



Niddrie

# Suburb Report



Your connection to property insights



JellisCraig

NIDDRIE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.35m

Quarterly price change

1.12% ↑

Median unit price<sup>1</sup>

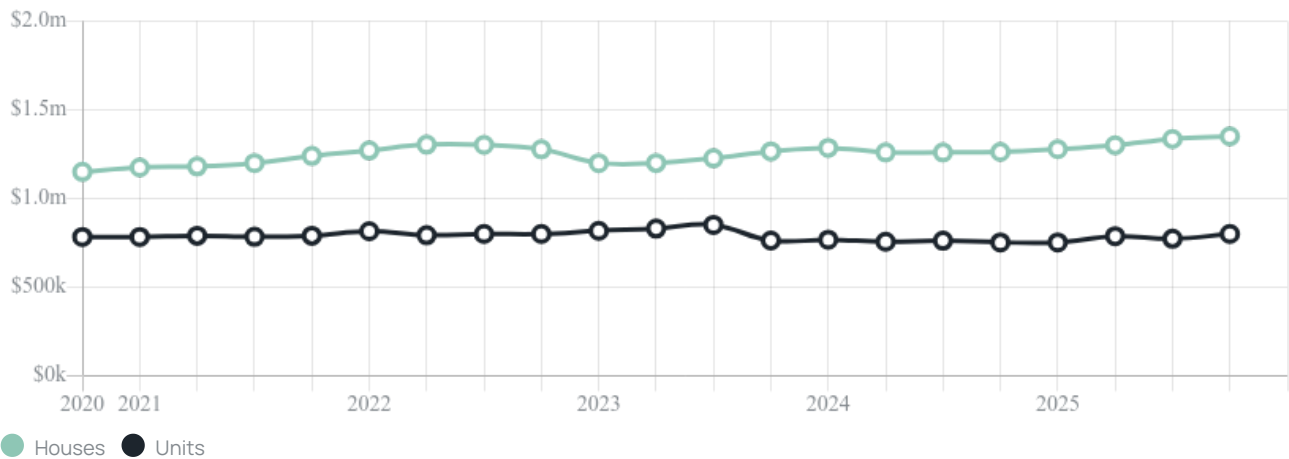
Median

\$800k

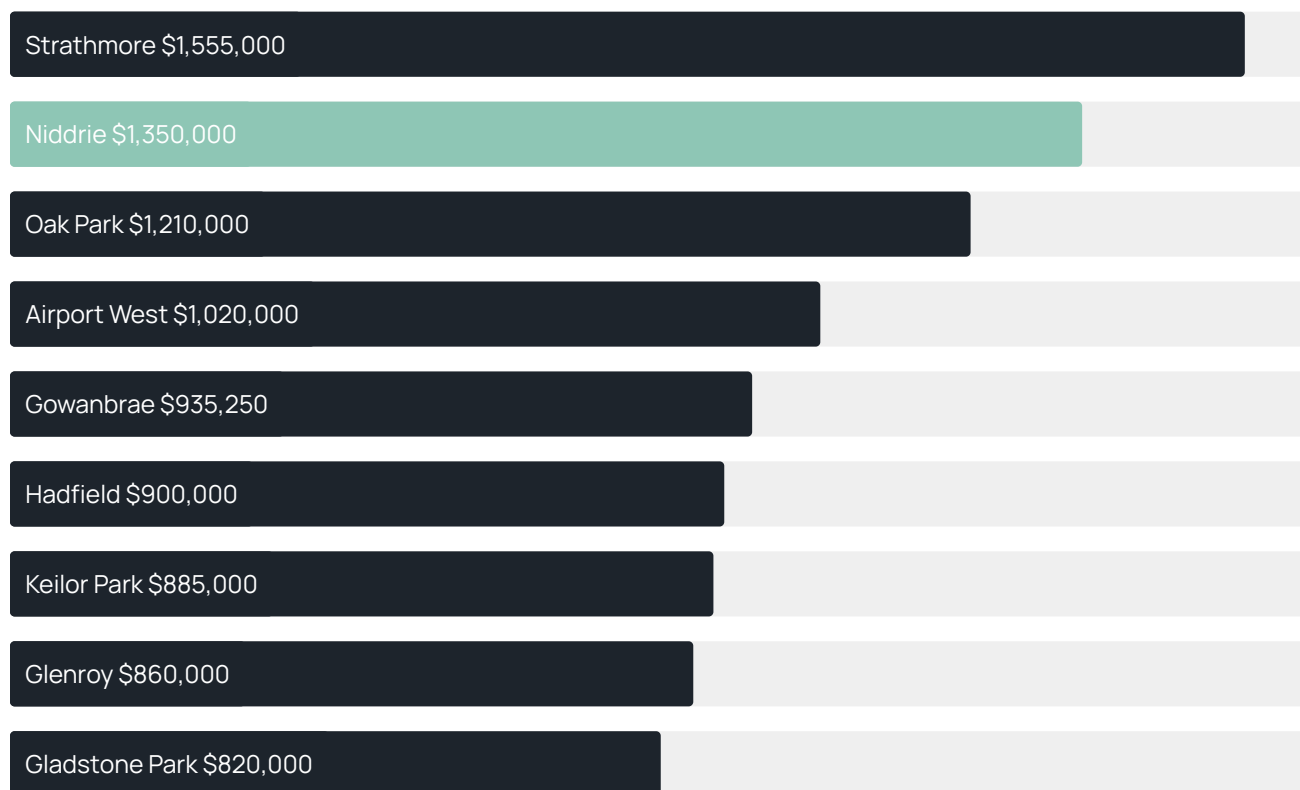
Quarterly price change

3.52% ↑

Quarterly price change<sup>1</sup>



## NIDDRIE SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 67%  
● Private 33%

Auction clearance rate<sup>3</sup>

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**79.17%**Median days on market<sup>3</sup>

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

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**25 groups**Average hold period<sup>1</sup>

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**7.6 years**Dwelling type<sup>5</sup>

● Houses 65% ● Units 35%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

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**5,901**Median asking rent<sup>1</sup>

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**\$650 per week**Population growth<sup>5</sup>

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**7.70%**Rental yield<sup>1</sup>

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**2.86%**Median age<sup>5</sup>

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**40 years**Median household size<sup>5</sup>











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**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](https://jellisraig.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

## 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

## 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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03 9379 2000

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 01/02/2026

- 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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