



Drumcondra Suburb Report

Your connection to property insights

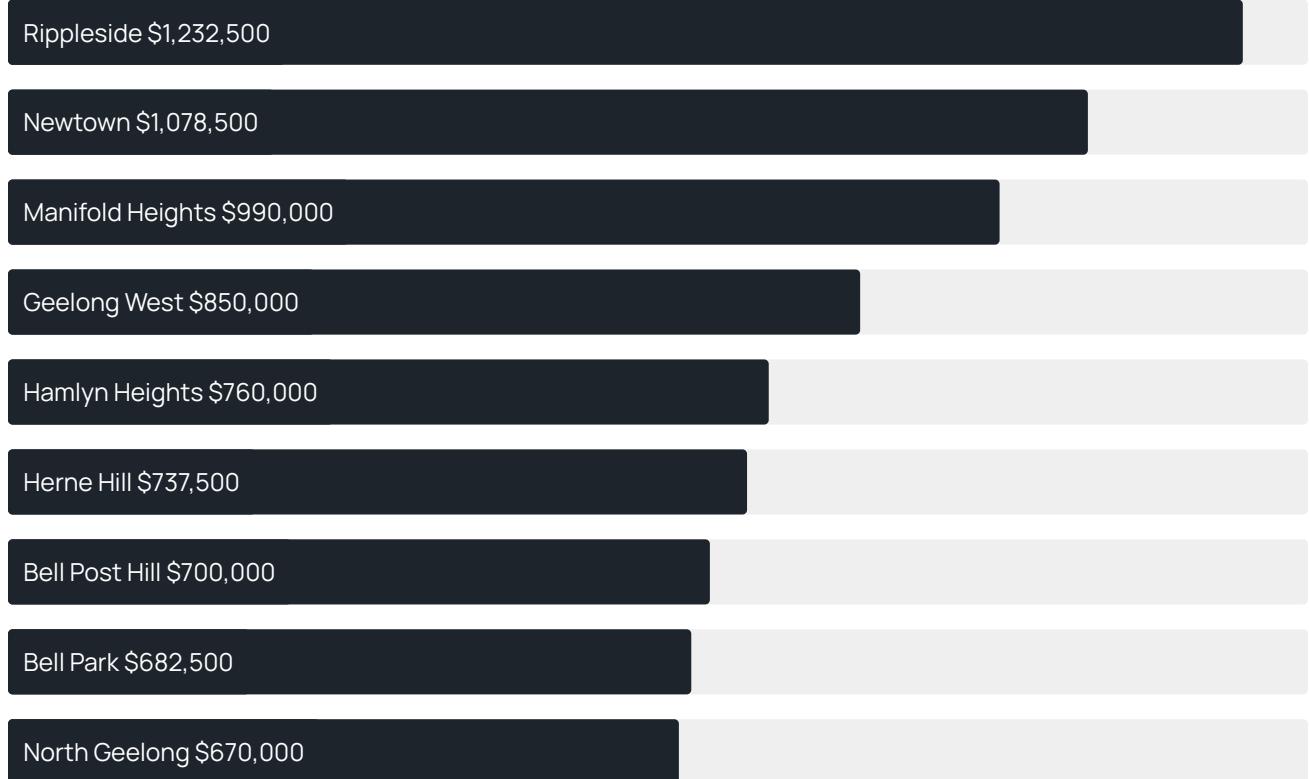


JellisCraig

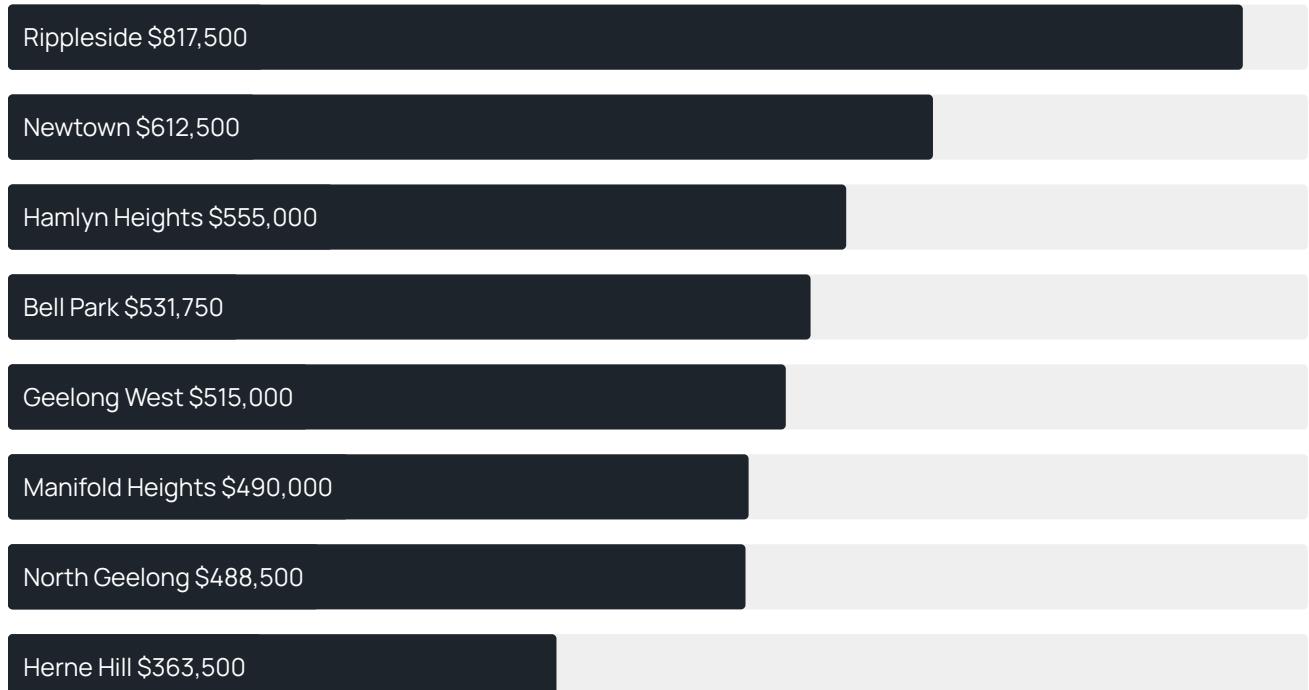
Surrounding Suburbs

DRUMCONDRA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

DRUMCONDRA SUBURB REPORT

Sale method²



Jellis Craig average inspection attendance per listing⁴
groups

Average hold period¹
6.4 years

Insights

Dwelling type⁵



● Houses 90% ● Units 10%

Ownership⁵



● Owned outright 53% ● Mortgaged 26% ● Rented 21%

Population⁵

571

Median asking rent¹

\$520 per week

Population growth⁵

0

Rental yield¹

3.62%

Median age⁵

50 years

Median household size⁵

2.4 people

Recent Drumcondra 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
 5 Glenleith Av Drumcondra	5	House	\$1,920,000	30 Oct 2025
 25 Grandview Gr Drumcondra	5	House	\$1,700,000	27 Oct 2025
 1 Grandview Gr Drumcondra	5	House	\$1,600,000	17 Sep 2025
 24 Wattletree Rd Drumcondra	4	House	\$1,515,000	26 Jun 2025
 3 Glenleith Av Drumcondra	4	House	\$1,750,000	27 May 2025
 3/2-4 Drumcondra Av Drumcondra	2	Unit	\$500,000	09 May 2025
 1/2a Wattletree Rd Drumcondra	2	Unit	\$597,000	06 May 2025



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

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.