



Niddrie Suburb Report

Your connection to property insights



JellisCraig

Property Prices

NIDDRIE SUBURB REPORT

Median house price¹

Median
\$1.35m

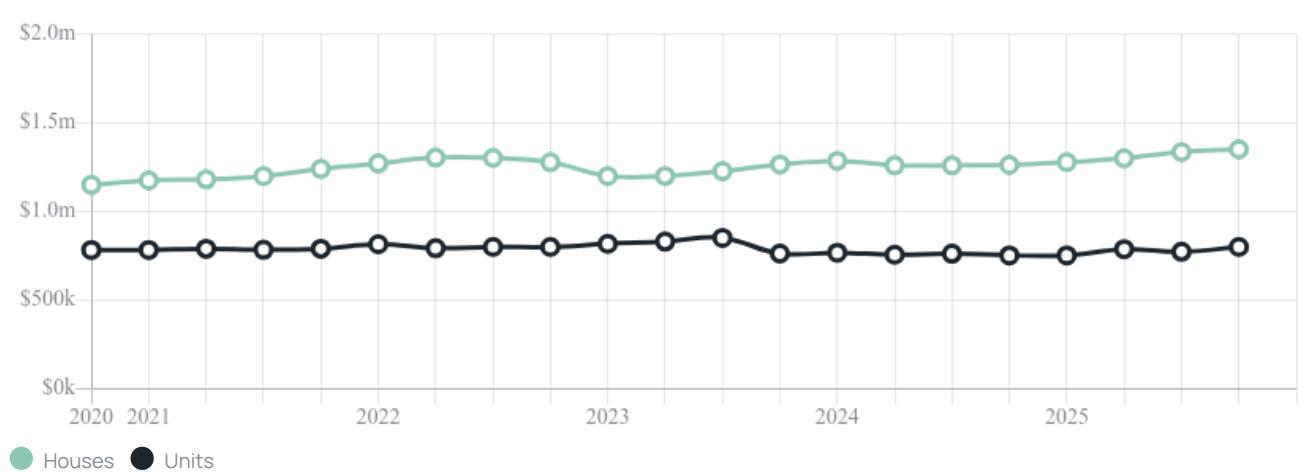
Quarterly price change
1.12% 

Median unit price¹

Median
\$800k

Quarterly price change
3.52% 

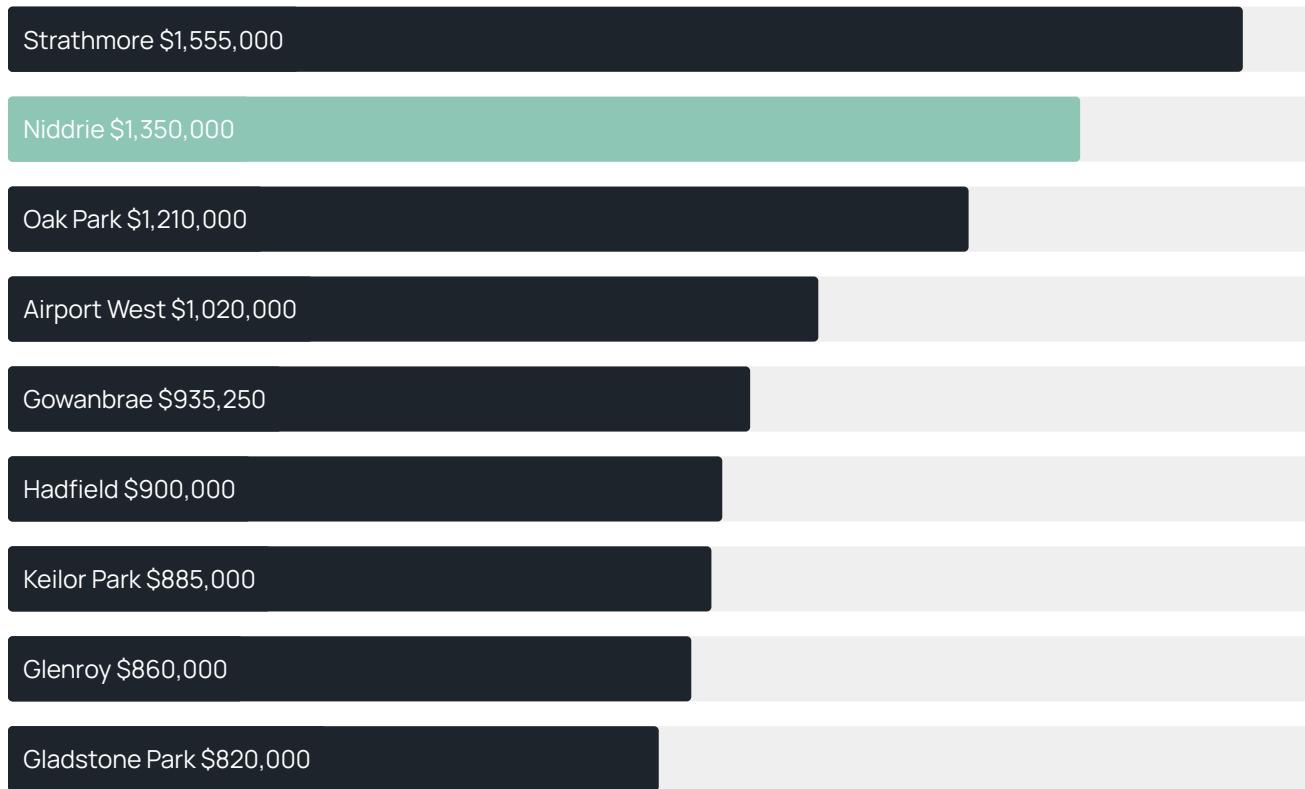
Quarterly price change¹



Surrounding Suburbs

NIDDRIE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

NIDDRIE SUBURB REPORT

Sale method²



● Auction 67%
● Private 33%

Auction clearance rate³

79.17%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.6 years

Insights

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/56 Vaynor St Niddrie	3	Villa	\$870,000	22 Jan 2026
 16/21-25 Goble St NIDDRIE	1	Unit	\$426,000	20 Jan 2026
 23 Carrington Rd Niddrie	3	House	\$1,507,000	20 Dec 2025
 25 Grosvenor St Niddrie	4	House	\$1,100,000	18 Dec 2025
 1/38 Muriel St Niddrie	3	Townhouse	\$962,500	10 Dec 2025
 2/21 Hamilton St Niddrie	3	Townhouse	\$812,500	06 Dec 2025
 23 Newman St Niddrie	5	House	\$1,500,000	06 Dec 2025
 37 Grosvenor St Niddrie	5	House	\$1,525,000	06 Dec 2025
 27a Hotham Rd Niddrie	3	House	\$1,212,500	04 Dec 2025
 111 Haldane Rd Niddrie	3	House	\$901,000	03 Dec 2025

Sold Properties

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Carrington Rd Niddrie	2	House	\$815,000	29 Nov 2025
 4 Nolan St Niddrie	4	House	\$1,600,000	28 Nov 2025
 10a Rutland St Niddrie	4	House	\$1,550,000	27 Nov 2025
 2/50 Haldane Rd Niddrie	3	Flat/Unit/Apartment	\$760,000	26 Nov 2025
 2/24 Carrington Rd Niddrie	3	Strata Unit/Flat	\$670,000	22 Nov 2025
 70 Hotham Rd Niddrie	4	House	\$1,200,000	22 Nov 2025
 36 Diamond St Niddrie	4	House	\$1,200,000	22 Nov 2025
 9/47 Hamilton St NIDDRIE	3	Flat/Unit/Apartment	\$910,000	20 Nov 2025
 13 The Avenue Niddrie	3	House	\$1,150,000	20 Nov 2025
 1 Farrell St Niddrie	3	House	\$1,125,000	20 Nov 2025

Sold Properties

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Coghlan St Niddrie	4	House	\$1,795,000	20 Nov 2025
 10 Albert St Niddrie	3	Townhouse	\$985,000	19 Nov 2025
 31a Cuthbert St Niddrie	4	House	\$1,750,000	19 Nov 2025
 24 Sapphire St Niddrie	3	House	\$1,350,000	16 Nov 2025
 39a Muriel St NIDDRIE	3	Townhouse	\$840,500	15 Nov 2025
 2 Jackson St Niddrie	2	House	\$1,157,000	14 Nov 2025
 51 Newman Cr Niddrie	4	House	\$1,065,000	08 Nov 2025
 2/6 Elstone Ct Niddrie	3	Townhouse	\$775,000	06 Nov 2025
 5 Willowtree Cr Niddrie	5	House	\$1,688,000	31 Oct 2025
 3/6 Hutchison St Niddrie	2	Townhouse	\$732,000	29 Oct 2025



Jellis Craig Moonee Valley
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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 01/02/2026

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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