



Niddrie

# Suburb Report



Your connection to property insights



**JellisCraig**

NIDDRIE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.34m

Quarterly price change

-0.40% ↓

Median unit price<sup>1</sup>

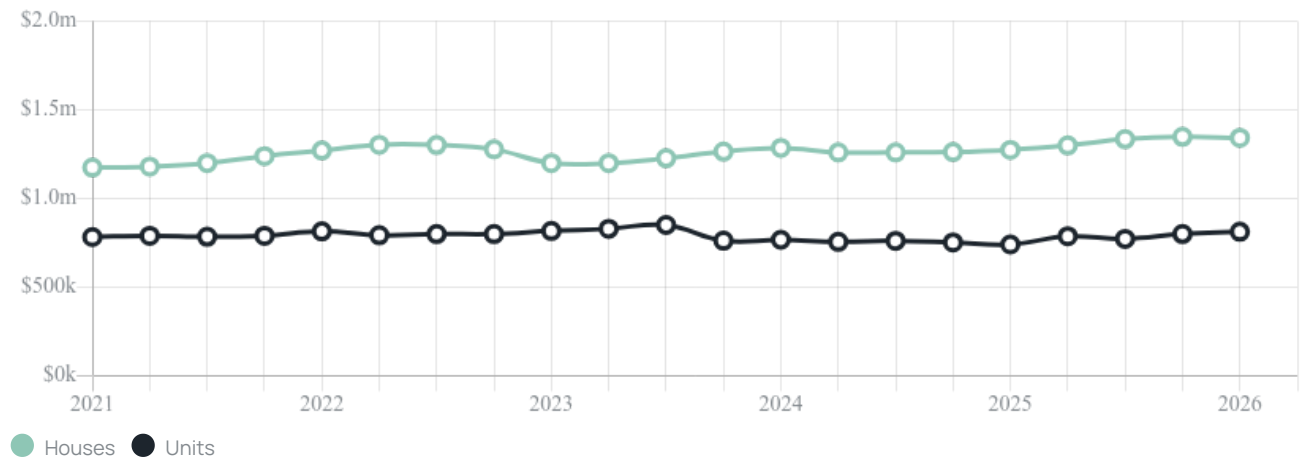
Median

\$813k

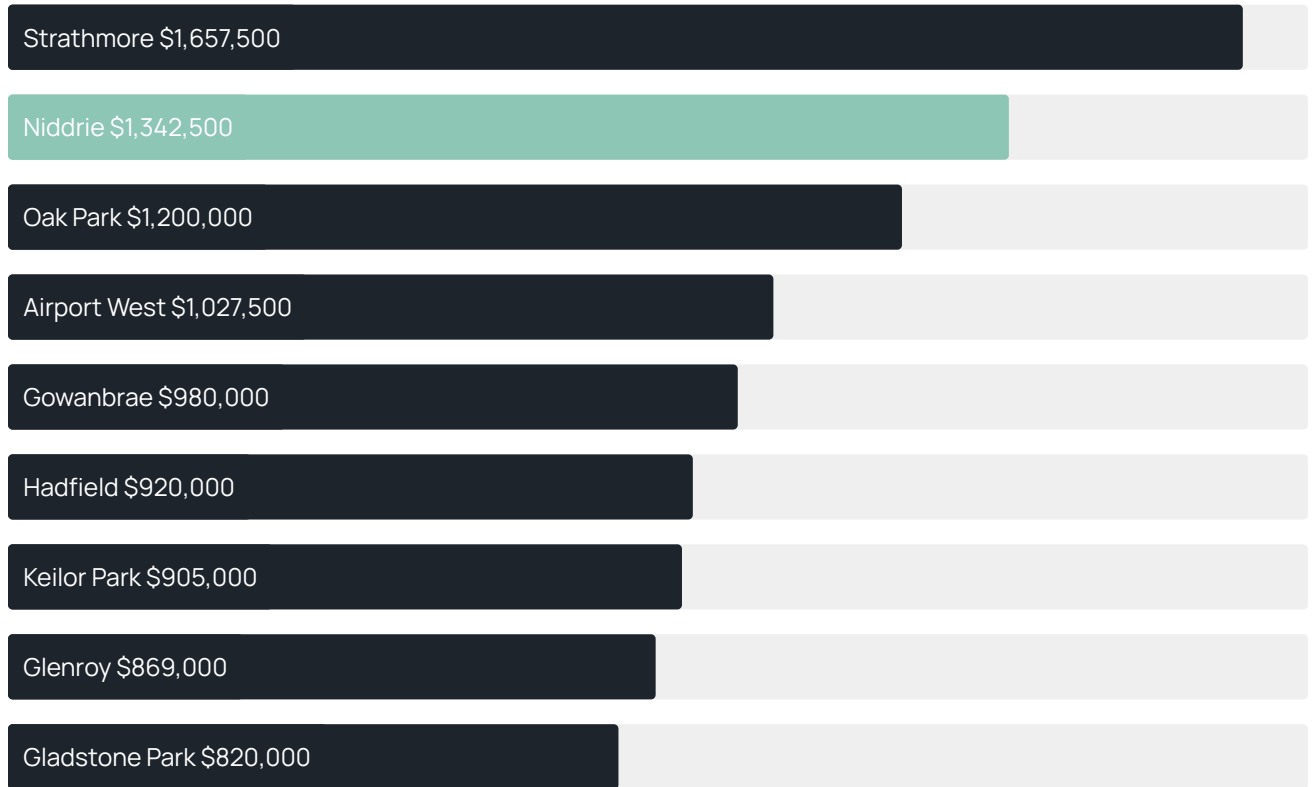
Quarterly price change

1.56% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 70%  
● Private 30%

Auction clearance rate<sup>3</sup>

76.19%

Median days on market<sup>3</sup>

28 days

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

28 groups

Average hold period<sup>1</sup>

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>

5,901

Median asking rent<sup>1</sup>

\$670 per week

Population growth<sup>5</sup>

7.70%

Rental yield<sup>1</sup>

2.86%

Median age<sup>5</sup>

40 years











Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 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

## NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/1 Grandview Rd Niddrie	2	Unit	\$523,000	04 Mar 2026
 119 Hoffmans Rd Niddrie	4	House	\$1,715,500	04 Mar 2026
 46 Haldane Rd Niddrie	2	House	\$1,180,000	21 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

## NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/8 Ida St Niddrie	4	Townhouse	\$1,200,000	31 Jan 2026
 1c The Avenue Niddrie	4	Townhouse	\$1,300,000	31 Jan 2026
 1/56 Vaynor St Niddrie	3	Villa	\$870,000	22 Jan 2026
 303/388 Keilor Rd Niddrie	1	Flat/Unit/Apartment	\$380,000	21 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
 2 Coghlan St Niddrie	3	House	\$1,250,000	16 Dec 2025
 27 Hotham Rd Niddrie	3	House	\$1,222,500	12 Dec 2025
 1/38 Muriel St Niddrie	3	Townhouse	\$962,500	10 Dec 2025
 15 Spring St Niddrie	4	House	\$1,270,000	10 Dec 2025



**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 01/05/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.