



Croydon

Suburb Report



Your connection to property insights



JellisCraig

CROYDON SUBURB REPORT

Median house price¹

Median

\$958k

Quarterly price change

0.78% ↑

Median unit price¹

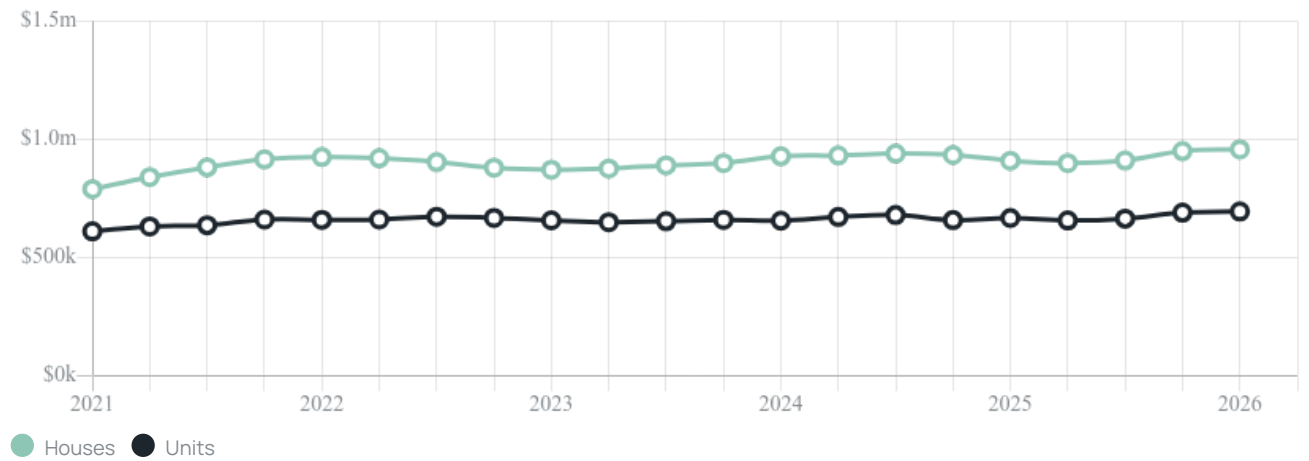
Median

\$695k

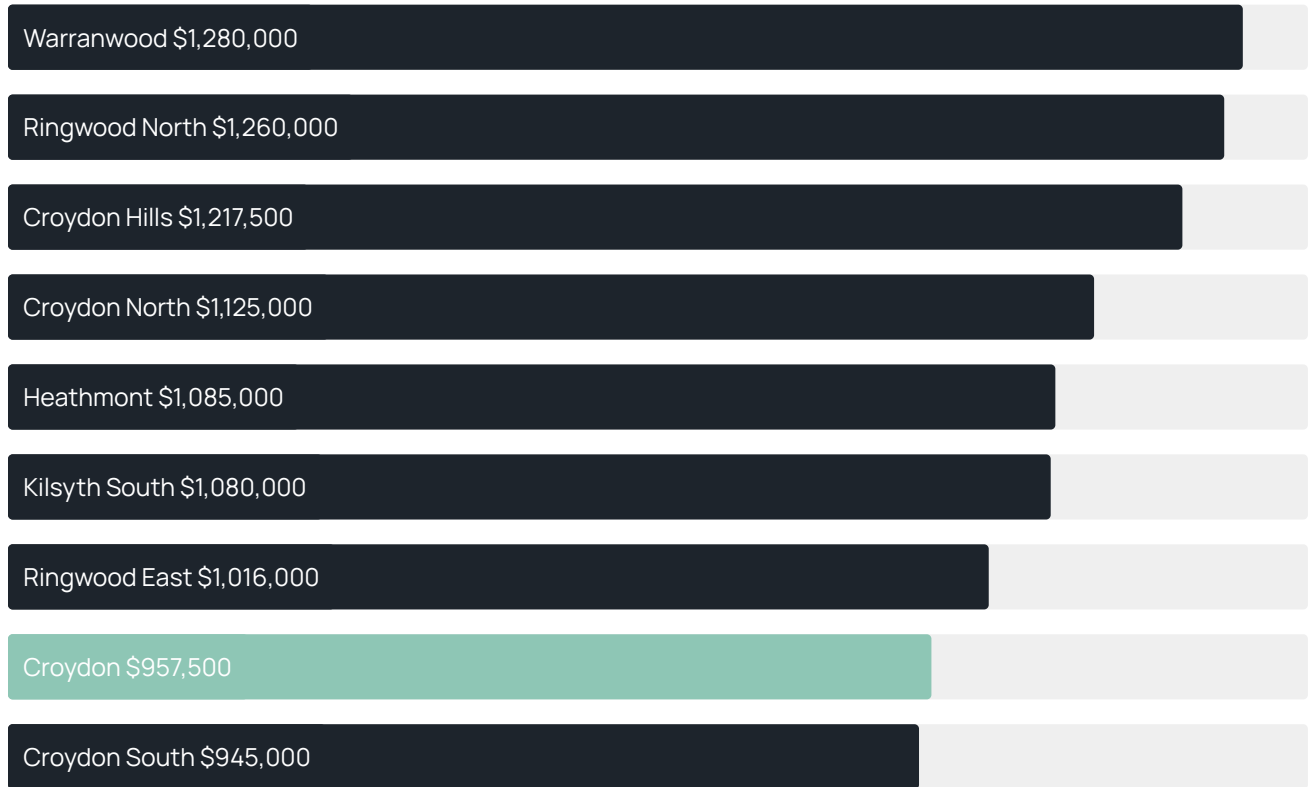
Quarterly price change

0.72% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 10%
● Private 90%

Auction clearance rate³

80%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.7 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 22 Barina Cr Croydon	4	House	\$944,500	28 May 2026
 2/68 Hewish Rd Croydon	2	Unit	\$556,500	27 May 2026
 10/24 Croydon Rd Croydon	2	Unit	\$420,000	26 May 2026
 39a Ronald Rd Croydon	3	Townhouse	\$840,000	25 May 2026
 33 Clegg Av Croydon	3	House	\$1,245,000	22 May 2026
 11/18-28 Alfrick Rd Croydon	3	Unit	\$600,000	20 May 2026
 63a Bambra St Croydon	3	Townhouse	\$780,000	16 May 2026
 38 Rodleigh St Croydon	3	House	\$860,000	13 May 2026
 40/83a Lincoln Rd CROYDON	2	Unit	\$600,000	12 May 2026
 9 French St Croydon	4	House	\$970,000	12 May 2026

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 William Rd Croydon	3	House	\$750,000	11 May 2026
 3/330 Mt Dandenong Rd Croydon	2	Unit	\$671,000	09 May 2026
 4 Broughton Av Croydon	3	House	\$1,075,000	09 May 2026
 5/66 Bayswater Rd Croydon	3	Unit	\$907,000	08 May 2026
 38 Morgan Av Croydon	4	House	\$1,300,000	08 May 2026
 2/34 Fortuna Av Croydon	3	House	\$830,000	07 May 2026
 1 Newhaven La Croydon	4	Townhouse	\$873,000	07 May 2026
 2/314 Mt Dandenong Rd Croydon	3	Townhouse	\$785,000	07 May 2026
 18 Mcpherson Dr Croydon	4	House	\$1,190,000	07 May 2026
 22 Cass Av Croydon	4	House	\$1,737,500	06 May 2026

CROYDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/289 Mt Dandenong Rd Croydon	2	Townhouse	\$610,000	06 May 2026
 13 Ruskin Av Croydon	3	House	\$1,215,000	05 May 2026
 5/5 Bennison St Croydon	2	Townhouse	\$704,000	05 May 2026
 17 Jarvis Av Croydon	3	House	\$1,090,000	04 May 2026
 12/35-43 Kent Av Croydon	2	Unit	\$650,000	03 May 2026
 23 Jesmond Rd Croydon	3	House	\$860,500	02 May 2026
 1/56 Norton Rd CROYDON	3	Townhouse	\$715,000	02 May 2026
 1/69 Kent Av Croydon	3	Unit	\$850,000	01 May 2026
 8/10-12 Ray St Croydon	2	Unit	\$625,000	30 Apr 2026
 3/236 Dorset Rd Croydon	2	Unit	\$675,000	30 Apr 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 01/06/2026

- 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.