

# Epping Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## EPPING SUBURB REPORT

Median house price<sup>1</sup>

Median

\$750k

Quarterly price change

2.73% 

Median unit price<sup>1</sup>

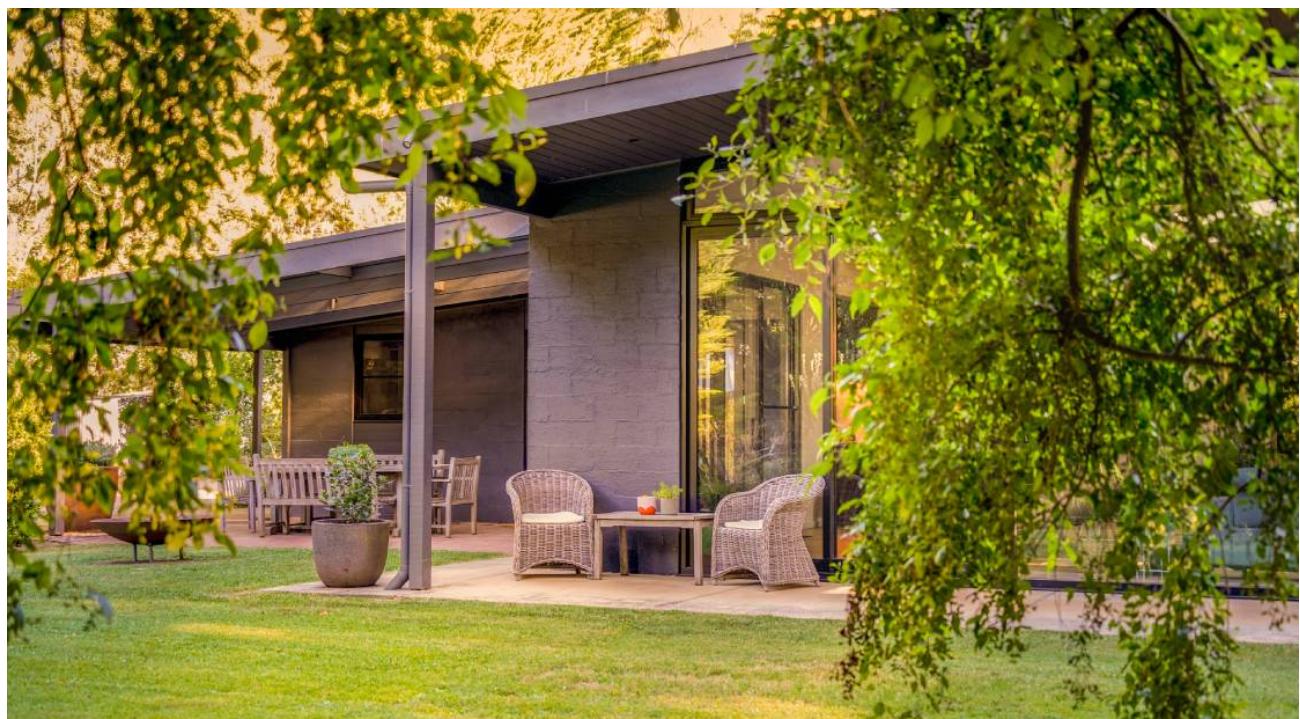
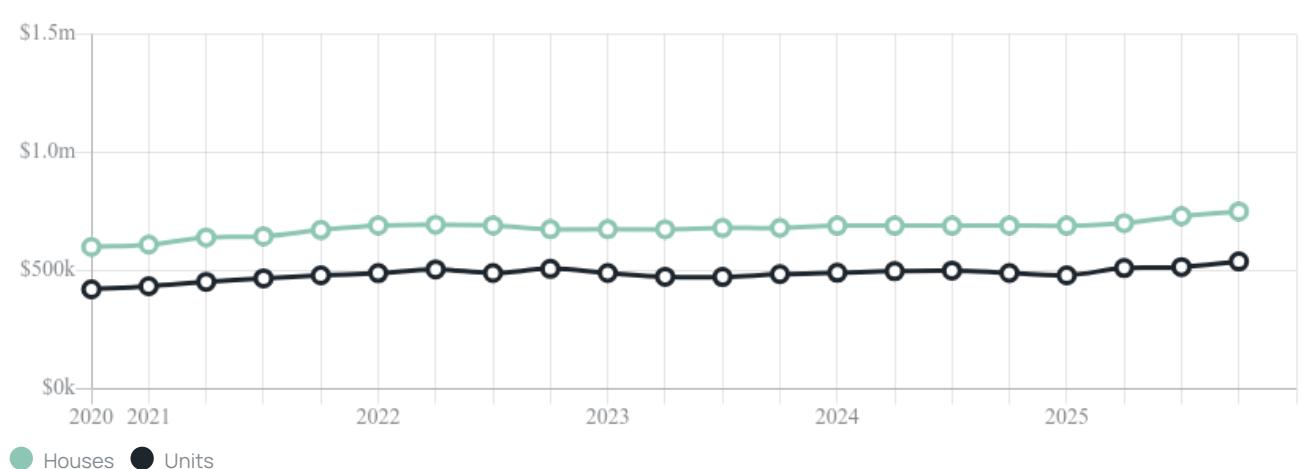
Median

\$539k

Quarterly price change

4.66% 

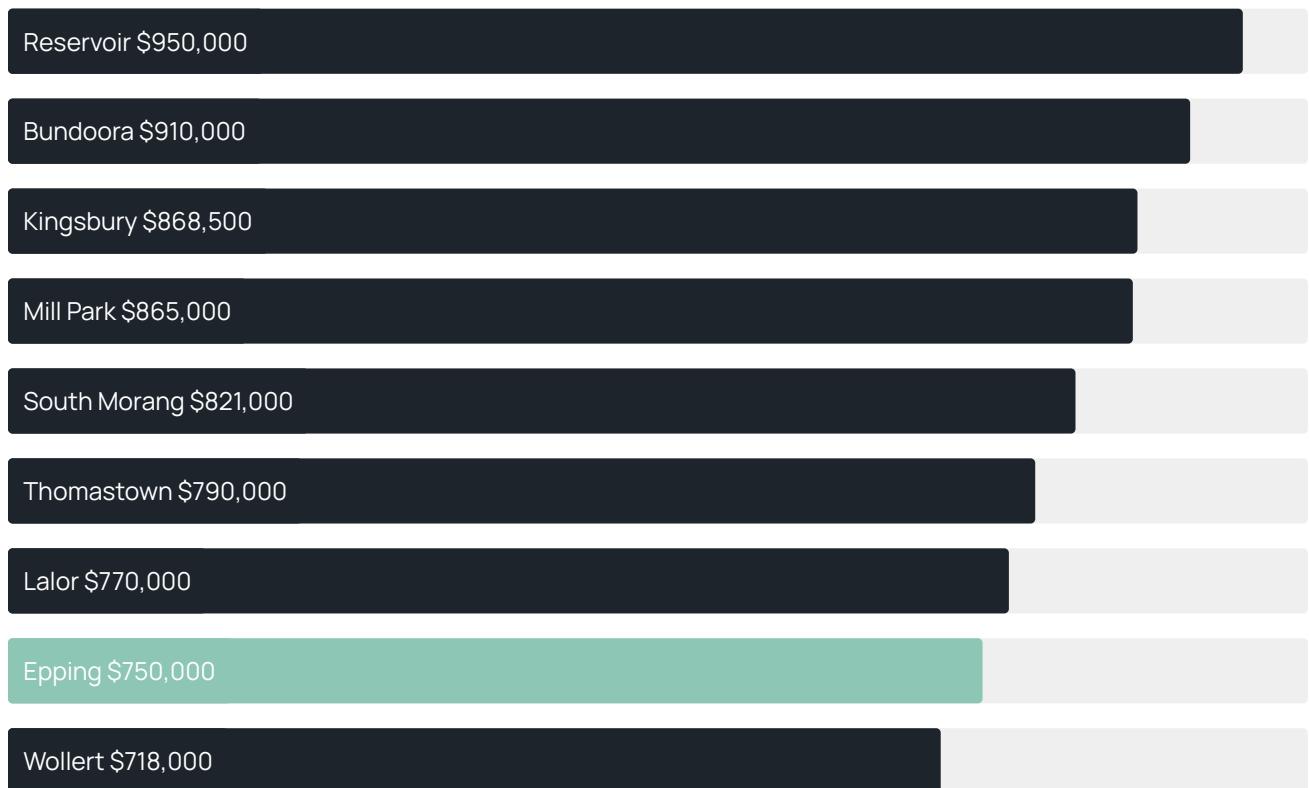
Quarterly price change<sup>1</sup>



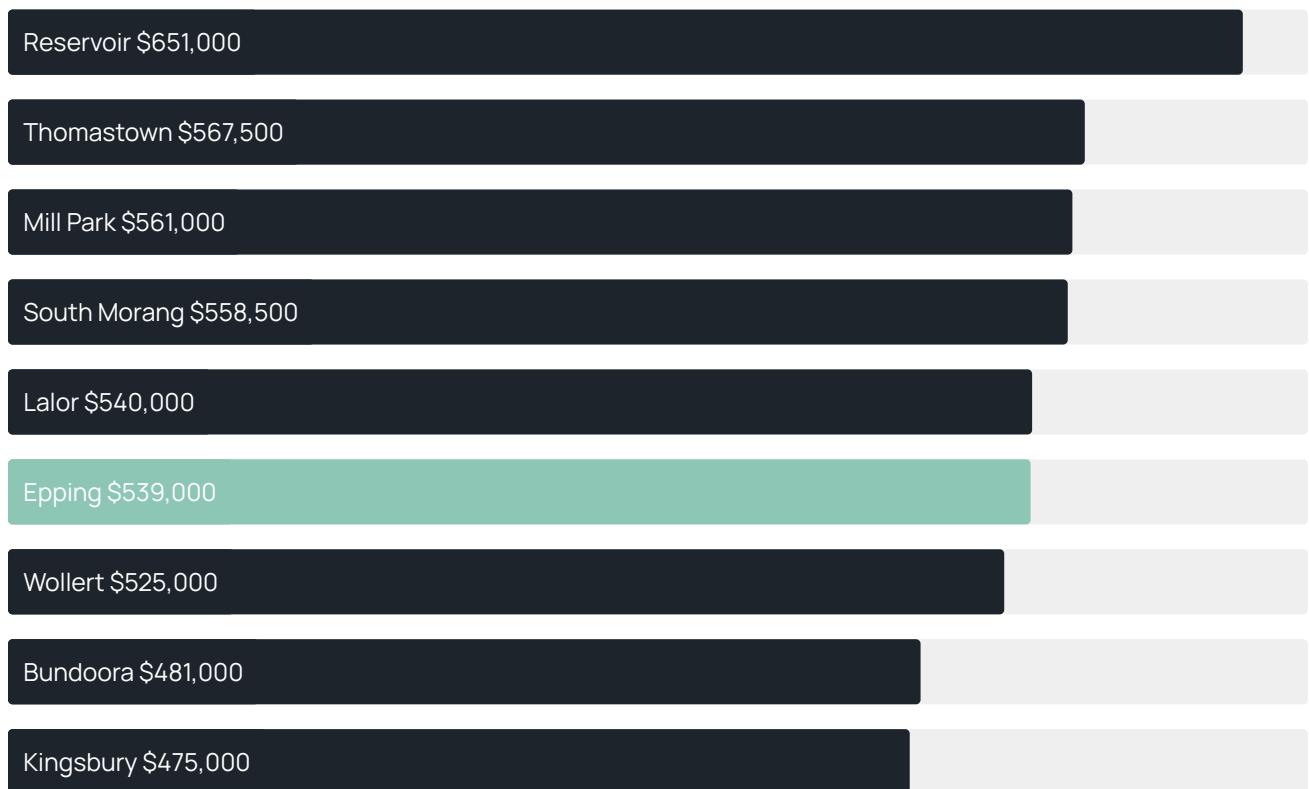
# Surrounding Suburbs

## EPPING SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

EPPING SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 64%  
● Private 36%

## Auction clearance rate<sup>3</sup>

82.35%

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## Median days on market<sup>3</sup>

29 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

29 groups

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## Average hold period<sup>1</sup>

6.6 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 81% ● Units 19%

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## Ownership<sup>5</sup>



● Owned outright 28% ● Mortgaged 46% ● Rented 26%

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## Population<sup>5</sup>

33,489

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## Median asking rent<sup>1</sup>

\$550 per week

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## Population growth<sup>5</sup>

3.38%

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## Rental yield<sup>1</sup>

4.01%

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## Median age<sup>5</sup>

35 years

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## Median household size<sup>5</sup>

2.9 people

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## EPPING SUBURB REPORT

### Recent Epping 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3 Calendula Cirt Epping	3	House	\$737,000	31 Jan 2026
 23 Savannah Cr Epping	4	House	\$715,000	31 Jan 2026
 2 Ferraro Cl Epping	3	House	\$732,500	31 Jan 2026
 3/16 Rufus St Epping	2	Unit	\$535,000	31 Jan 2026
 22a Howard St Epping	2	House	\$651,000	31 Jan 2026
 35 Paior Cirt Epping	3	House	\$550,000	30 Jan 2026
 2 Broadleaf Dr Epping	5	House	\$860,000	22 Jan 2026
 27 Camouflage Dr Epping	4	House	\$782,500	15 Jan 2026
 11 Lanark St Epping	3	House	\$850,000	14 Jan 2026
 32 Church St Epping	3	House	\$851,000	29 Dec 2025

# Sold Properties

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 102/90 Epping Rd Epping	1	Apartment	\$300,000	24 Dec 2025
 6/16 Young St Epping	2	Unit	\$495,000	23 Dec 2025
 57 Hayston Blvd Epping	3	House	\$760,000	22 Dec 2025
 12 Helios Wlk Epping	3	Townhouse	\$625,000	22 Dec 2025
 18 Narina Way Epping	4	House	\$825,000	22 Dec 2025
 44 Gatestone Rd Epping	3	House	\$727,500	22 Dec 2025
 4 Bernhardt Dr Epping	4	House	\$760,000	22 Dec 2025
 11 Juggal Cl Epping	3	House	\$667,000	21 Dec 2025
 7 Courtney Pl Epping	5	House	\$744,000	20 Dec 2025
 5 Yeadon Ct Epping	5	House	\$890,000	20 Dec 2025

# Sold Properties

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/64d Narina Way Epping	3	Townhouse	\$527,000	20 Dec 2025
 2 Acheron St Epping	3	House	\$702,000	20 Dec 2025
 40 Houston St EPPING	4	House	\$1,046,000	20 Dec 2025
 9 Tootgarook La Epping	3	Townhouse	\$645,000	19 Dec 2025
 55 Derby Dr Epping	3	House	\$740,000	19 Dec 2025
 19 Koukoura Dr Epping	3	House	\$665,000	18 Dec 2025
 9 Euroa St Epping	3	House	\$662,000	15 Dec 2025
 3 Palmero St Epping	2	House	\$530,000	15 Dec 2025
 1 Marina St Epping	4	House	\$825,000	15 Dec 2025
 12 Celadon St Epping	4	House	\$800,000	13 Dec 2025



**Jellis Craig Northcote**  
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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.

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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

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