



Croydon

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

CROYDON SUBURB REPORT

Median house price¹

Median
\$950k

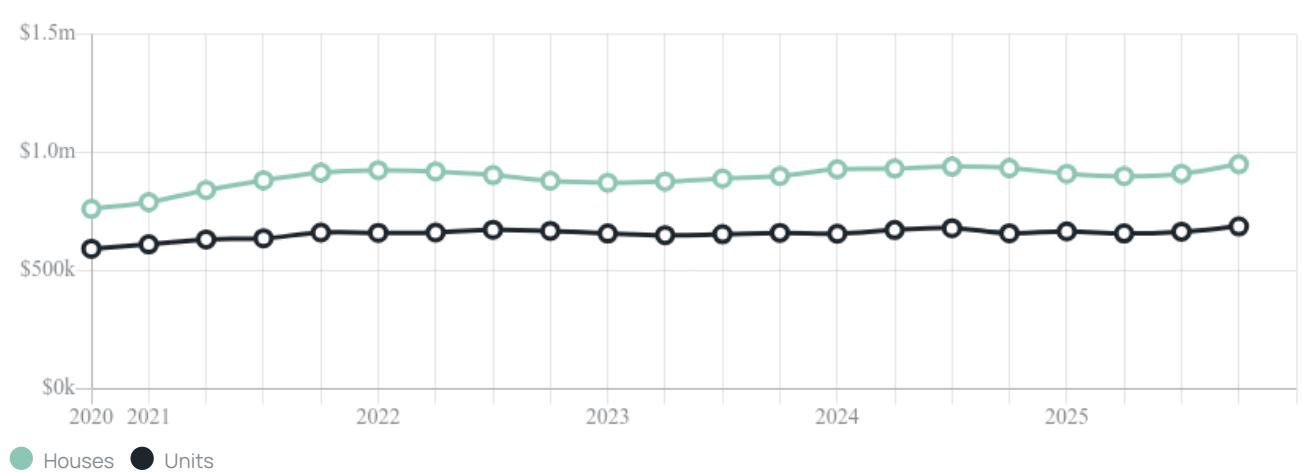
Quarterly price change
4.36% 

Median unit price¹

Median
\$687k

Quarterly price change
3.30% 

Quarterly price change¹



Surrounding Suburbs

CROYDON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

CROYDON SUBURB REPORT

Sale method²



● Auction 17%
● Private 83%

Auction clearance rate³

92.86%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.7 years

Insights

Dwelling type⁵



● Houses 84% ● Units 16%

Ownership⁵



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

Population⁵

28,608

Median asking rent¹

\$650 per week

Population growth⁵

6.17%

Rental yield¹

3.33%

Median age⁵

39 years

Median 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/19 Ainslie Park Av Croydon	3	House	\$1,000,000	31 Jan 2026
 1/10 Lusher Rd Croydon	2	House	\$737,000	24 Jan 2026
 5 Edith Av Croydon	3	House	\$915,000	24 Jan 2026
 1/86 Lincoln Rd CROYDON	3	Unit	\$805,000	23 Jan 2026
 2 Clegg Av Croydon	6	House	\$1,950,000	23 Jan 2026
 1/58 Dorset Rd Croydon	3	Townhouse	\$790,000	23 Jan 2026
 14 Mandowie Cr Croydon	3	House	\$910,000	22 Jan 2026
 153 Spriggs Dr Croydon	3	House	\$780,000	21 Jan 2026
 19a Cameron Rd Croydon	3	House	\$910,000	20 Jan 2026
 72 Dorset Rd Croydon	3	House	\$1,025,000	17 Jan 2026

Sold Properties

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/40 Dorset Rd Croydon	3	Unit	\$770,000	16 Jan 2026
 301/211 Mt Dandenong Rd Croydon	2	Apartment	\$490,000	16 Jan 2026
 3/186 Dorset Rd Croydon	3	House	\$800,000	14 Jan 2026
 2/93 Lusher Rd Croydon	3	House	\$790,000	13 Jan 2026
 25/12-22 Cutts Av Croydon	3	Unit	\$750,000	12 Jan 2026
 10 Marcus Rd CROYDON	2	House	\$850,000	11 Jan 2026
 17/5-7 Alfrick Rd Croydon	2	Apartment	\$500,000	09 Jan 2026
 9a Araluen Dr Croydon	3	House	\$795,000	07 Jan 2026
 9 Beatty Av Croydon	4	House	\$1,120,000	07 Jan 2026
 88a Hull Rd Croydon	4	House	\$954,000	07 Jan 2026

Sold Properties

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/28 Maggs St Croydon	3	Unit	\$782,000	06 Jan 2026
 34a Toorak Av Croydon	5	House	\$1,460,000	31 Dec 2025
 16 Croydon Way Croydon	3	House	\$870,000	30 Dec 2025
 3/11-13 The Pass Croydon	2	Unit	\$570,000	29 Dec 2025
 72A Dorset Rd Croydon	4	House	\$1,280,000	24 Dec 2025
 2/50-52 Mt Dandenong Rd Croydon	3	Unit	\$775,000	24 Dec 2025
 3/9 Newman Rd Croydon	2	House	\$690,000	23 Dec 2025
 2/18 Pascoe Av Croydon	3	Unit	\$890,000	23 Dec 2025
 311/211 Mt Dandenong Rd Croydon	1	Apartment	\$405,000	22 Dec 2025
 5 Eileen Cl Croydon	2	Townhouse	\$728,000	19 Dec 2025



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 01/02/2026

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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