



Niddrie

Suburb Report



Your connection to property insights



JellisCraig

NIDDRIE SUBURB REPORT

Median house price¹

Median

\$1.34m

Quarterly price change

-0.40% ↓

Median unit price¹

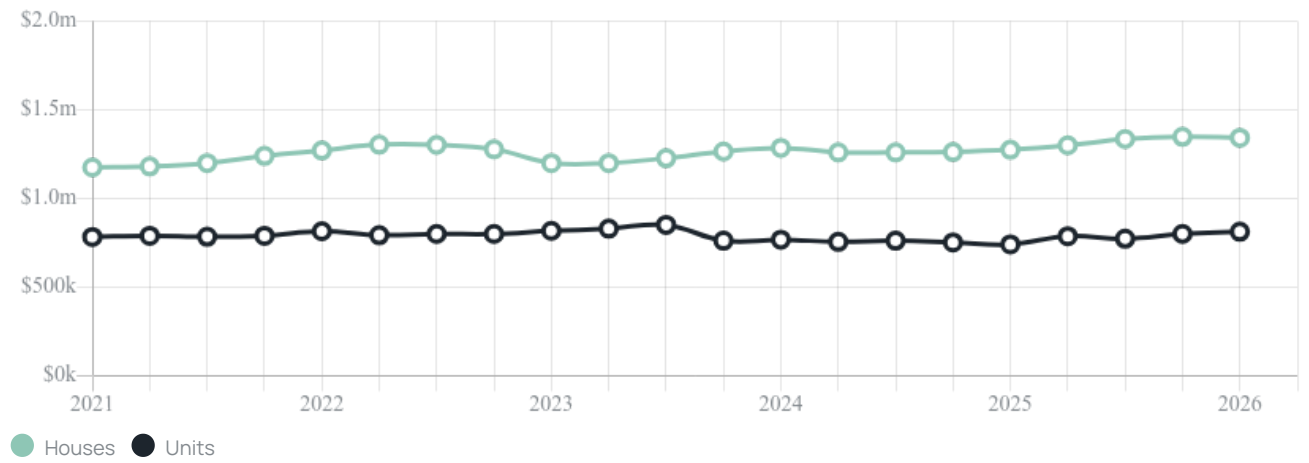
Median

\$813k

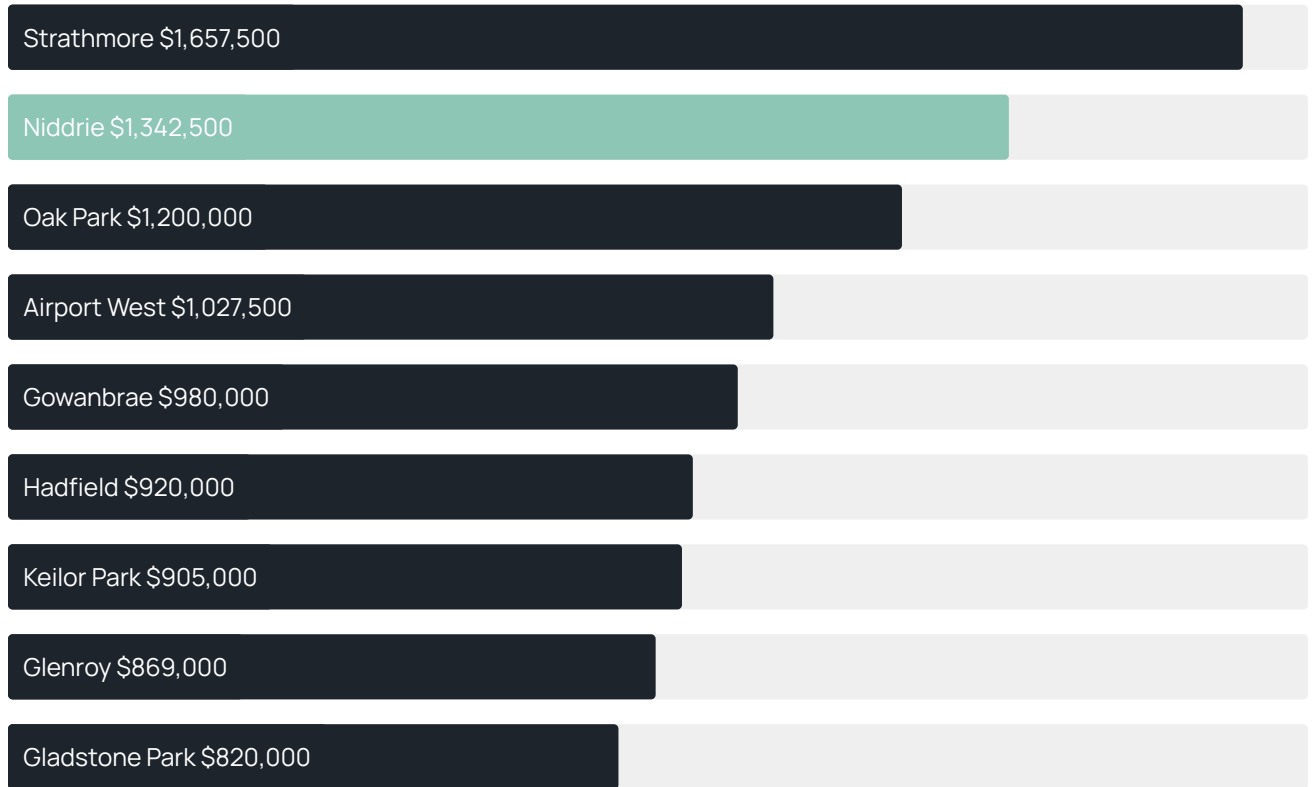
Quarterly price change

1.56% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 76%
● Private 24%

Auction clearance rate³

76%

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

\$670 per week

Population growth⁵

7.70%

Rental yield¹

2.86%

Median age⁵

40 years







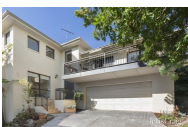



Median household size⁵

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
 11 Carrington Rd Niddrie	4	House	\$1,361,000	11 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
 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
 67a Hotham Rd Niddrie	3	Unit	\$840,000	09 Apr 2026
 1/15-17 Hotham Rd Niddrie	3	Townhouse	\$830,000	09 Apr 2026
 62 Haldane Rd Niddrie	2	House	\$800,000	07 Apr 2026

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/117 Haldane Rd Niddrie	3	House	\$880,000	21 Mar 2026
 7/15-17 Hotham Rd Niddrie	3	Townhouse	\$830,000	17 Mar 2026
 12/6 Hotham Rd Niddrie	2	Apartment	\$412,500	16 Mar 2026
 14 Grandview Rd Niddrie	2	House	\$1,475,000	12 Mar 2026
 24/21-25 Goble St Niddrie	3	Unit	\$606,000	11 Mar 2026
 40a Jackson St Niddrie	3	House	\$1,650,000	10 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 1/1 Grandview Rd Niddrie	2	Unit	\$523,000	04 Mar 2026
 119 Hoffmans Rd Niddrie	4	House	\$1,715,500	04 Mar 2026
 27 Albert St Niddrie	4	House	\$1,585,000	25 Feb 2026
 46 Haldane Rd Niddrie	2	House	\$1,180,000	21 Feb 2026
 37 Spring St Niddrie	4	House	\$1,392,500	14 Feb 2026
 93 Hotham Rd Niddrie	3	House	\$1,201,000	14 Feb 2026
 9 Haldane Rd Niddrie	4	House	\$1,170,000	14 Feb 2026
 1/18 Hotham Rd Niddrie	3	Villa	\$975,000	11 Feb 2026
 18 Hotham Rd Niddrie	3	House	\$975,000	31 Jan 2026
 11 Teague St Niddrie	2	House	\$1,206,000	31 Jan 2026



Jellis Craig Moonee Valley
Level 1, 1070 Mt Alexander Road, Essendon
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.

Data is current as of PDF generation date 01/06/2026

- 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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