



Croydon North

# Suburb Report



Your connection to property insights



JellisCraig

CROYDON NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.11m

Quarterly price change

-1.07% ↓

Median unit price<sup>1</sup>

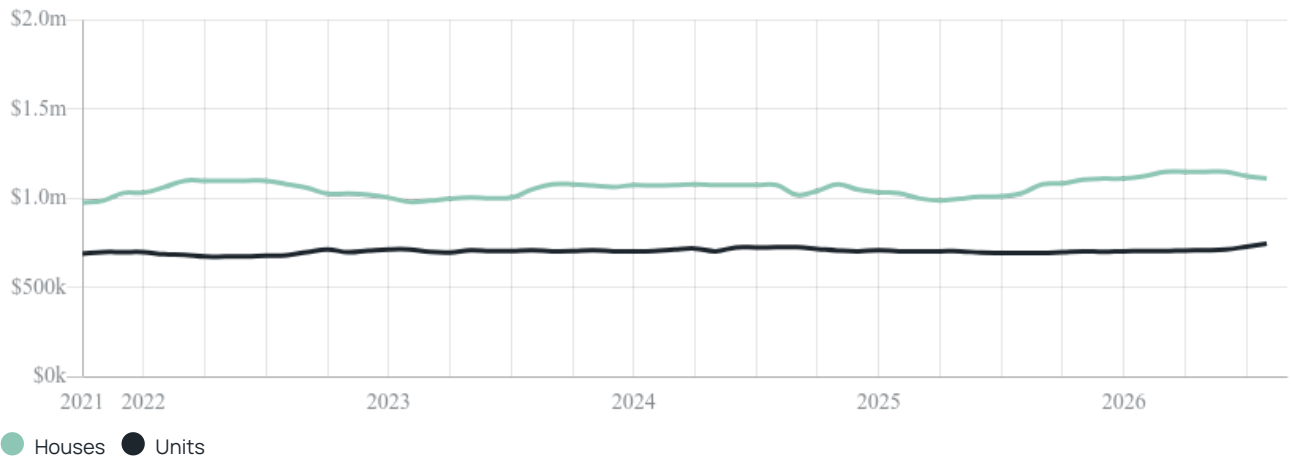
Median

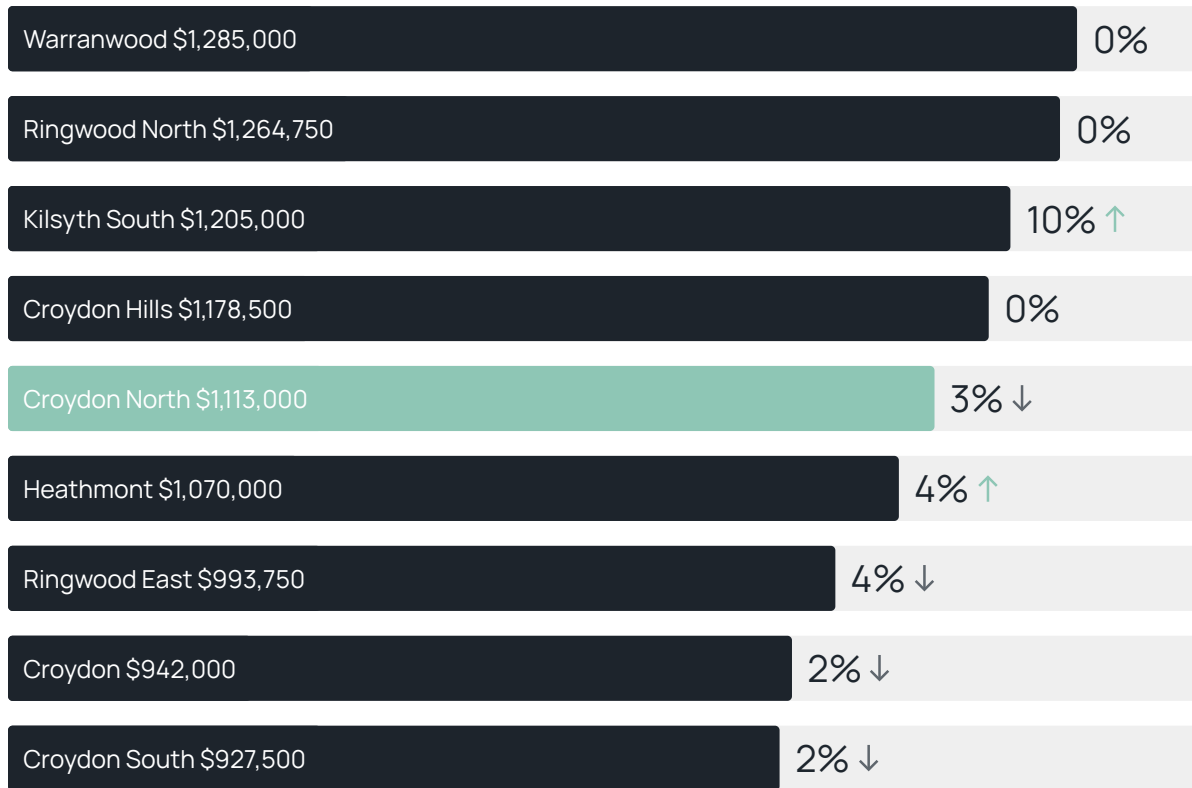
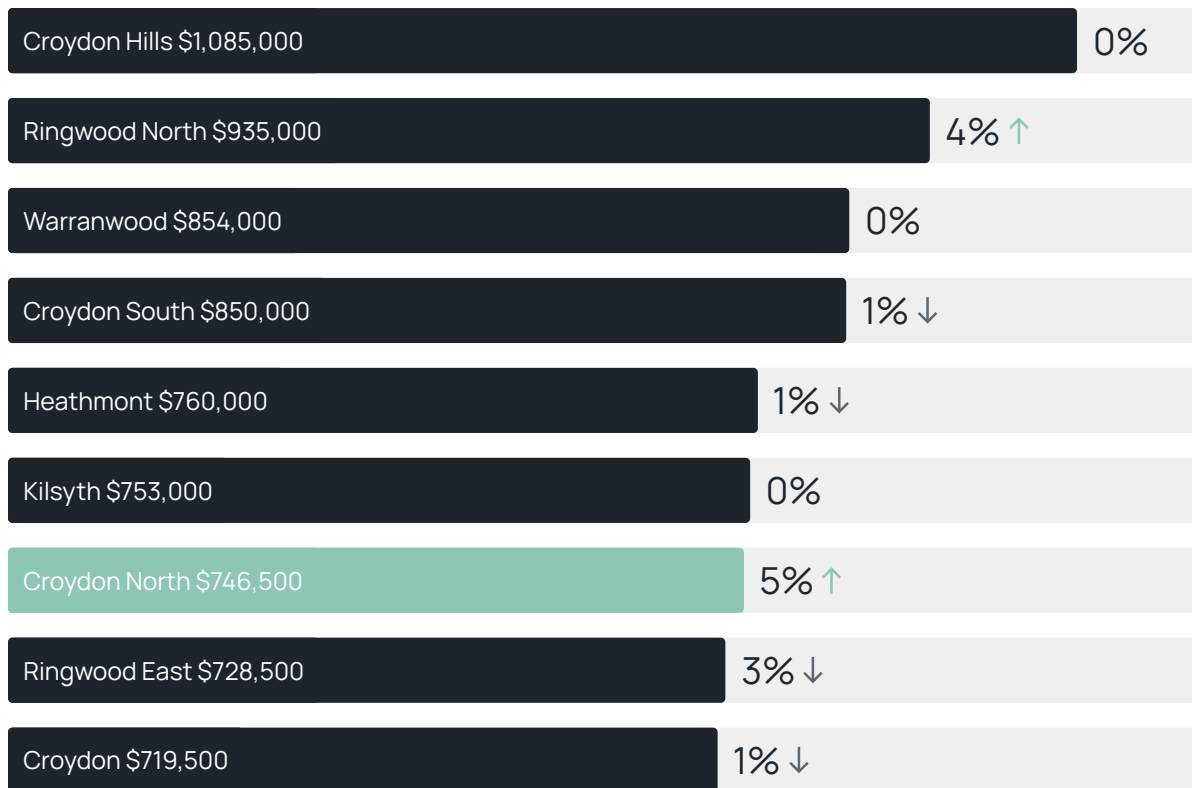
\$747k

Quarterly price change

2.26% ↑

Croydon North quarterly median property prices<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 8%  
● Private 92%

Auction clearance rate<sup>3</sup>

50%

Median days on market<sup>3</sup>

House

Unit

30 days

29 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

32 groups

Average hold period<sup>1</sup>

House

Unit

16.0 years

12.0 years

Dwelling type<sup>5</sup>

● Houses 100% ● Units 0%

Ownership<sup>5</sup>

● Owned outright 35% ● Mortgaged 47% ● Rented 18%

Population<sup>5</sup>

8,092

Median asking rent per week<sup>1</sup>

Unit

\$715

\$650

Population growth<sup>5</sup>

2.95%

Rental yield<sup>1</sup>

House

Unit

3.85%

4.5%

Median age<sup>5</sup>

40 years

Median household size<sup>5</sup>

2.7 people

Recent Croydon North sales<sup>2</sup>

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](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                          | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4A Mckerral Place<br>Croydon North             | 4        | House     | \$1,745,000 | 30 Sep 2026 |
|  24 Oaktree Road<br>Croydon North               | 4        | House     | \$1,265,500 | 30 Sep 2026 |
|  2/307 Maroondah<br>Highway<br>Croydon North    | 3        | Townhouse | \$785,000   | 22 Sep 2026 |
|  4/309 Maroondah<br>Highway<br>Croydon North   | 3        | Townhouse | \$765,000   | 07 Sep 2026 |
|  33 Oaktree Road<br>Croydon North             | 4        | House     | \$1,080,000 | 04 Sep 2026 |
|  18 Glenview Court<br>Croydon North           | 4        | House     | \$986,000   | 28 Aug 2026 |
|  10/15 Holloway<br>Road<br>Croydon North      | 2        | Unit      | \$655,000   | 26 Aug 2026 |
|  8/46-48 Bonnie<br>View Road<br>Croydon North | 3        | Unit      | \$727,000   | 22 Aug 2026 |
|  7/37 Holloway<br>Road<br>Croydon North       | 3        | Townhouse | \$790,000   | 20 Aug 2026 |
|  1/359 Maroondah<br>Highway<br>Croydon North  | 3        | Unit      | \$756,000   | 19 Aug 2026 |

## CROYDON NORTH SUBURB REPORT

| Address                                                                                                                    | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  8A Turkeith Crescent<br>Croydon North    | 3        | Unit      | \$800,000   | 13 Aug 2026 |
|  50a Lyons Road<br>Croydon North          | 3        | Townhouse | \$798,000   | 28 Jul 2026 |
|  7 Oaktree Road<br>Croydon North          | 3        | House     | Undisclosed | 24 Jul 2026 |
|  10 Azalea Court<br>Croydon North         | 4        | House     | \$1,008,500 | 23 Jul 2026 |
|  2/7 Bonnie View Road<br>Croydon North   | 2        | Unit      | \$643,000   | 23 Jul 2026 |
|  15/7 Bonnie View Road<br>Croydon North | 2        | Unit      | Undisclosed | 17 Jul 2026 |
|  46 Nangathan Way<br>Croydon North      | 5        | House     | \$1,100,000 | 17 Jul 2026 |
|  17 Borola Court<br>Croydon North       | 3        | House     | \$800,000   | 15 Jul 2026 |
|  8/26 Patrick Avenue<br>Croydon North   | 3        | Townhouse | \$750,000   | 29 Jun 2026 |
|  7/26 Patrick Avenue<br>Croydon North   | 3        | Townhouse | \$790,000   | 23 Jun 2026 |

## CROYDON NORTH SUBURB REPORT

| Address                                                                                                                           | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  2 Durang Court<br>Croydon North                 | 4        | House     | \$950,000   | 21 Jun 2026 |
|  2 Borola Court<br>Croydon North                 | 4        | House     | \$1,092,000 | 16 Jun 2026 |
|  1/16-18 Zealandia<br>Road East<br>Croydon North | 5        | Townhouse | \$970,000   | 15 Jun 2026 |
|  14 Stringy Bark<br>Rise<br>Croydon North        | 4        | House     | \$1,100,000 | 13 Jun 2026 |
|  4 Lawson Court<br>Croydon North                | 4        | House     | \$1,300,000 | 13 Jun 2026 |
|  7 Rustic Rise<br>Croydon North                | 3        | House     | \$1,072,000 | 11 Jun 2026 |
|  38 Alice Street<br>Croydon North              | 3        | House     | \$740,000   | 10 Jun 2026 |
|  9 Carol Hancock<br>Place<br>Croydon North     | 4        | House     | \$1,280,000 | 10 Jun 2026 |
|  339 Maroondah<br>Highway<br>Croydon North     | 4        | House     | Undisclosed | 04 Jun 2026 |
|  8 Mirnong Court<br>Croydon North              | 3        | House     | \$833,000   | 03 Jun 2026 |



**Jellis Craig Croydon**  
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(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.

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Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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