



Drumcondra

Suburb Report



Your connection to property insights



JellisCraig

DRUMCONDRA SUBURB REPORT

Median house price¹

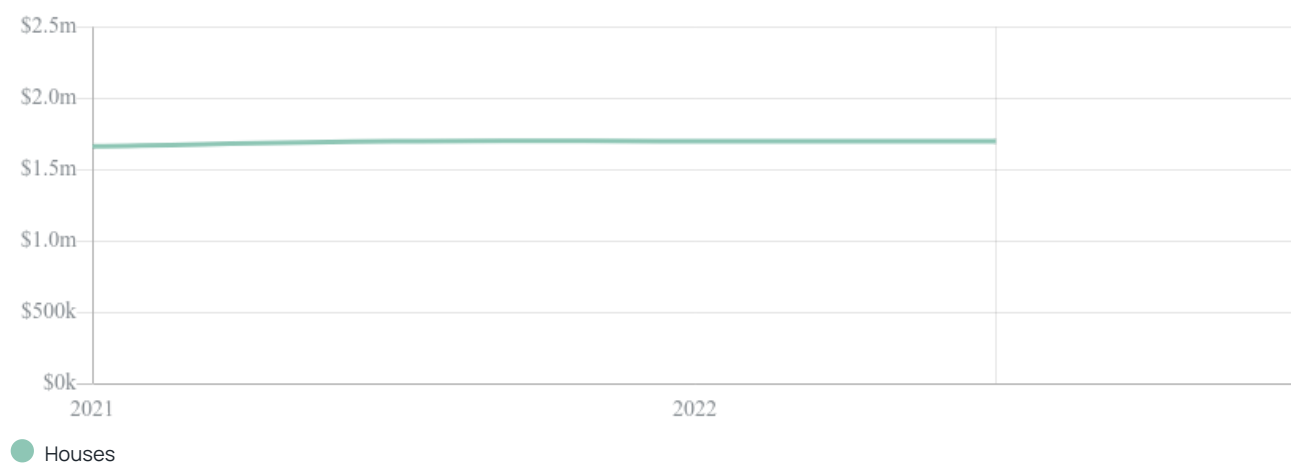
Median

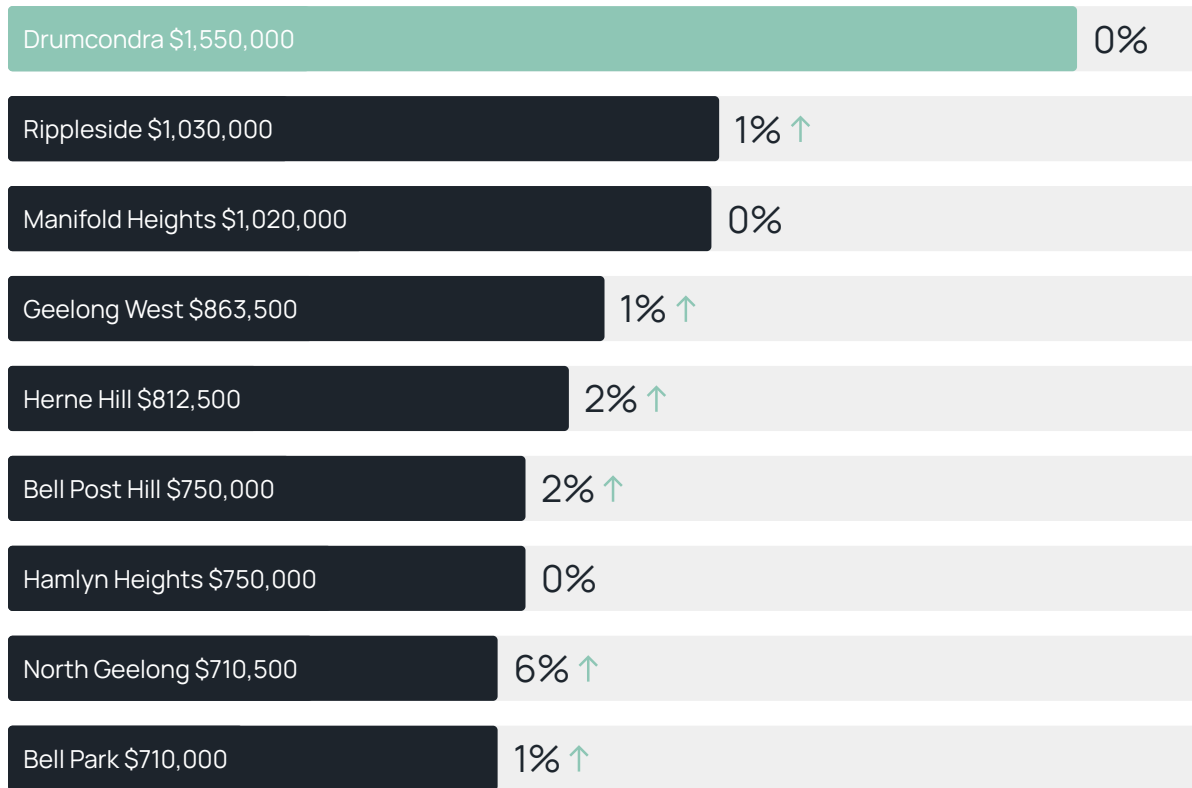
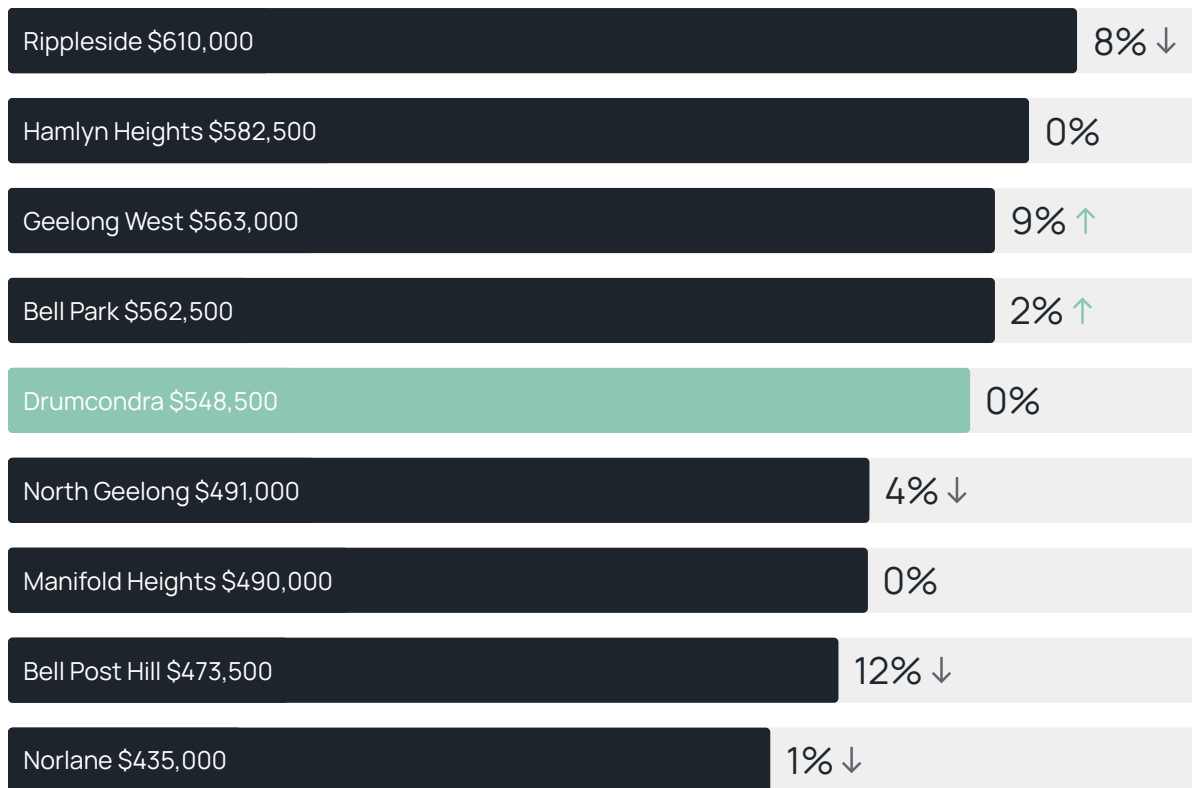
\$1.70m

Quarterly price change

0.00% ↓

Drumcondra quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Median days on market³

House

Unit

132 days

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

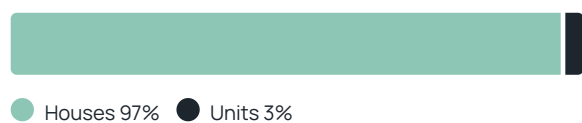
Average hold period¹

House

Unit

12.6 years

10.7 years

Dwelling type⁵Population⁵

571

Ownership⁵Median asking rent per week¹

Unit

\$810

\$400

Population growth⁵

0

Rental yield¹

House

Unit

3.55%

4.78%

Median age⁵

50 years

Median household size⁵

2.4 people

Recent Drumcondra sales²

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
 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
 8 Wattletree Road Drumcondra	4	House	\$1,965,000	25 Dec 2025
 3 Drumcondra Avenue Drumcondra	4	House	\$1,540,000	19 Dec 2025
 5 Glenleith Avenue Drumcondra	5	House	\$1,920,000	30 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 1 Grandview Grove Drumcondra	5	House	\$1,600,000	17 Sep 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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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