



Epping

# Suburb Report



Your connection to property insights



**JellisCraig**

EPPING SUBURB REPORT

Median house price<sup>1</sup>

Median

\$750k

Quarterly price change

2.73% ↑

Median unit price<sup>1</sup>

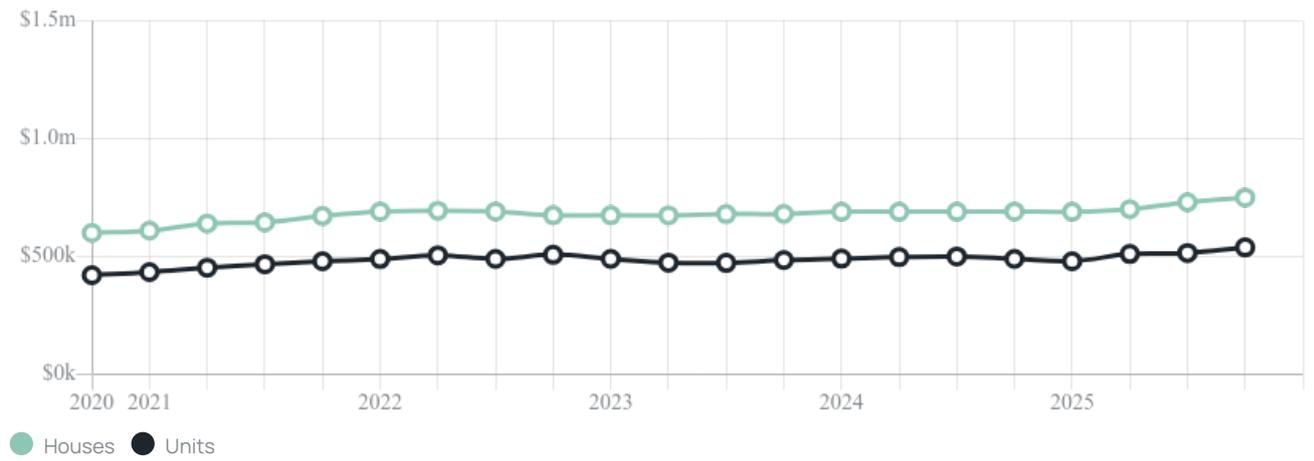
Median

\$539k

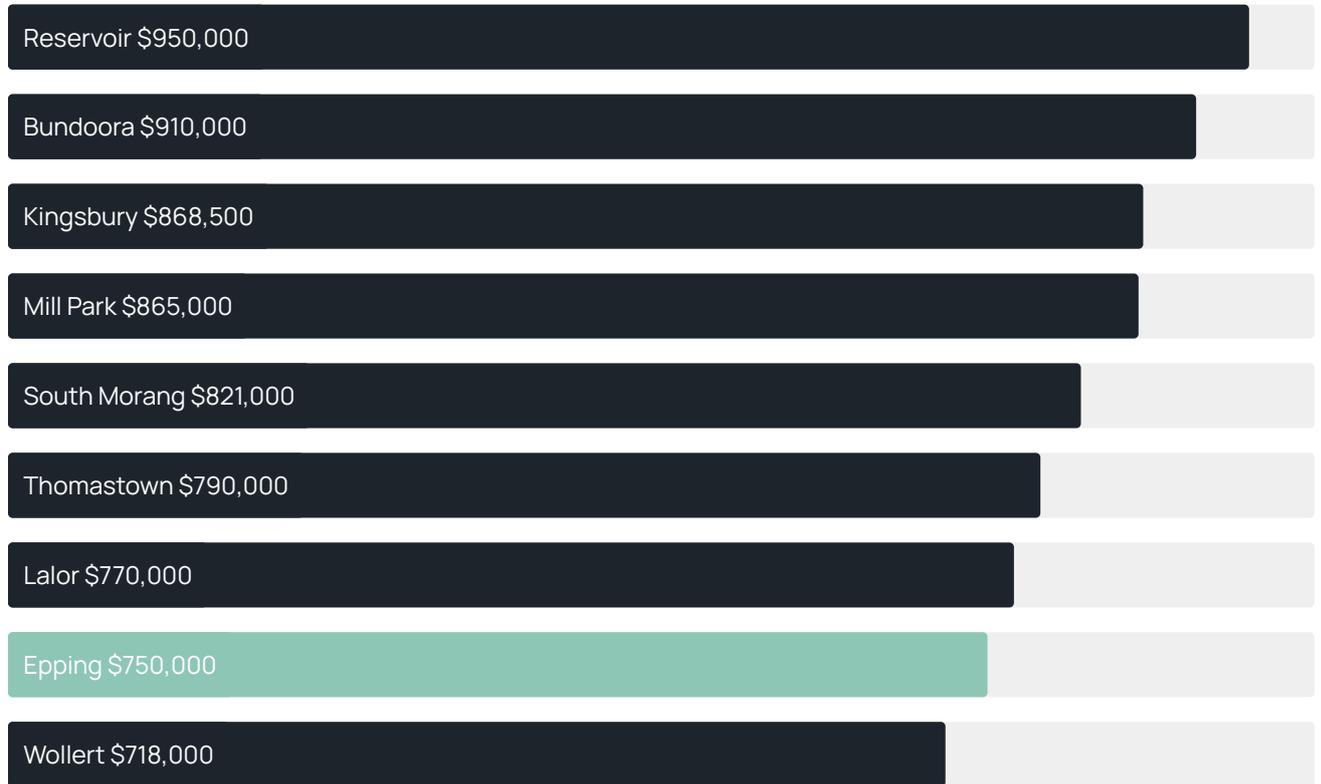
Quarterly price change

4.66% ↑

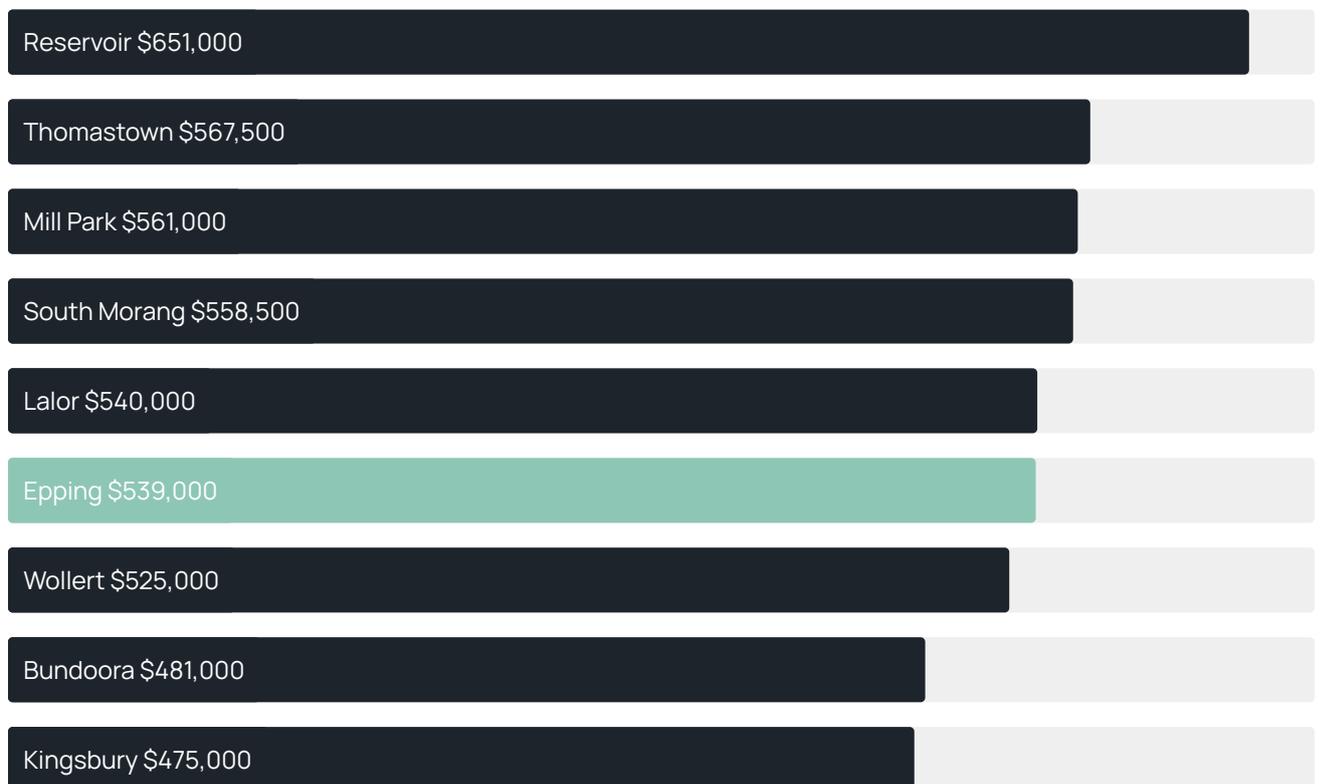
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 68%
- Private 32%

Auction clearance rate<sup>3</sup>

82.35%

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

29 days

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

29 groups

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



- Houses 81%
- Units 19%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

33,489

Median asking rent<sup>1</sup>

\$550 per week

Population growth<sup>5</sup>

3.38%

Rental yield<sup>1</sup>

4.01%

Median age<sup>5</sup>

35 years

Median household size<sup>5</sup>

2.9 people

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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 61 Calendula Cirt Epping	3	House	\$622,000	28 Feb 2026
 607 Dalton Rd Epping	3	House	\$756,000	28 Feb 2026
 9 The Dairy Epping	3	House	\$687,000	28 Feb 2026
 29 Chocolate Lilly St Epping	4	House	\$845,600	28 Feb 2026
 37 Bacchus Dr Epping	4	House	\$800,000	28 Feb 2026
 39 Pommel Cr Epping	4	House	\$850,000	24 Feb 2026
 73 Dargile Cirt Epping	3	House	\$690,000	23 Feb 2026
 9 Orana Pl Epping	4	House	\$827,000	21 Feb 2026
 2 Amalfi Pl Epping	6	House	\$1,320,000	21 Feb 2026
 17 Eskay Rd Epping	3	House	\$720,000	21 Feb 2026

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Sunbird Gdns Epping	4	House	\$725,000	21 Feb 2026
 16 Broadleaf Dr Epping	3	House	\$778,000	21 Feb 2026
 103/42 Rufus St Epping	1	Apartment	\$330,000	20 Feb 2026
 6 Benaud Pl Epping	3	House	\$740,000	20 Feb 2026
 25 Brigantia St Epping	3	House	\$638,750	20 Feb 2026
 2 Milyan Way Epping	3	Townhouse	\$645,000	17 Feb 2026
 4 Lionheart Ct Epping	4	House	\$955,000	16 Feb 2026
 15 Tourmaline Dr Epping	4	House	\$872,500	14 Feb 2026
 12 Gibbons Dr Epping	3	House	\$780,000	14 Feb 2026
 5/13 Blainey Cr Epping	2	Townhouse	\$557,000	14 Feb 2026

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Zinnober Gdns Epping	4	House	\$825,000	11 Feb 2026
 210/88 Epping Rd Epping	2	Apartment	\$430,000	10 Feb 2026
 8 Pitchstone Cirt Epping	4	House	\$730,000	10 Feb 2026
 8 Ravensthorpe La Epping	3	House	\$665,000	07 Feb 2026
 25 Anglers Dr Epping	4	House	\$765,000	07 Feb 2026
 19 Wotan Dr Epping	3	House	\$728,000	07 Feb 2026
 19a Houston St Epping	3	House	\$702,000	07 Feb 2026
 1/15 Bluebell Dr Epping	2	Townhouse	\$565,000	07 Feb 2026
 102/42 Rufus St Epping	2	Apartment	\$417,000	06 Feb 2026
 6 Joanne Ct Epping	4	House	\$1,070,000	05 Feb 2026



**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 01/03/2026

- 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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