



Epping

# Suburb Report



Your connection to property insights



**JellisCraig**

EPPING SUBURB REPORT

Median house price<sup>1</sup>

Median

\$760k

Quarterly price change

1.33% ↑

Median unit price<sup>1</sup>

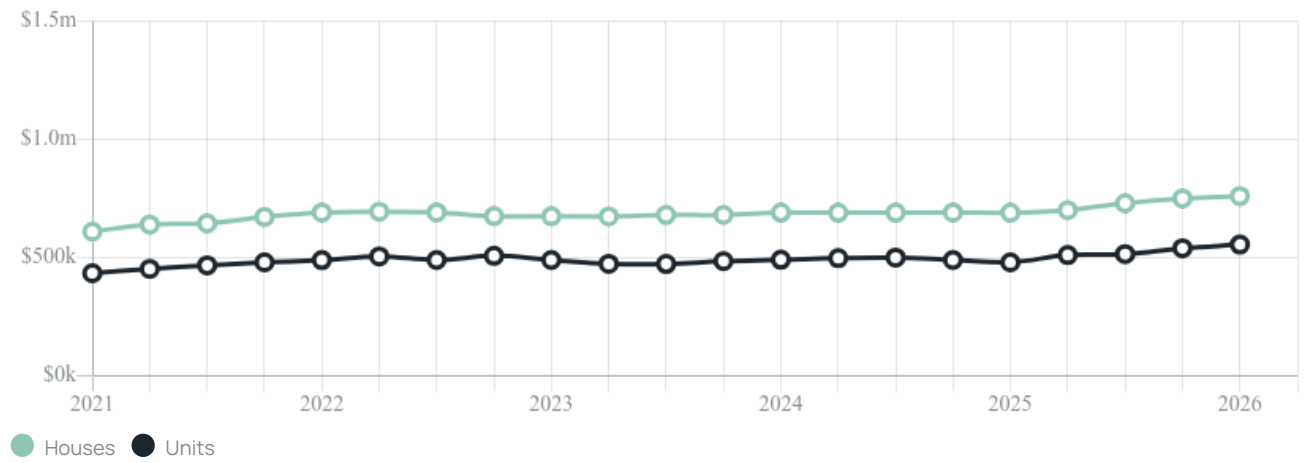
Median

\$555k

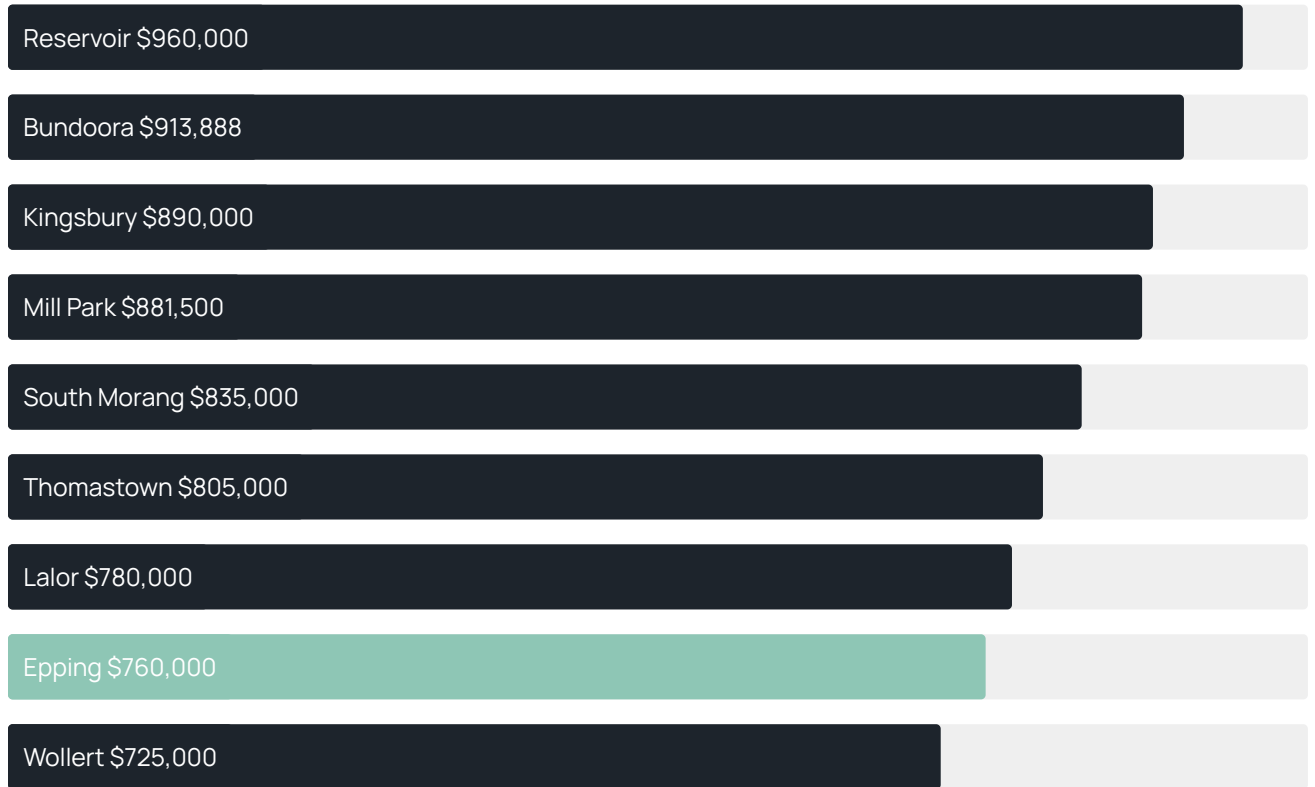
Quarterly price change

2.87% ↑

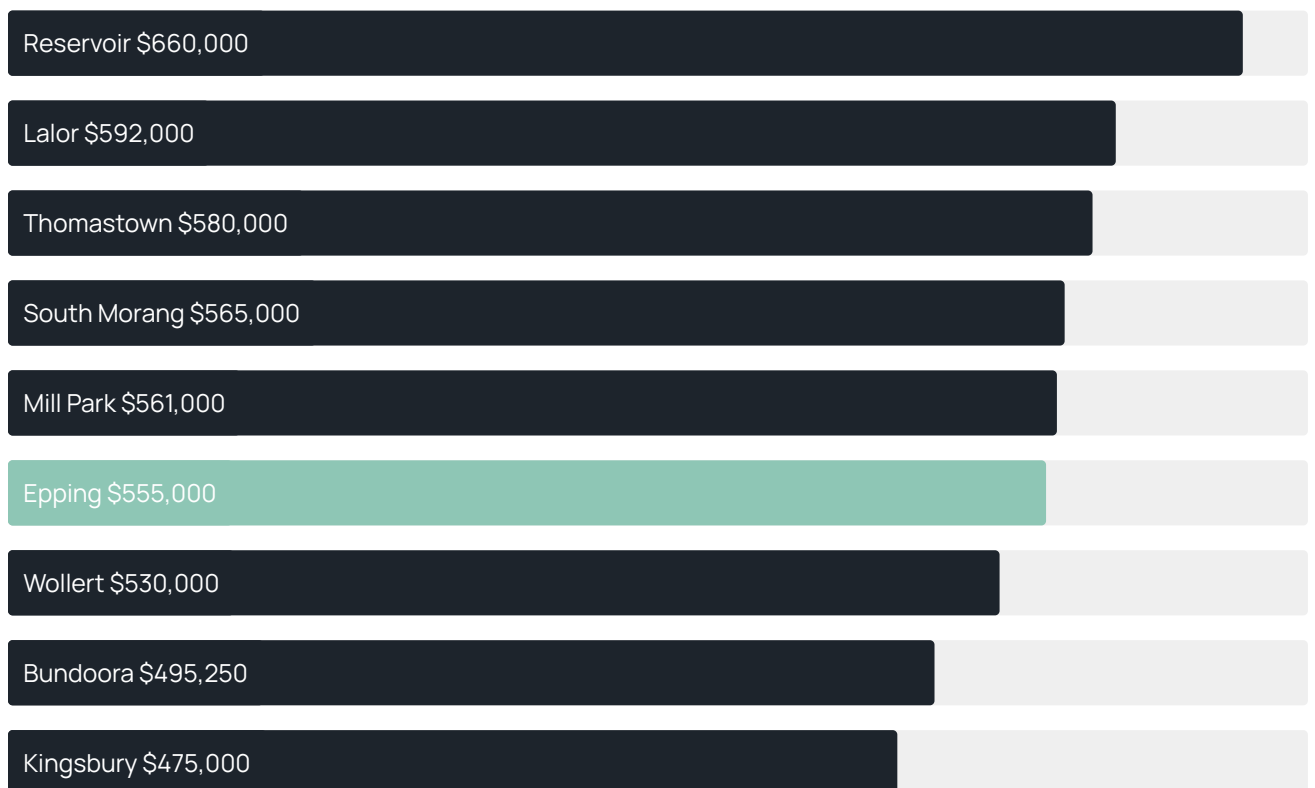
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 72%  
● Private 28%

Auction clearance rate<sup>3</sup>

87.1%

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

Address	Bedrooms	Type	Price	Sold
 7 Ballanoma Green Epping	4	House	\$850,000	25 Apr 2026
 13 Hickory Pl Epping	3	House	\$675,000	21 Apr 2026
 7/38 Coulstock St EPPING	3	Unit	\$580,000	18 Apr 2026
 70 Maserati Dr Epping	3	Townhouse	\$702,000	18 Apr 2026
 1/53 Memorial Av Epping	2	Unit	\$485,000	18 Apr 2026
 48 Manor House Dr Epping	3	House	\$785,000	18 Apr 2026
 5 Narin Ct Epping	4	House	\$930,000	18 Apr 2026
 17 Mcdonalds Rd Epping	3	House	\$648,000	18 Apr 2026
 108 Childs Rd Epping	3	House	\$783,000	18 Apr 2026
 10 Carousel Ct Epping	3	House	\$861,000	18 Apr 2026

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 88 Peppercorn Pde Epping	3	House	\$762,000	18 Apr 2026
 3 Albert Ct Epping	4	House	\$2,182,000	18 Apr 2026
 50 Northumberland Dr Epping	3	House	\$725,000	18 Apr 2026
 1 Durban Ct Epping	3	House	\$715,000	18 Apr 2026
 1/46 Wedge St Epping	2	Unit	\$595,000	17 Apr 2026
 12 Fertile St Epping	4	House	\$800,000	16 Apr 2026
 1 Athena Pl Epping	5	House	\$840,000	13 Apr 2026
 14 Antill Rise Epping	2	House	\$540,000	13 Apr 2026
 7 Cleeland Cl Epping	3	House	\$670,000	11 Apr 2026
 8/16 Rufus St Epping	2	Unit	\$544,000	10 Apr 2026

## EPPING SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Pitchstone Cirt Epping	4	House	\$700,000	07 Apr 2026
 87 Lyndarum Dr Epping	3	Townhouse	\$680,000	02 Apr 2026
 2 Manor House Dr Epping	5	House	\$950,000	30 Mar 2026
 2a Dransfield Way Epping	4	House	\$765,000	30 Mar 2026
 91 Peppercorn Pde EPPING	4	House	\$862,500	30 Mar 2026
 9 Plymouth Ct Epping	3	House	\$780,000	30 Mar 2026
 1/26 Loxton Tce Epping	3	House	\$665,000	28 Mar 2026
 3 Roxburgh Ct Epping	4	House	\$855,000	28 Mar 2026
 18 Karagola Tce Epping	3	House	\$800,000	28 Mar 2026
 631 Dalton Rd Epping	3	House	\$760,000	28 Mar 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 01/05/2026

- 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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