



Croydon North

Suburb Report



Your connection to property insights



JellisCraig

CROYDON NORTH SUBURB REPORT

Median house price¹

Median

\$1.11m

Quarterly price change

-1.07% ↓

Median unit price¹

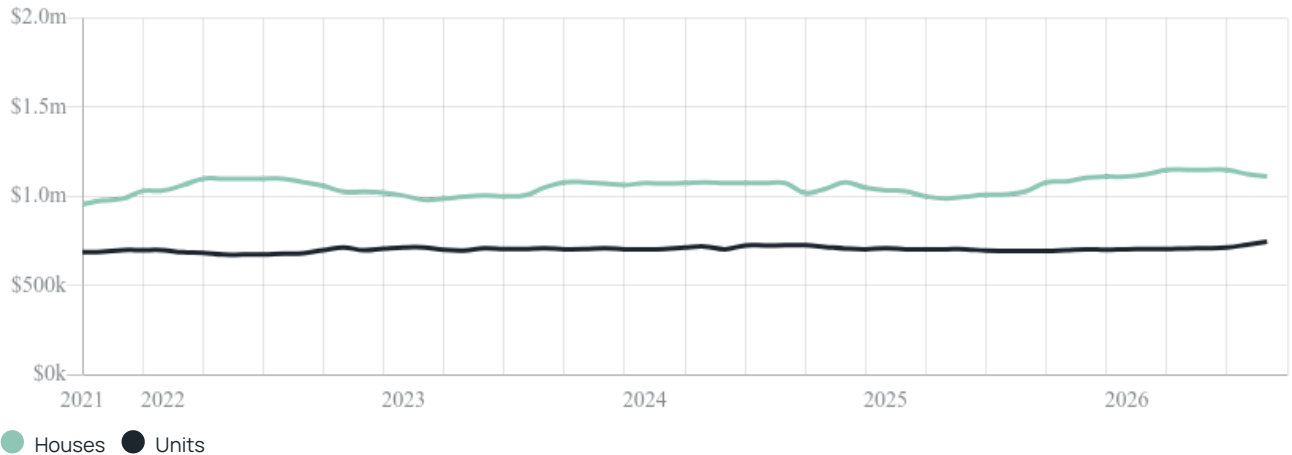
Median

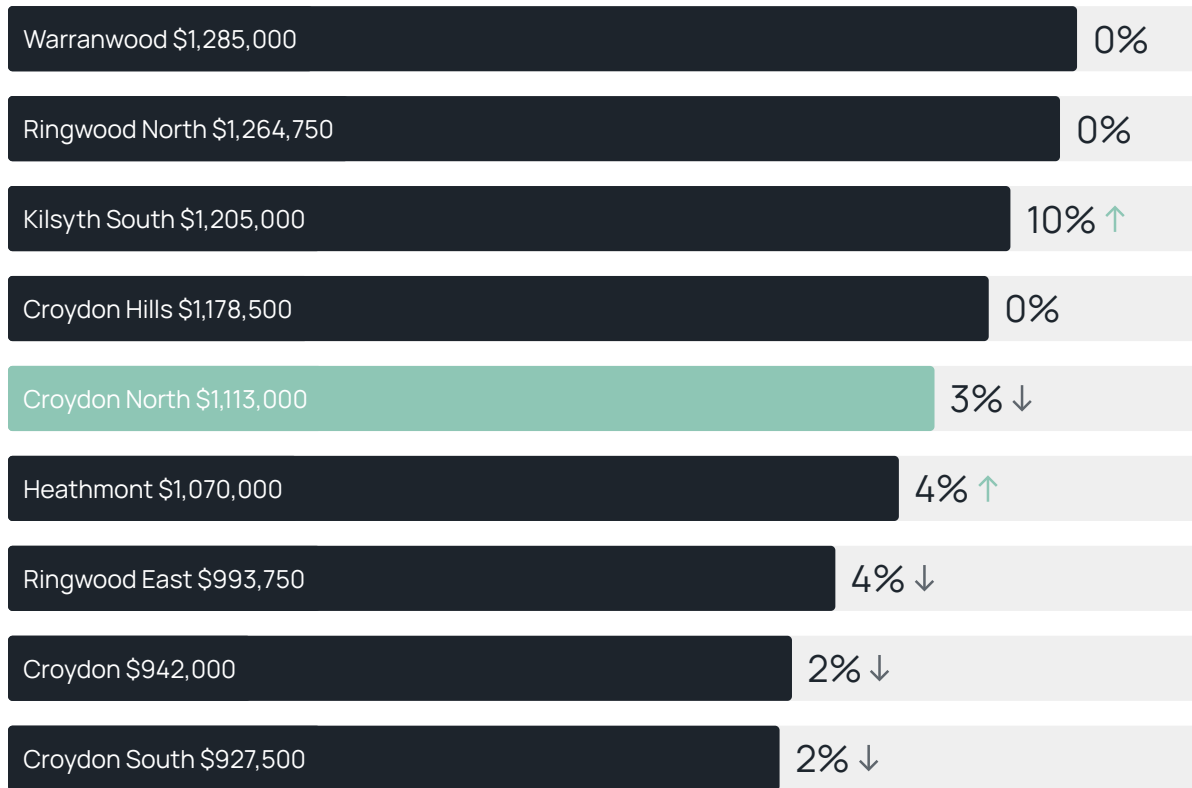
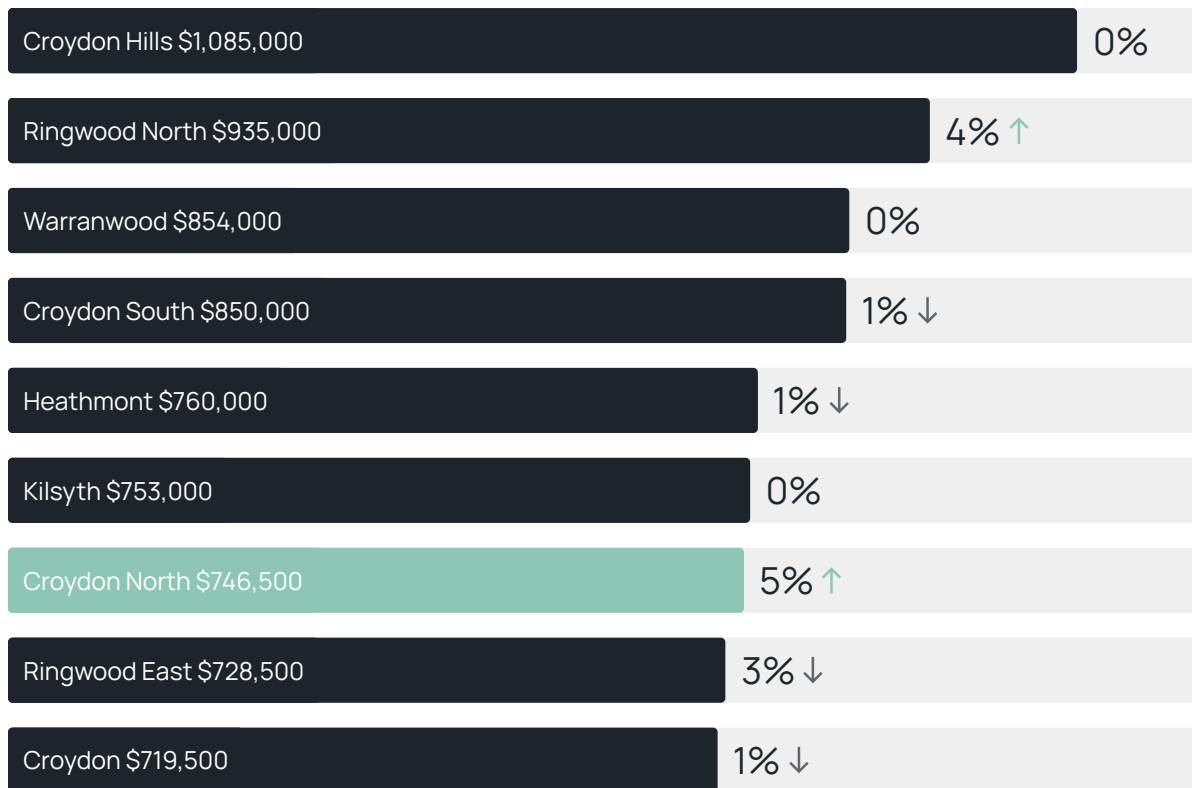
\$747k

Quarterly price change

2.26% ↑

Croydon North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 8%
● Private 92%

Auction clearance rate³

80%

Median days on market³

House

Unit

30 days

29 days

Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

House

Unit

16.0 years

12.0 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

8,092

Median asking rent per week¹

Unit

\$715

\$650

Population growth⁵

2.95%

Rental yield¹

House

Unit

3.85%

4.5%

Median age⁵

40 years

Median household size⁵

2.7 people

Recent Croydon North sales²

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
 18 Glenview Court Croydon North	4	House	\$986,000	28 Aug 2026
 7/37 Holloway Road Croydon North	3	Townhouse	\$790,000	20 Aug 2026
 1/359 Maroondah Highway Croydon North	3	Unit	\$756,000	19 Aug 2026
 8A Turkeith Crescent Croydon North	3	Unit	\$800,000	13 Aug 2026
 50a Lyons Road Croydon North	3	Townhouse	\$798,000	28 Jul 2026
 7 Oaktree Road Croydon North	3	House	Undisclosed	24 Jul 2026
 10 Azalea Court Croydon North	4	House	\$1,008,500	23 Jul 2026
 2/7 Bonnie View Road Croydon North	2	Unit	\$643,000	23 Jul 2026
 15/7 Bonnie View Road Croydon North	2	Unit	Undisclosed	17 Jul 2026
 46 Nangathan Way Croydon North	5	House	\$1,100,000	17 Jul 2026

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Address	Bedrooms	Type	Price	Sold	
	17 Borola Court Croydon North	3	House	\$800,000	15 Jul 2026
	8/26 Patrick Avenue Croydon North	3	Townhouse	\$750,000	29 Jun 2026
	7/26 Patrick Avenue Croydon North	3	Townhouse	\$790,000	23 Jun 2026
	2 Durang Court Croydon North	4	House	\$950,000	21 Jun 2026
	2 Borola Court Croydon North	4	House	\$1,092,000	16 Jun 2026
	1/16-18 Zealandia Road East Croydon North	5	Townhouse	\$970,000	15 Jun 2026
	14 Stringy Bark Rise Croydon North	4	House	\$1,100,000	13 Jun 2026
	4 Lawson Court 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 Street Croydon North	3	House	\$740,000	10 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 9 Carol Hancock Place Croydon North	4	House	Undisclosed	10 Jun 2026
 339 Maroondah Highway Croydon North	4	House	Undisclosed	04 Jun 2026
 8 Mirnong Court Croydon North	3	House	\$833,000	03 Jun 2026
 63 Nangathan Way Croydon North	5	House	\$1,110,000	03 Jun 2026
 9 Collins Grove Croydon North	3	House	\$865,000	02 Jun 2026
 21 Patrick Avenue Croydon North	4	House	\$1,325,000	01 Jun 2026
 14 Hazelview Pocket Croydon North	5	House	Undisclosed	27 May 2026
 14 Paddlewheeler Pocket Croydon North	4	House	\$1,505,000	27 May 2026
 28A Humber Road Croydon North	4	House	\$1,177,000	20 May 2026
 50 Neuparth Road Croydon North	3	House	\$850,000	19 May 2026



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 06/09/2026

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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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