



Croydon

Suburb Report



Your connection to property insights



JellisCraig

CROYDON SUBURB REPORT

Median house price¹

Median

\$960k

Quarterly price change

0.00% ↓

Median unit price¹

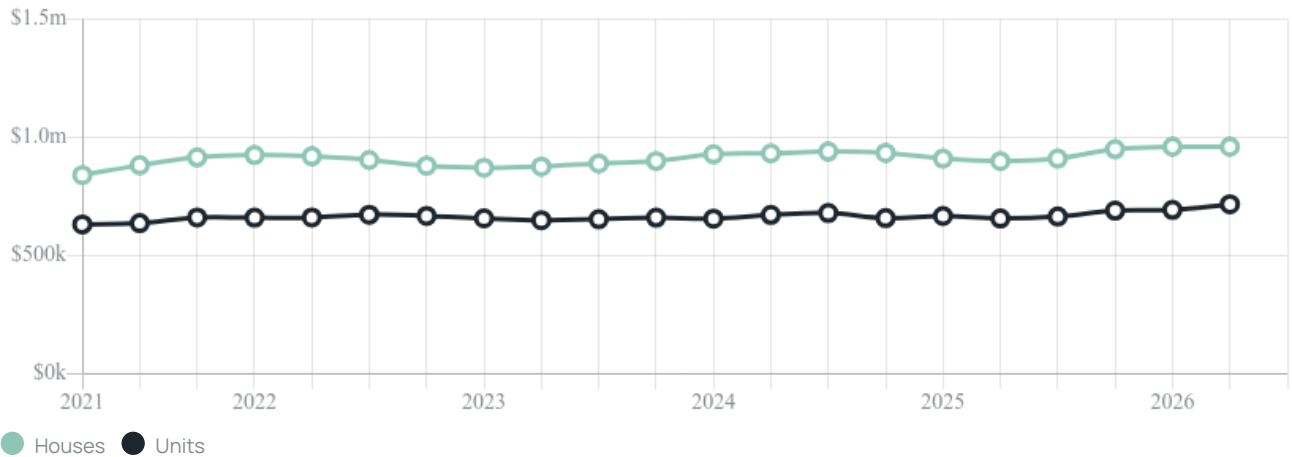
Median

\$717k

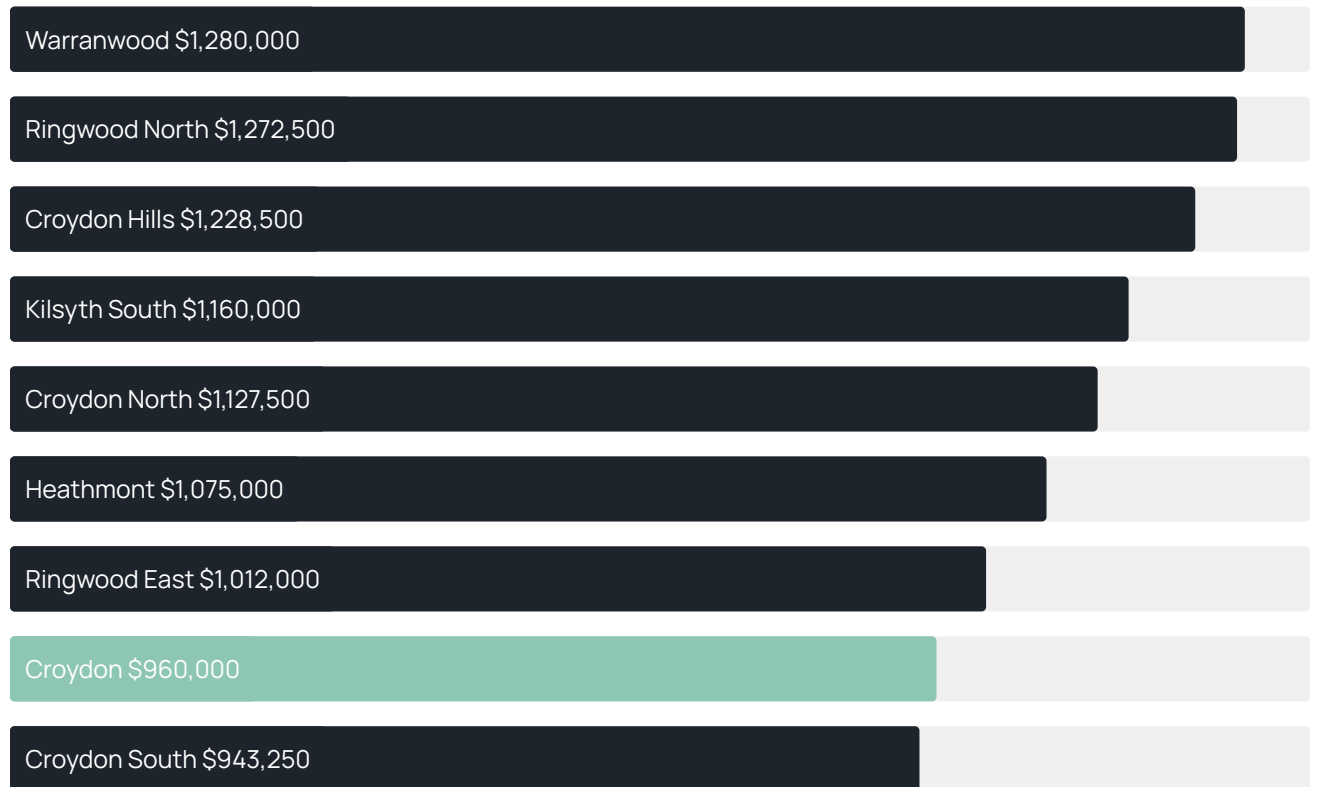
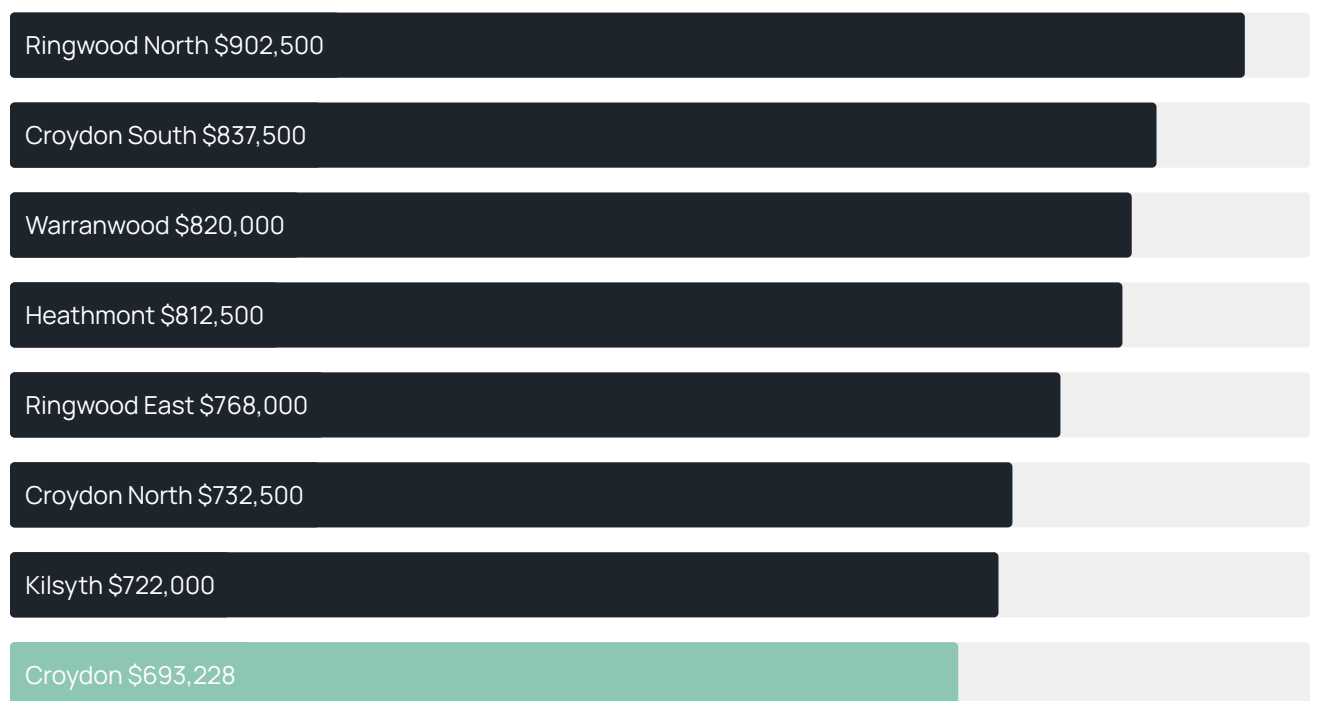
Quarterly price change

3.42% ↑

Quarterly price change¹



CROYDON SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 14%
● Private 86%

Auction clearance rate³

68.42%Median days on market³

23 daysJellis Craig average inspection attendance per listing⁴

23 groupsAverage hold period¹

7.7 yearsDwelling type⁵

● Houses 84% ● Units 16%

Ownership⁵

● Owned outright 35% ● Mortgaged 42% ● Rented 24%

Population⁵

28,608Median asking rent¹

\$650 per weekPopulation growth⁵

6.17%Rental yield¹

3.33%Median age⁵

39 yearsMedian household size⁵

2.4 people

CROYDON SUBURB REPORT

Recent Croydon 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
 77a Hull Rd Croydon	3	Townhouse	\$770,000	30 Jul 2026
 259-261 Dorset Rd Croydon	4	House	\$1,216,000	28 Jul 2026
 2/49 Fortuna Av Croydon	3	Unit	\$900,000	25 Jul 2026
 2/7 Leigh Rd Croydon	3	Unit	\$680,000	23 Jul 2026
 22/56 Norton Rd Croydon	3	Unit	\$650,000	23 Jul 2026
 1/7 Leigh Rd Croydon	3	Unit	\$738,000	22 Jul 2026
 3/300-304 Dorset Rd Croydon	2	Unit	\$575,000	21 Jul 2026
 20 Lionel Cr Croydon	3	House	\$812,000	18 Jul 2026
 2/9 Thackeray Ct Croydon	3	Unit	\$815,000	16 Jul 2026
 34 Norman Rd Croydon	3	House	\$845,000	15 Jul 2026

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Plymouth Rd CROYDON	3	House	\$792,500	15 Jul 2026
 1/74 Dorset Rd Croydon	4	Unit	\$865,000	15 Jul 2026
 10 Aminga Ct Croydon	4	House	\$965,000	14 Jul 2026
 3/50 Surrey Rd.E Croydon	3	Townhouse	\$865,000	13 Jul 2026
 4a Vinter Av Croydon	3	House	\$715,000	13 Jul 2026
 5/57 Mount View Pde Croydon	2	Unit	\$550,000	08 Jul 2026
 37 Webster Av Croydon	3	House	\$1,106,000	04 Jul 2026
 305 Dorset Rd Croydon	4	House	\$880,000	02 Jul 2026
 5/53 Kent Av Croydon	2	Apartment	\$460,000	02 Jul 2026
 3/53-55 Beaufort Rd Croydon	2	Unit	\$600,000	01 Jul 2026

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 86 Evans Dr Croydon	3	House	\$945,000	01 Jul 2026
 9/128 Mt Dandenong Rd Croydon	2	Apartment	\$415,000	01 Jul 2026
 89 Hull Rd Croydon	3	House	\$770,000	01 Jul 2026
 3/22 Surrey Rd.W Croydon	2	Unit	\$635,000	30 Jun 2026
 11 Bamba St CROYDON	3	House	\$970,000	29 Jun 2026
 63 Diane Cr Croydon	3	House	\$809,000	27 Jun 2026
 19 Anzac St Croydon	4	Townhouse	\$1,025,000	27 Jun 2026
 6 Gum Tree Cl Croydon	4	House	\$1,080,000	26 Jun 2026
 6 Powell St Croydon	3	House	\$900,000	25 Jun 2026
 8/70 Hewish Rd CROYDON	2	Apartment	\$535,000	23 Jun 2026



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 01/08/2026

- 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

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.