Epping

# Suburb Report

Your connection to property insights

JellisCraig

Property Prices

## Median house price

Median[1]

$730k

Monthly median price change[2]

-0.35% ↓

## Median unit price

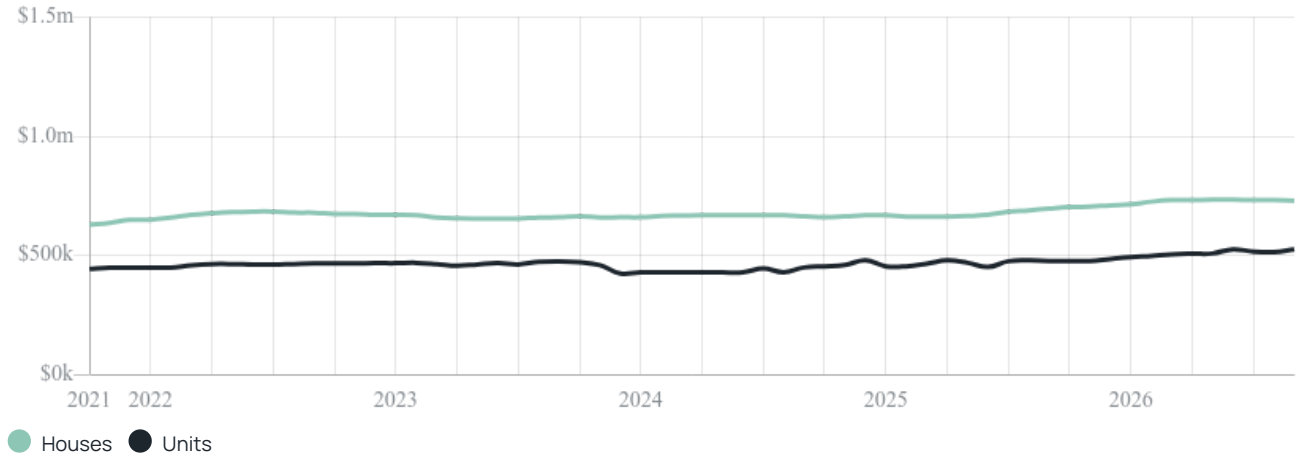
Median[1]

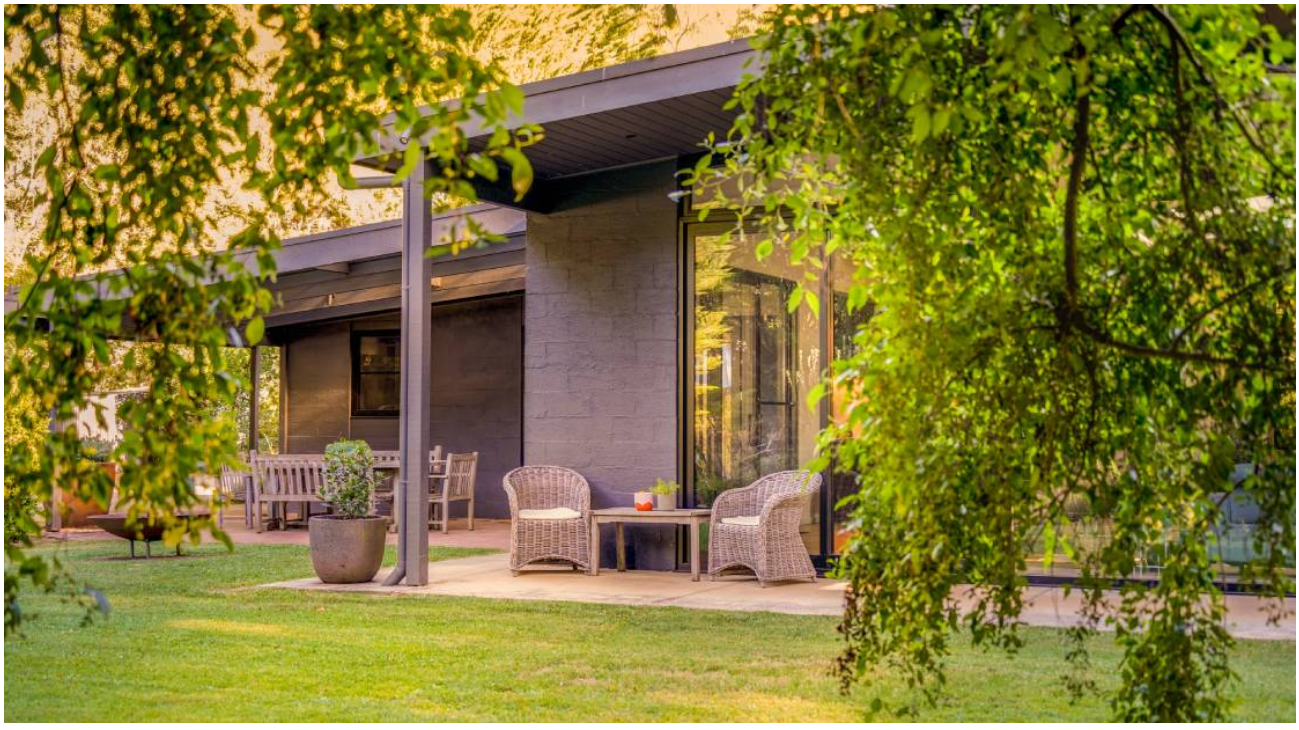
$527k

Monthly median price change[2]

2.33% ↑

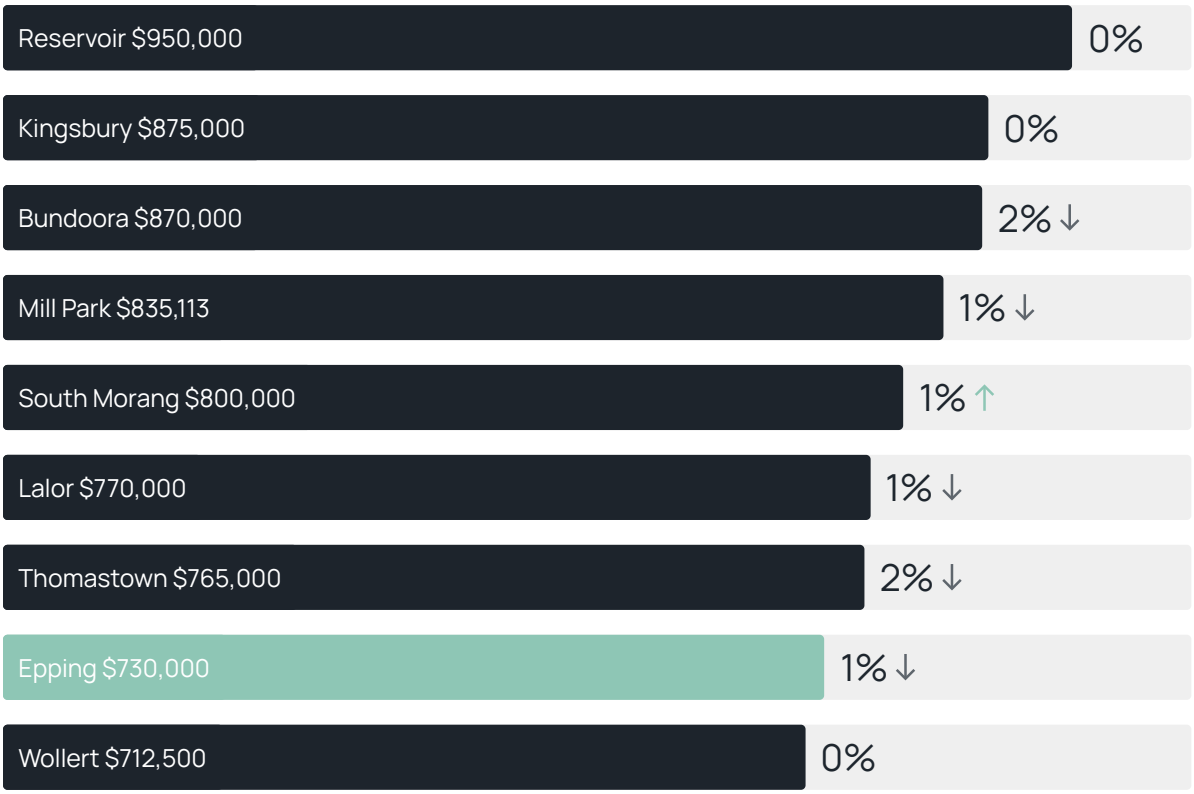
## Epping monthly median property prices[3]



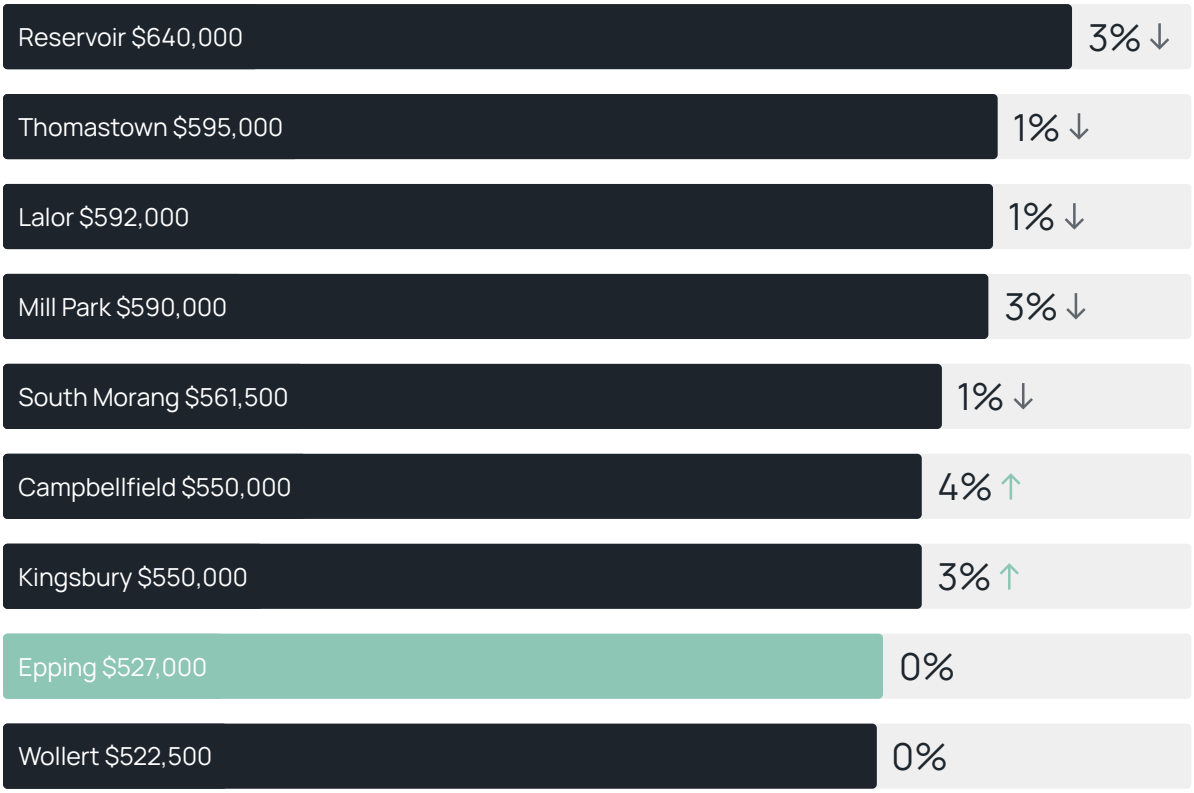



Surrounding Suburbs

## Median house price[1,2]




## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Auction clearance rate[4]

53%

### Median days on market[5]

| House | Unit |
|---|---|
| 30 days | 30 days |

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

26 groups

### Average hold period[1]

| House | Unit |
|---|---|
| 12.7 years | 9.4 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

33,489

### Population growth[7]

3.38%

### Median age[7]

35 years

### Median household size[7]

2.9 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $550 | $483 |

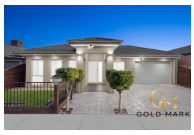
### Rental yield[8]

| House | Unit |
|---|---|
| 4.02% | 4.83% |

Sold Properties

# Recent Epping sales[5]

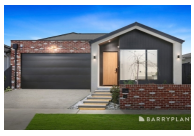
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 28 Pentland Drive Epping | 3 | House | $720,000 | 30 Oct 2026 |
|  | 5 City View Crescent Epping | 5 | House | $1,775,000 | 29 Oct 2026 |
|  | 90 Dargile Circuit Epping | 4 | House | $840,000 | 28 Oct 2026 |
|  | 9 The Mears Epping | 3 | House | $660,000 | 28 Oct 2026 |
|  | 231 Mcdonalds Road Epping | 4 | House | $828,000 | 28 Oct 2026 |
|  | 1 Glendale Avenue Epping | 3 | House | $547,000 | 26 Oct 2026 |
|  | 3 Dodd Lane Epping | 4 | House | $690,000 | 26 Oct 2026 |
|  | 11 Parchment Place Epping | 2 | House | $500,000 | 26 Oct 2026 |
|  | 20 Juggal Close Epping | 3 | House | $702,500 | 24 Oct 2026 |
|  | 2 Bail Street Epping | 4 | House | $782,000 | 23 Oct 2026 |

EPPING SUBURB REPORT

| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 14 Cabot Drive Epping | 3 | House | $732,000 | 22 Oct 2026 |
|  | 102/82 Epping Road Epping | 1 | Apartment | $340,000 | 21 Oct 2026 |
|  | 19 Savannah Crescent Epping | 3 | House | $670,000 | 20 Oct 2026 |
|  | Lot 107/65A Tesselaar Road Epping | 4 | House | Undisclosed | 19 Oct 2026 |
|  | 17 Anglers Drive Epping | 3 | House | $780,000 | 19 Oct 2026 |
|  | 12 Winterton Close Epping | 3 | House | $655,000 | 17 Oct 2026 |
|  | 10 Amarath Circuit Epping | 4 | House | $730,000 | 17 Oct 2026 |
|  | 2/49 Peppercorn Parade Epping | 2 | Unit | $490,000 | 17 Oct 2026 |
|  | 8/7 Kalman Road Epping | 3 | Townhouse | $490,000 | 16 Oct 2026 |
|  | 7 Dressage Place Epping | 5 | House | Undisclosed | 15 Oct 2026 |

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| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 7 Bradman Terrace Epping | 4 | House | $1,090,000 | 15 Oct 2026 |
|  | 19 Guinea Court Epping | 3 | House | $737,888 | 15 Oct 2026 |
|  | 22 Howard Street Epping | 2 | House | $595,000 | 14 Oct 2026 |
|  | 9 Cover Link Epping | 3 | Townhouse | $650,000 | 13 Oct 2026 |
|  | 24 Cerise Avenue Epping | 4 | House | $835,000 | 13 Oct 2026 |
|  | 19 Seeber Street Epping | 3 | House | $500,000 | 11 Oct 2026 |
|  | 39 Halter Crescent Epping | 3 | House | $595,000 | 10 Oct 2026 |
|  | 14 Gammage Boulevard Epping | 4 | House | $780,000 | 10 Oct 2026 |
|  | 35 Waterlily Drive Epping | 3 | House | $710,000 | 08 Oct 2026 |
|  | 13 Pitchstone Circuit Epping | 3 | House | $736,000 | 07 Oct 2026 |

**Jellis Craig Northcote**
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03 9403 9300

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 01/11/2026

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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