# Drumcondra

# Suburb Report

Your connection to property insights

JellisCraig

# Median house price

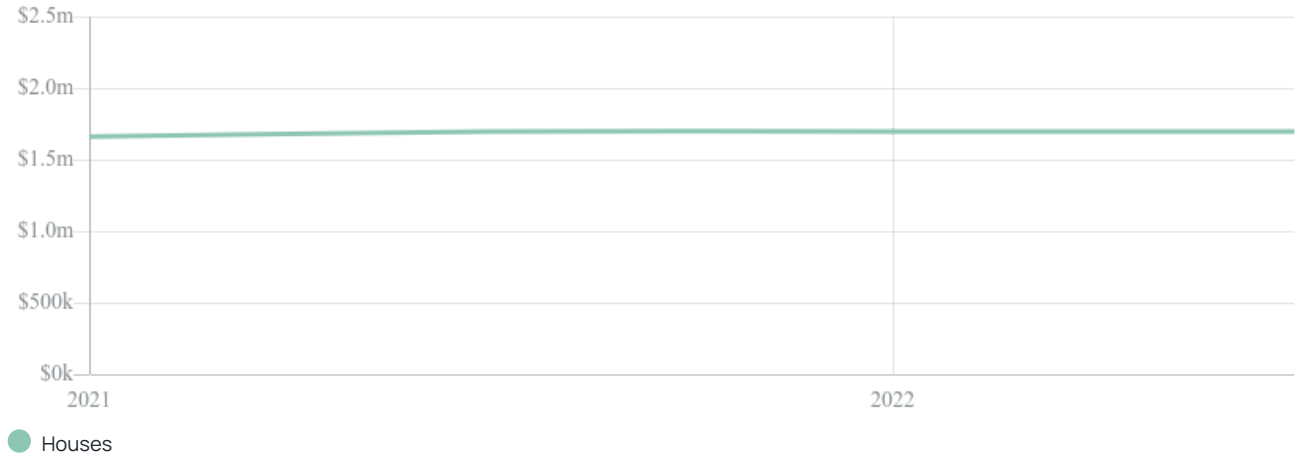
Median[1]

$1.70m

Monthly median price change[2]

0.00% ↓

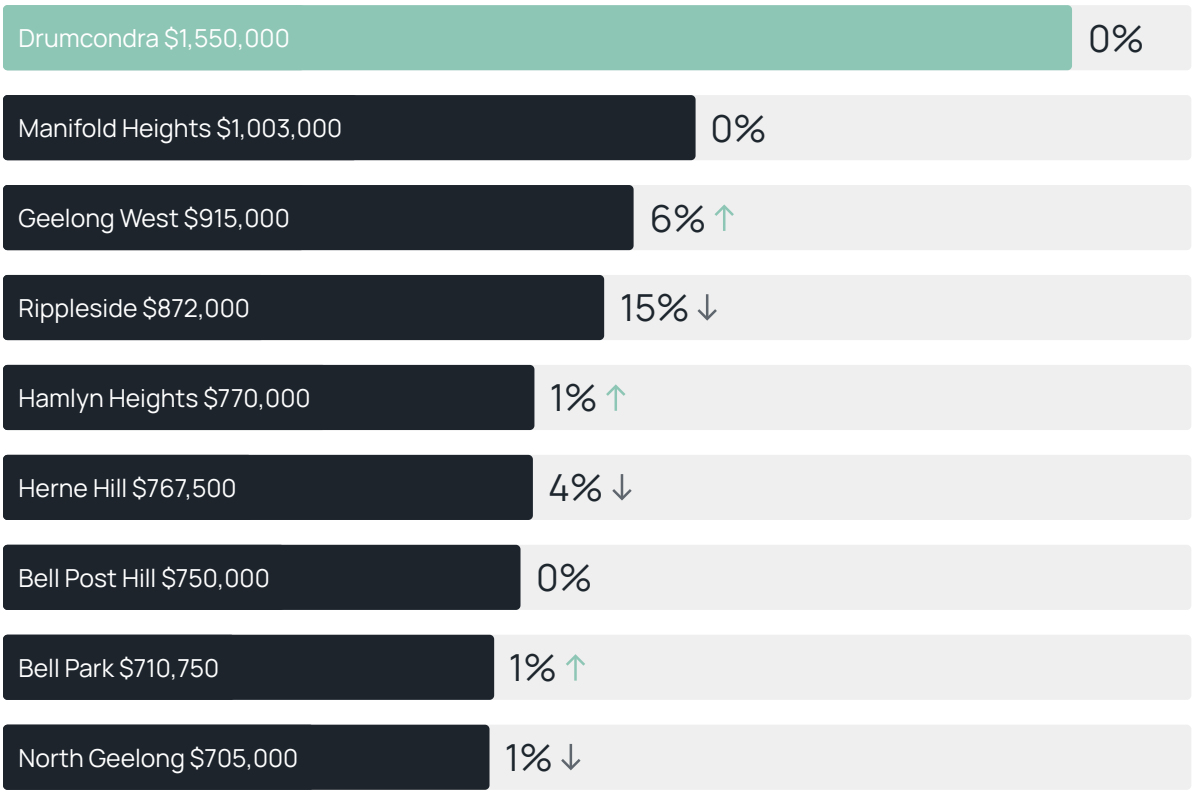
## Drumcondra monthly median property prices[3]



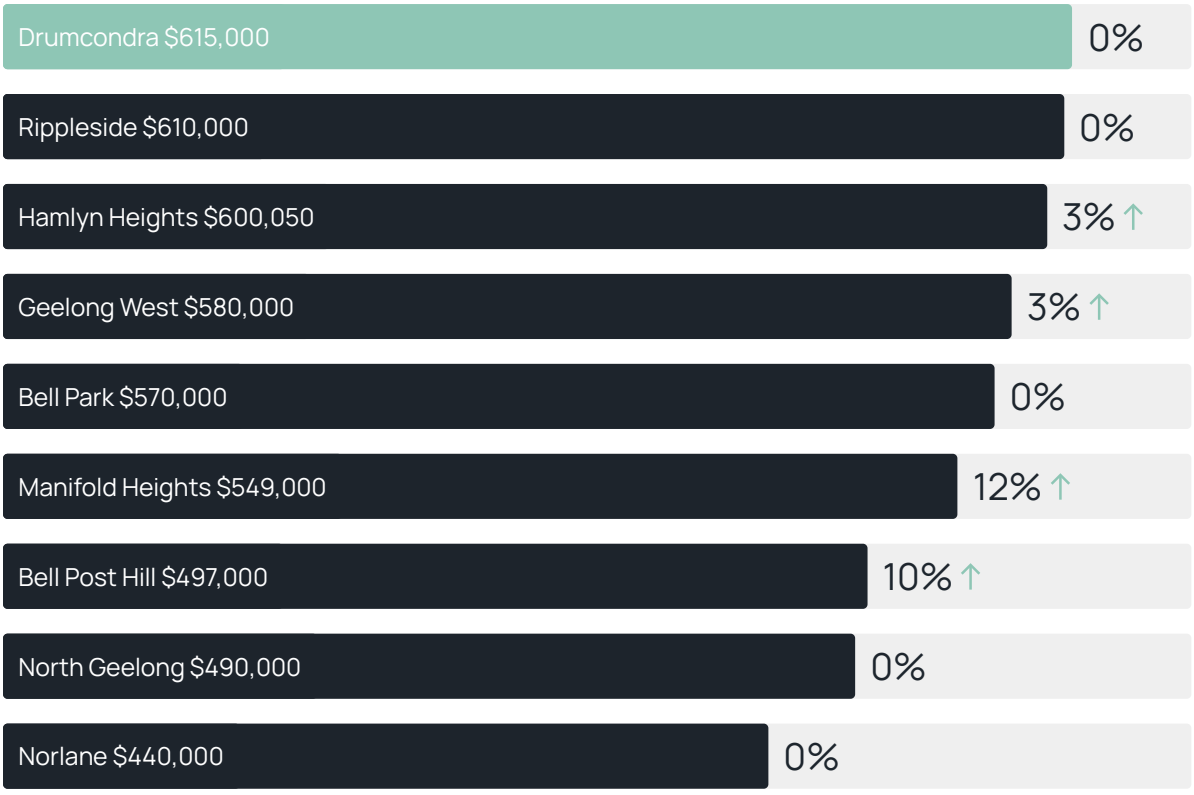



Surrounding Suburbs

## Median house price[1,2]

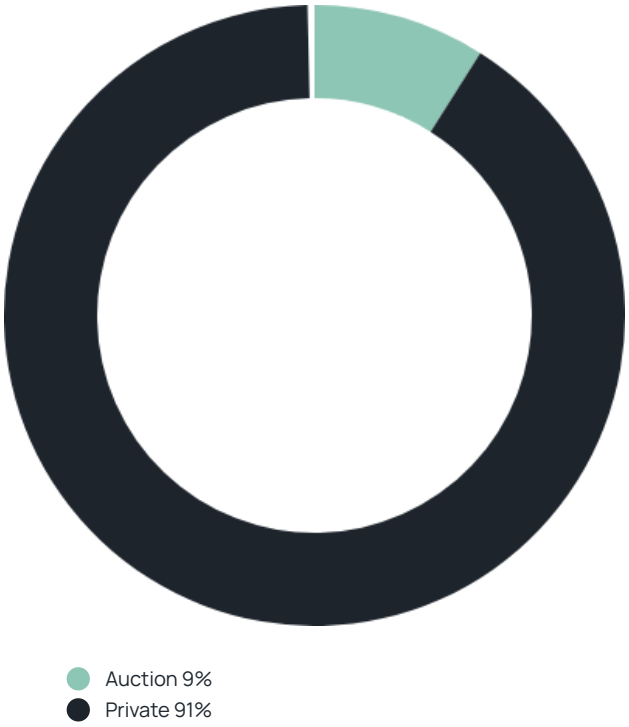



## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Median days on market[5]

| House | Unit |
|---|---|
| 110 days | 47 days |

### Jellis Craig average inspection attendance per listing[6]

24 groups

### Average hold period[1]

| House | Unit |
|---|---|
| 16.2 years | 1.1 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

571

### Population growth[7]

0

### Median age[7]

50 years

### Median household size[7]

2.4 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $810 | $500 |

### Rental yield[8]

| House | Unit |
|---|---|
| 3.47% | 4.92% |

Sold Properties

# Recent Drumcondra sales[5]

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 |
|---|---|---|---|---|
|  7 Glenleith Avenue Drumcondra | 5 | House | $2,300,000 | 24 Oct 2026 |
|  5 Drumcondra Avenue Drumcondra | 5 | House | $1,600,000 | 28 Aug 2026 |
|  5 Beach Parade Drumcondra | 4 | House | $1,820,000 | 21 Aug 2026 |
|  1/2A Wattletree Road Drumcondra | 2 | Unit | $615,000 | 31 Jul 2026 |
|  2 Wattletree Road Drumcondra | 4 | House | Undisclosed | 15 Jun 2026 |
|  3 Lunan Avenue Drumcondra | 4 | House | $1,550,000 | 30 Apr 2026 |
|  5 Bell Parade Drumcondra | 4 | House | $1,500,000 | 10 Apr 2026 |
|  7 Bell Parade Drumcondra | 4 | House | $1,460,000 | 17 Mar 2026 |
|  19 Wattletree Road Drumcondra | 4 | House | $1,560,000 | 24 Feb 2026 |
|  15 Drumcondra Avenue Drumcondra | 4 | House | $2,300,000 | 11 Feb 2026 |

# Sold Properties

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 8 Wattletree Road Drumcondra | 4 | House | $1,965,000 | 25 Dec 2025 |
|  | 3 Drumcondra Avenue Drumcondra | 4 | House | $1,540,000 | 19 Dec 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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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