



Drumcondra Suburb Report

Your connection to property insights

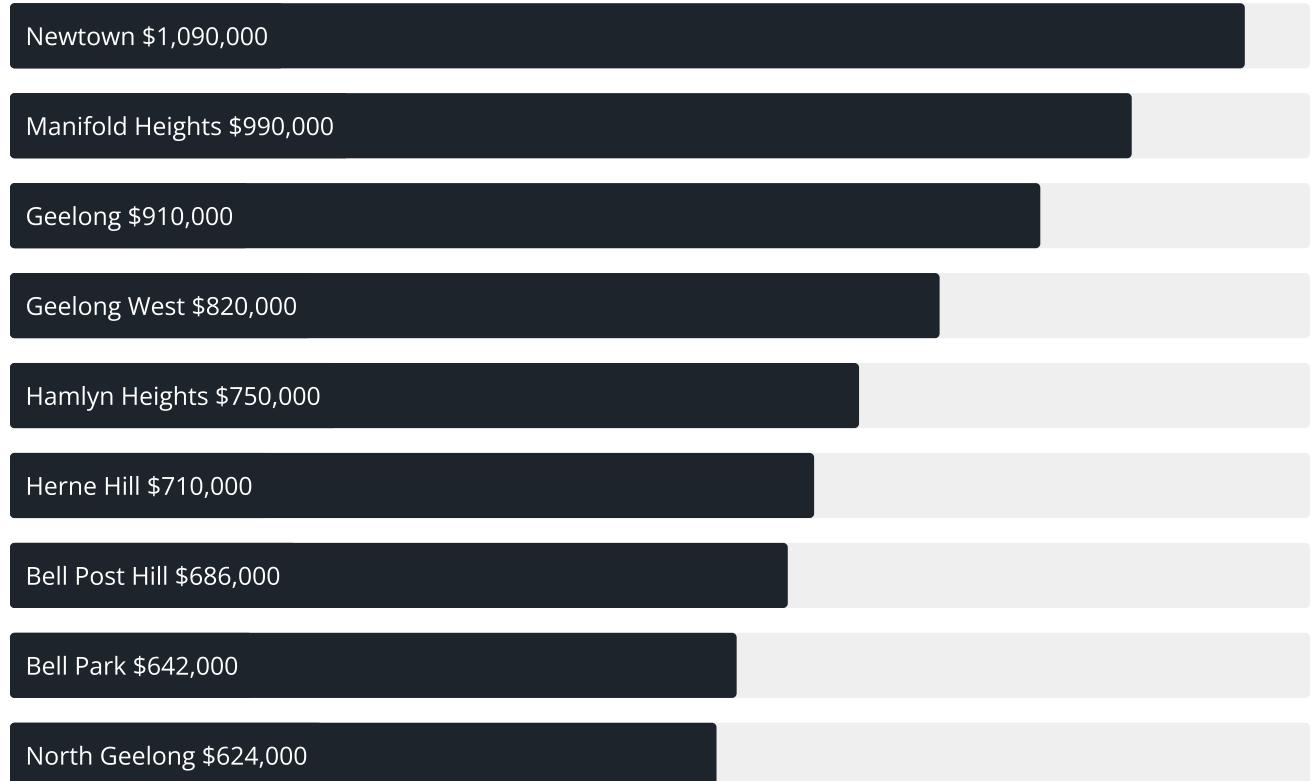


JellisCraig

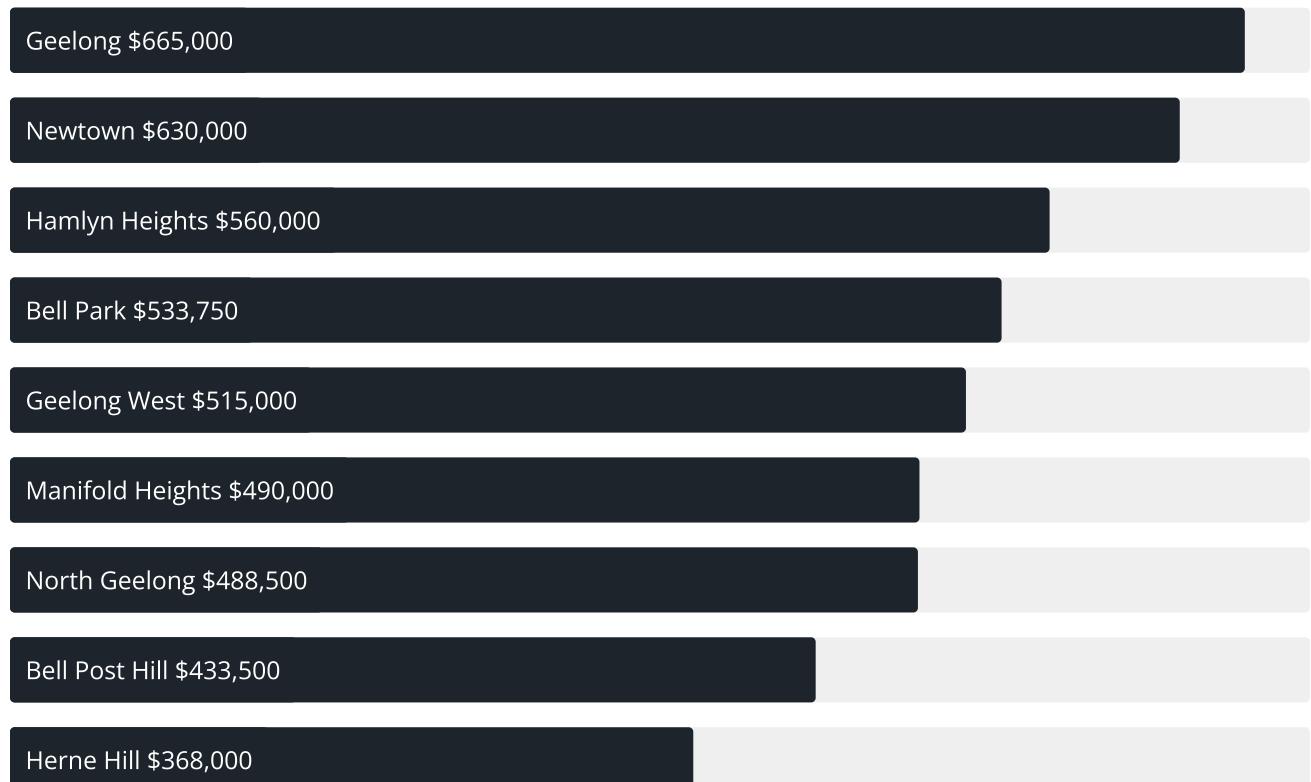
Surrounding Suburbs

DRUMCONDRA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

DRUMCONDRA SUBURB REPORT

Sale method²



● Auction 50%
● Private 50%

Auction clearance rate³

100%

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

DRUMCONDRA SUBURB REPORT

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 08/01/2026

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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