



Croydon North

Suburb Report



Your connection to property insights



JellisCraig

CROYDON NORTH SUBURB REPORT

Median house price¹

Median

\$1.13m

Quarterly price change

2.73% ↑

Median unit price¹

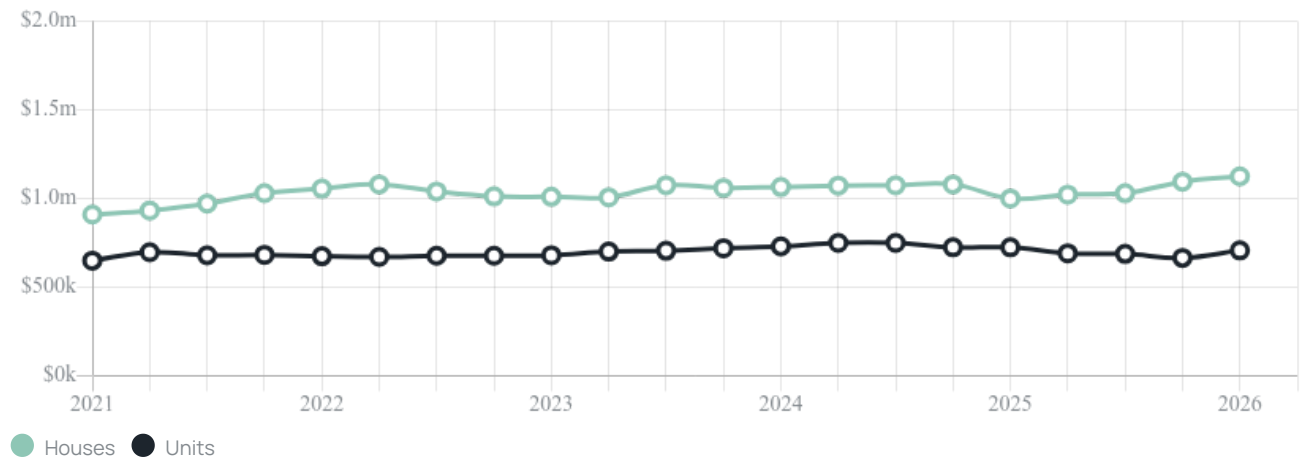
Median

\$708k

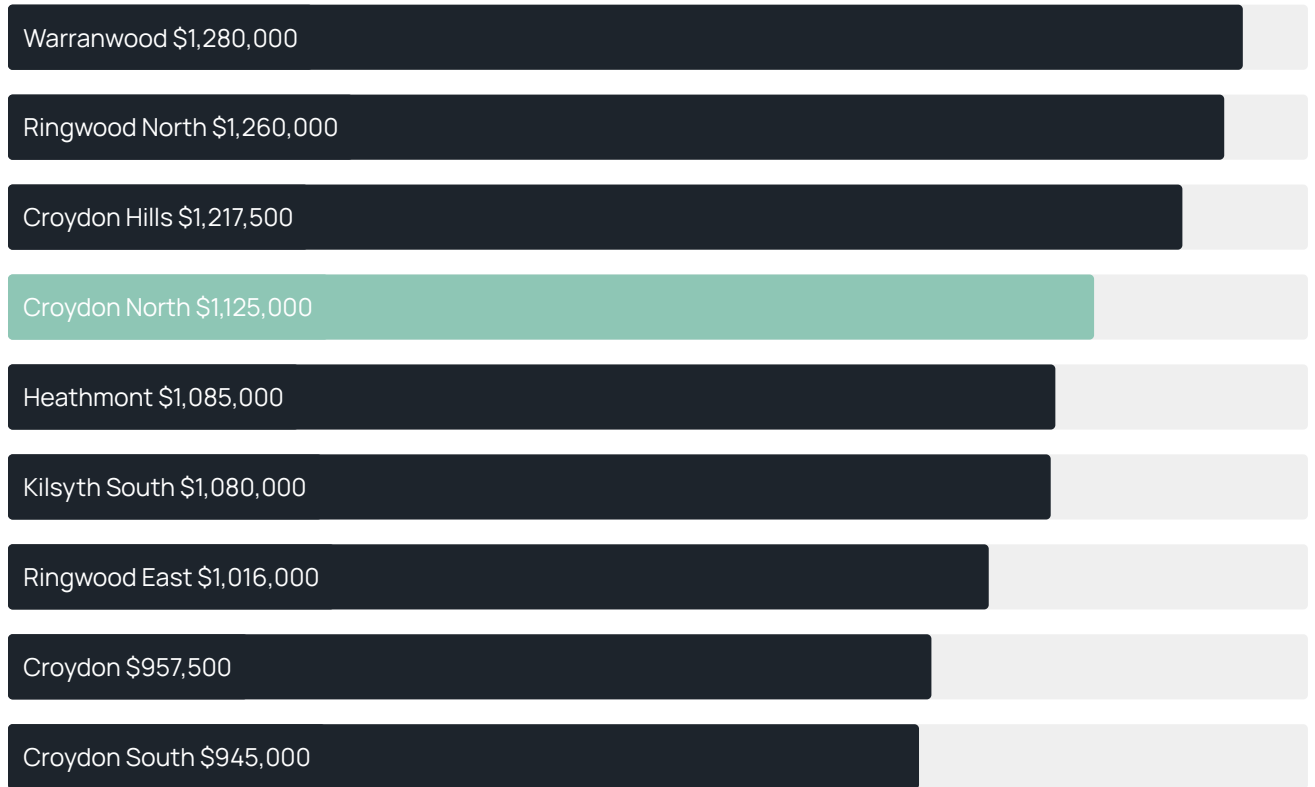
Quarterly price change

6.38% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Median days on market³

33 days

Jellis Craig average inspection attendance per listing⁴

33 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

\$700 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
 8/6 Patrick Av Croydon North	3	Unit	\$815,000	29 Apr 2026
 16 Mary Ct Croydon North	4	House	\$1,150,000	28 Apr 2026
 3/39 Exeter Rd Croydon North	2	Unit	\$707,000	17 Apr 2026
 2/17 Holloway Rd Croydon North	1	Unit	\$567,500	10 Apr 2026
 76-78 Bonnie View Rd Croydon North	5	House	\$1,250,000	09 Apr 2026
 4/28 Karingal St Croydon North	3	Unit	\$700,000	02 Apr 2026
 23 Humber Rd Croydon North	4	House	\$1,060,000	31 Mar 2026
 6/14 Patrick Av Croydon North	3	Unit	\$705,000	25 Mar 2026
 1/6 Patrick Av Croydon North	3	Unit	\$800,000	24 Mar 2026
 34 Nangathan Way Croydon North	4	House	\$1,190,000	23 Mar 2026

CROYDON NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Justin Ct Croydon North	4	House	\$1,105,000	21 Mar 2026
 9 Faull Cl Croydon North	4	House	\$1,265,000	12 Mar 2026
 5/34 Karingal St Croydon North	3	Unit	\$701,500	11 Mar 2026
 1 San Martin Dr Croydon North	4	House	\$1,180,000	10 Mar 2026
 1/34 Karingal St Croydon North	3	Unit	\$650,000	08 Mar 2026
 83 Richardson Rd Croydon North	5	House	\$2,360,000	07 Mar 2026
 2/25 Humber Rd Croydon North	3	Townhouse	\$850,000	06 Mar 2026
 8/8 Humber Rd Croydon North	2	Unit	\$715,000	04 Mar 2026
 1/41-45 Karingal St Croydon North	2	Unit	\$710,500	04 Mar 2026
 2/51 Exeter Rd Croydon North	3	Unit	\$796,500	02 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 13/46-48 Bonnie View Rd Croydon North	3	Unit	\$803,000	28 Feb 2026
 6/30 Karingal St Croydon North	3	Unit	\$752,000	25 Feb 2026
 20 Barnard Cr Croydon North	3	House	\$1,100,000	23 Feb 2026
 2/52 Patrick Av Croydon North	2	Unit	\$647,000	23 Feb 2026
 5/14 Humber Rd CROYDON NORTH	2	Unit	\$672,000	23 Feb 2026
 13 Zealandia Rd.E CROYDON NORTH	3	House	\$915,000	20 Feb 2026
 13 Zealandia Rd Croydon North	2	House	\$915,000	11 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



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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 01/05/2026

- 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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