 7 The Dell Croydon North	4	House	\$1,170,000	15 Jan 2026
 46 Neuparth Rd Croydon North	3	House	\$850,000	14 Jan 2026
 2/357 Maroondah Hwy CROYDON NORTH	3	Unit	\$780,000	31 Dec 2025

CROYDON NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Bronte Ct CROYDON NORTH	5	House	\$1,562,000	24 Dec 2025
 4/71 Exeter Rd Croydon North	2	Unit	\$666,000	23 Dec 2025
 6 Gerard Ct Croydon North	3	House	\$940,000	23 Dec 2025
 2/60 Bonnie View Rd Croydon North	3	Townhouse	\$910,000	22 Dec 2025
 4/14 Patrick Av Croydon North	2	House	\$650,000	19 Dec 2025
 61 Warriem Rd Croydon North	5	House	\$1,335,000	17 Dec 2025
 4 Paterson St Croydon North	4	House	\$976,000	13 Dec 2025
 14 Kempston Ct Croydon North	4	House	\$1,220,000	12 Dec 2025
 250 Yarra Rd CROYDON NORTH	3	House	\$900,000	09 Dec 2025
 11A Kinta Ct Croydon North	3	House	\$779,225	08 Dec 2025

CROYDON NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Oaktree Rd Croydon North	4	House	\$1,150,000	06 Dec 2025
 5 Panorama Dr Croydon North	4	House	\$1,113,000	05 Dec 2025
 5 Turkeith Cr Croydon North	4	House	\$880,000	03 Dec 2025
 5 Carly Ct Croydon North	3	House	\$855,000	02 Dec 2025
 40 Lyons Rd CROYDON NORTH	3	Flat/Unit/Apartment	\$650,000	28 Nov 2025
 10 Viewmont Ct Croydon North	2	House	\$1,280,000	25 Nov 2025
 1/60 Bonnie View Rd Croydon North	3	House	\$1,020,000	25 Nov 2025
 4 Morano Ct Croydon North	4	House	\$1,152,000	22 Nov 2025
 13 Piedmont Ct Croydon North	4	House	\$1,212,000	21 Nov 2025
 3/73 Bonnie View Rd Croydon North	2	Unit	\$693,000	20 Nov 2025



Jellis Craig Croydon
2 Croydon Road, Croydon
(03) 9725 0000

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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.