



Niddrie

Suburb Report



Your connection to property insights



JellisCraig

NIDDRIE SUBURB REPORT

Median house price¹

Median

\$1.26m

Quarterly price change

-5.95% ↓

Median unit price¹

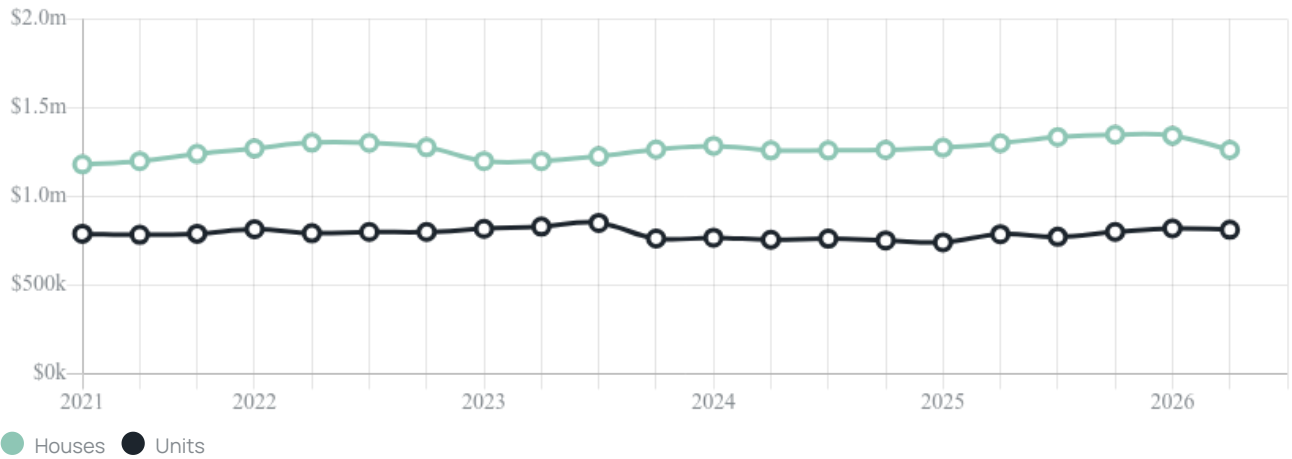
Median

\$813k

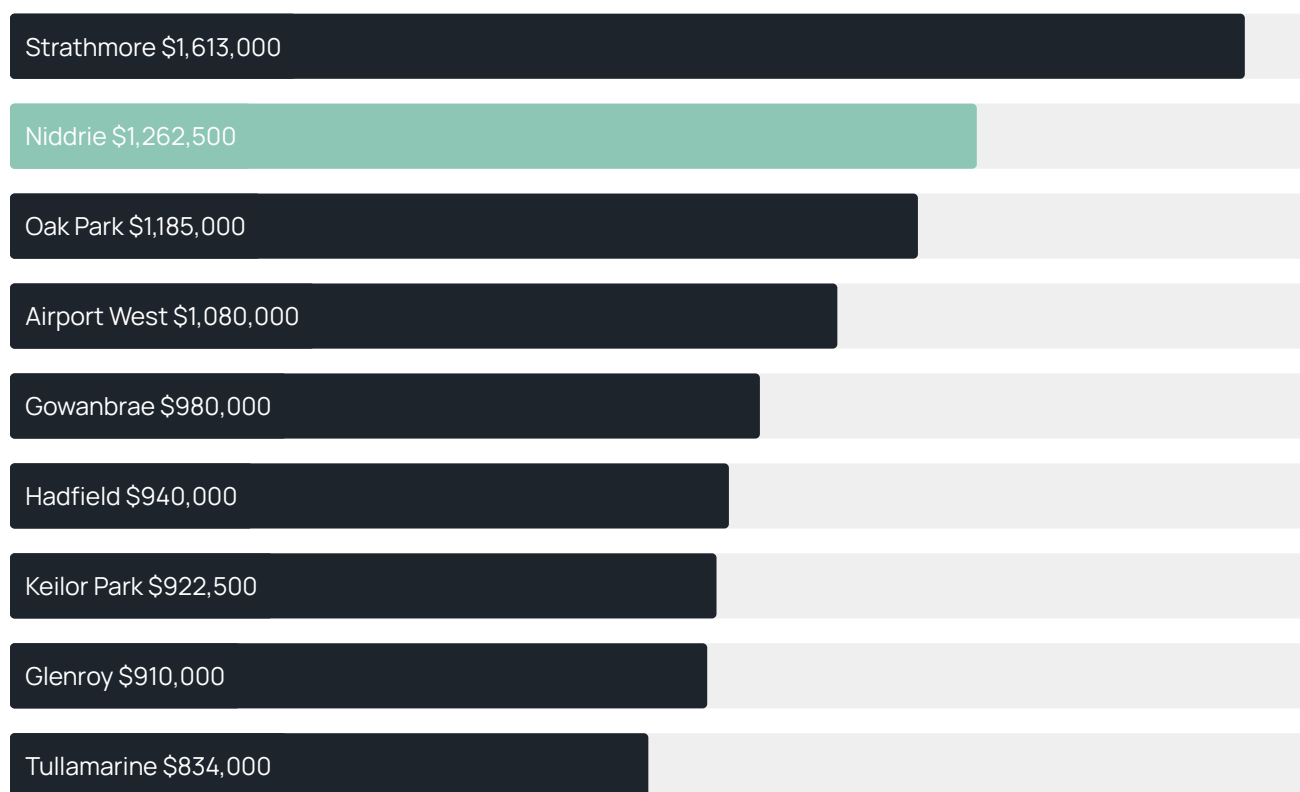
Quarterly price change

-0.91% ↓

Quarterly price change¹



NIDDRIE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 69%
● Private 31%

Auction clearance rate³

75%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.6 years

Dwelling type⁵

● Houses 65% ● Units 35%

Ownership⁵

● Owned outright 40% ● Mortgaged 40% ● Rented 20%

Population⁵

5,901

Median asking rent¹

\$650 per week

Population growth⁵

7.70%

Rental yield¹

2.86%

Median age⁵

40 years

Median household size⁵

2.6 people

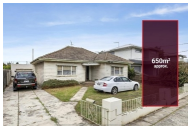
NIDDRIE SUBURB REPORT

Recent Niddrie 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

Address	Bedrooms	Type	Price	Sold
 5 Teague St Niddrie	3	Townhouse	\$970,000	28 Jul 2026
 31 Rutland St Niddrie	4	Townhouse	\$805,000	24 Jul 2026
 17 Grosvenor St NIDDRIE	3	House	\$1,080,000	18 Jul 2026
 47 Coghlan St Niddrie	3	House	\$1,420,000	14 Jul 2026
 133 Hoffmans Rd Niddrie	2	House	\$890,000	10 Jul 2026
 1/29 Diamond St Niddrie	2	Unit	\$740,000	04 Jul 2026
 11 Jackson St Niddrie	4	House	\$1,450,000	27 Jun 2026
 27 Grosvenor St Niddrie	3	House	\$935,000	27 Jun 2026
 28 Diamond St Niddrie	4	House	\$2,970,000	13 Jun 2026
 20 Ryder St Niddrie	4	House	\$1,240,000	13 Jun 2026

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Rebecca Pl NIDDRIE	4	House	\$1,080,000	02 Jun 2026
 23a George St Niddrie	4	House	\$1,275,000	28 May 2026
 11/21 Goble St Niddrie	2	Flat/Unit/Apartment	\$520,000	12 May 2026
 11 Carrington Rd Niddrie	4	House	\$1,361,000	11 May 2026
 4 Newman St Niddrie	2	House	\$830,000	09 May 2026
 3 Ryder St Niddrie	3	House	\$1,138,000	09 May 2026
 10 Wayut St Niddrie	2	House	\$830,000	09 May 2026
 23a Haldane Rd Niddrie	3	House	\$825,000	07 May 2026
 40 Shaw St Niddrie	4	House	\$1,675,000	06 May 2026
 93 Haldane Rd Niddrie	4	House	\$1,275,000	04 May 2026

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/91 Haldane Rd Niddrie	3	Townhouse	\$870,000	29 Apr 2026
 2/70-72 Coghlan St Niddrie	3	Townhouse	\$845,000	11 Apr 2026
 1/15-17 Hotham Rd Niddrie	3	Townhouse	\$830,000	09 Apr 2026
 67a Hotham Rd Niddrie	3	Unit	\$840,000	09 Apr 2026
 1/25 Hamilton St Niddrie	4	Flat/Unit/Apartment	\$1,065,000	08 Apr 2026
 62 Haldane Rd Niddrie	2	House	\$800,000	07 Apr 2026
 10 Muriel St Niddrie	3	House	\$960,000	02 Apr 2026
 47 Diamond St Niddrie	4	House	\$1,200,000	28 Mar 2026
 16 Spring St Niddrie	3	House	\$1,185,000	27 Mar 2026
 24a Newman St Niddrie	2	Unit	\$805,000	25 Mar 2026



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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.

Data is current as of PDF generation date 01/08/2026

- 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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