

# JellisCraig

NIDDRIE

# Suburb Report

Know your neighbourhood.



NIDDRIE SUBURB REPORT

Median House Price\*

Median

\$1.34m

Quarterly Price Change

3.07% ↑

Median Unit Price\*

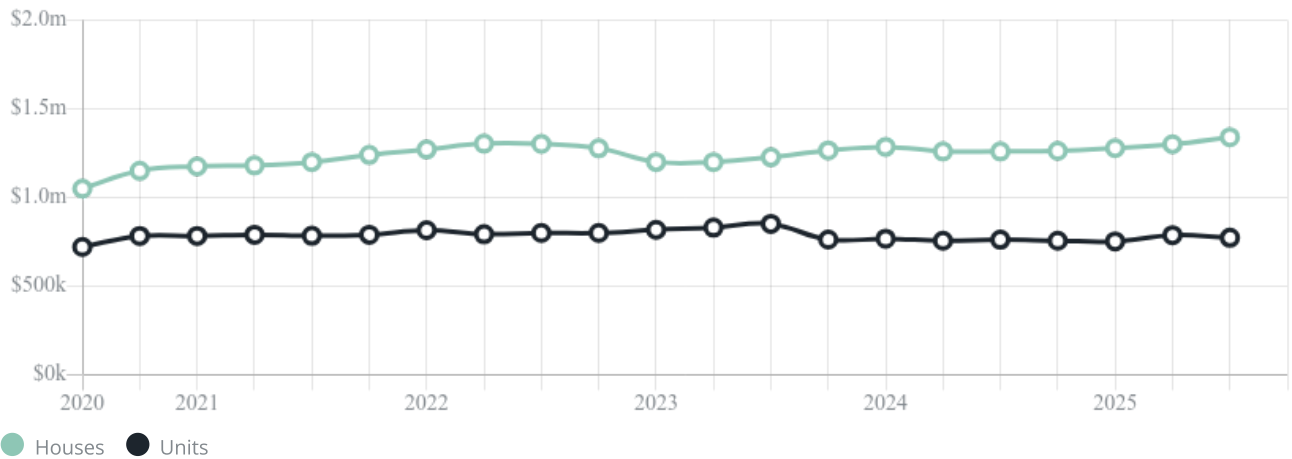
Median

\$773k

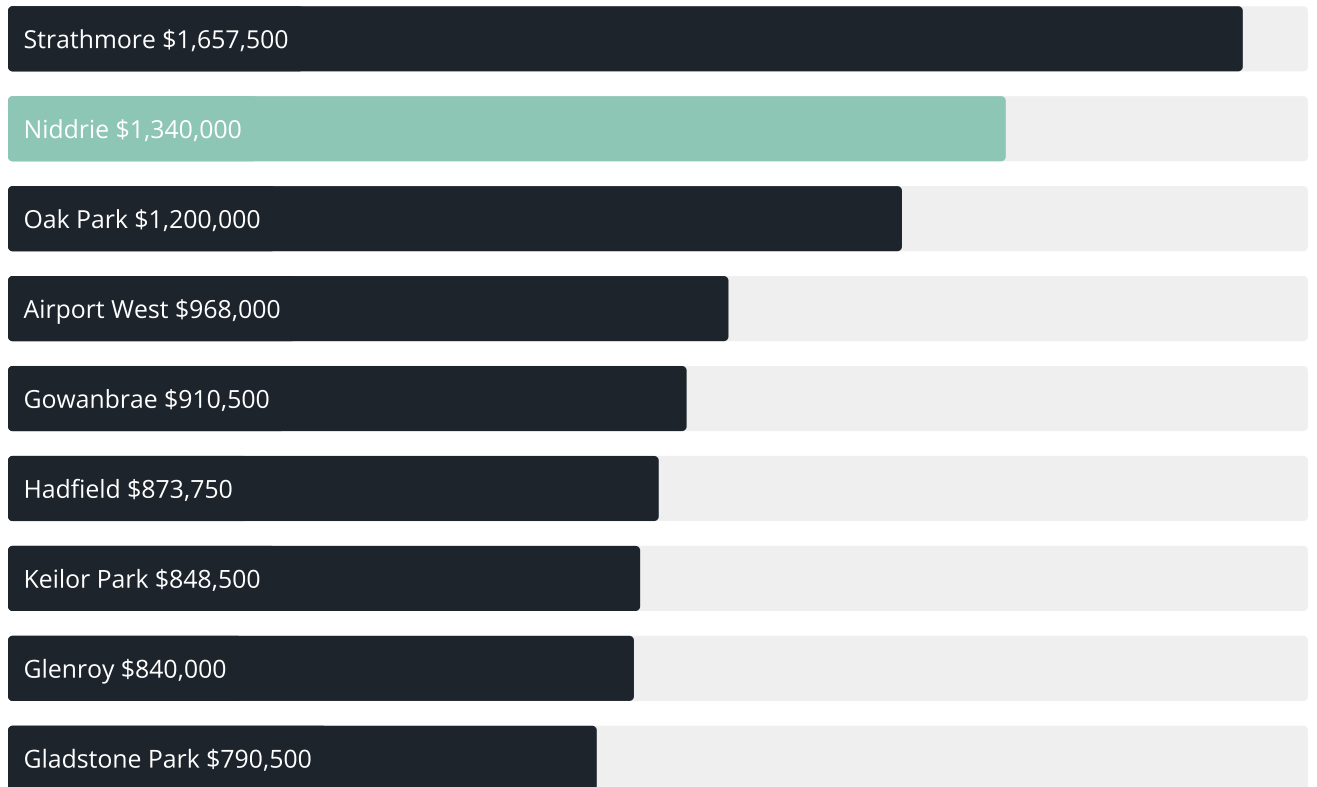
Quarterly Price Change

-1.87% ↓

Quarterly Price Change\*



## NIDDRIE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## NIDDRIE SUBURB REPORT

## Sale Method\*



● Auction 76%  
● Private 24%

## Auction Clearance Rate\*

78.95%

## Median Days on Market^

29 days

## Average Hold Period\*

7.6 years

## Dwelling Type^



● Houses 65% ● Units 35%

## Ownership^



● Owned Outright 40% ● Mortgaged 40% ● Rented 20%

## Population^

5,901

## Median Asking Rent per week\*

\$673

## Population Growth^

7.70%

## Rental Yield\*

2.86%

## Median Age^











40 years

## Median Household Size^











2.6 people

## NIDDRIE SUBURB REPORT











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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 14 Carrington Rd Niddrie	2	House	\$815,000	29 Nov 2025
 4 Nolan St Niddrie	4	House	\$1,600,000	28 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

## NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 70 Hotham Rd Niddrie	4	House	\$1,200,000	22 Nov 2025
 36 Diamond St Niddrie	4	House	\$1,200,000	22 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
 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

## NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 14 Albert St Niddrie	4	House	\$1,080,000	28 Oct 2025
 8/47 Hamilton St Niddrie	3	Townhouse	\$910,000	25 Oct 2025
 2/49 Hotham Rd Niddrie	3	Unit	\$780,000	24 Oct 2025
 38 Pearl St Niddrie	4	House	\$1,860,000	23 Oct 2025
 21a Grandview Rd Niddrie	3	Villa	\$1,200,000	18 Oct 2025
 28 Rutland St Niddrie	3	House	\$1,275,000	18 Oct 2025



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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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