Niddrie

Suburb Report

Your connection to property insights

JellisCraig

NIDDRIE SUBURB REPORT

Median house price

Median[1]

$1.27m

Monthly median price change[2]

1.60% ↑

Median unit price

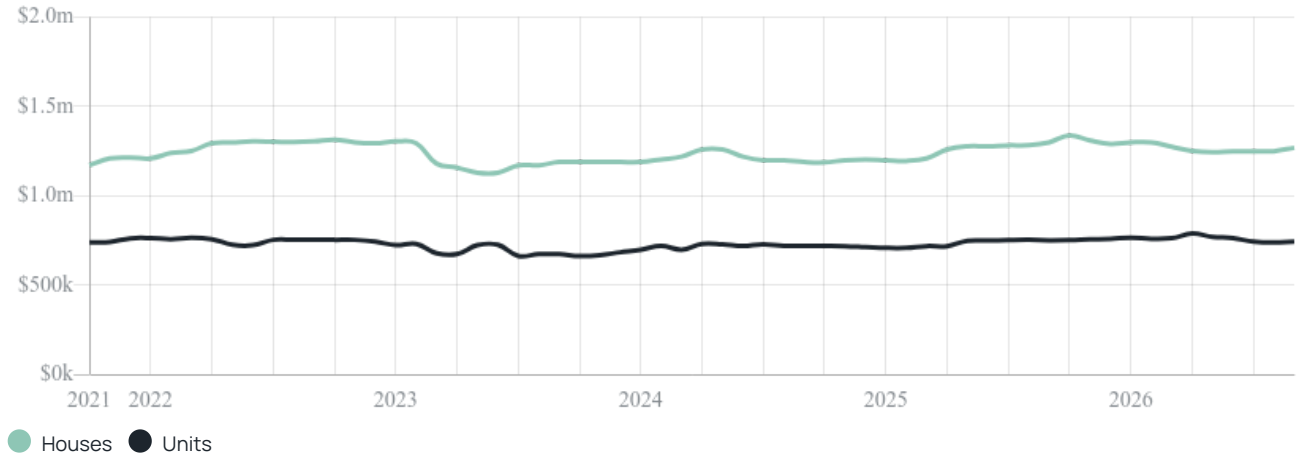
Median[1]

$745k

Monthly median price change[2]

0.68% ↑

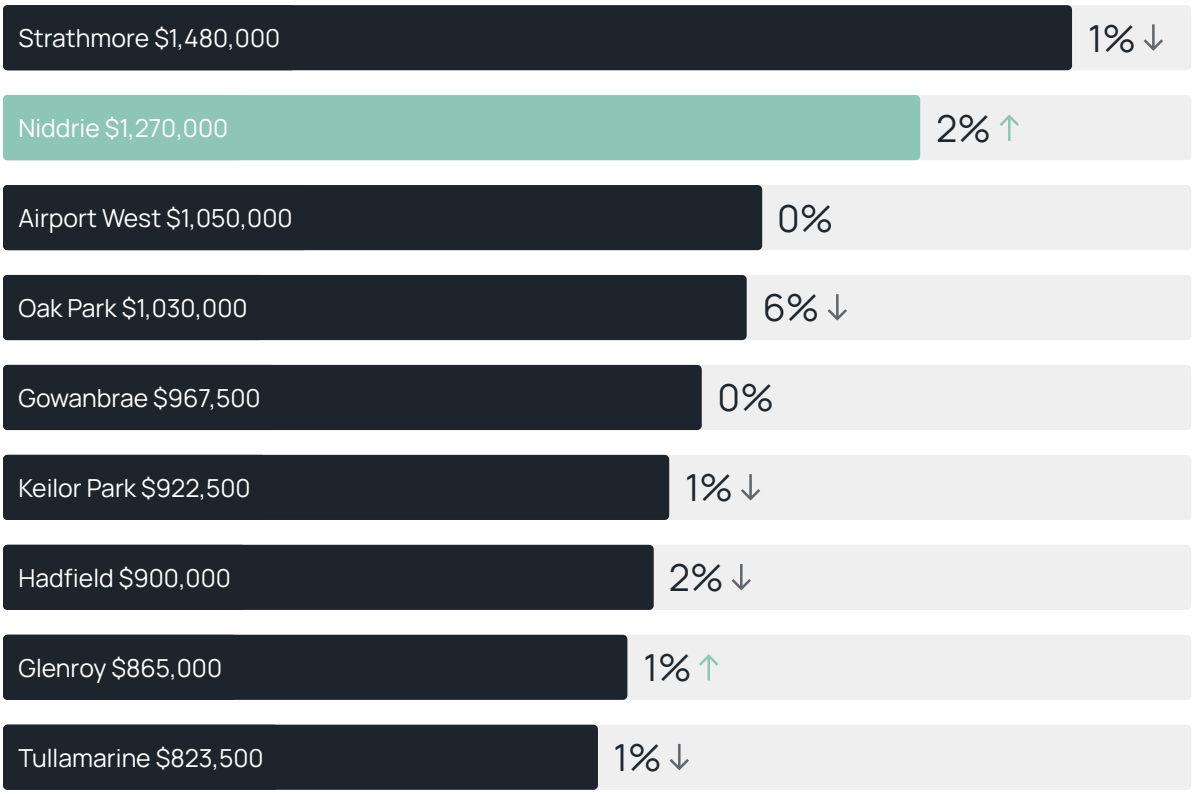
Niddrie monthly median property prices[3]



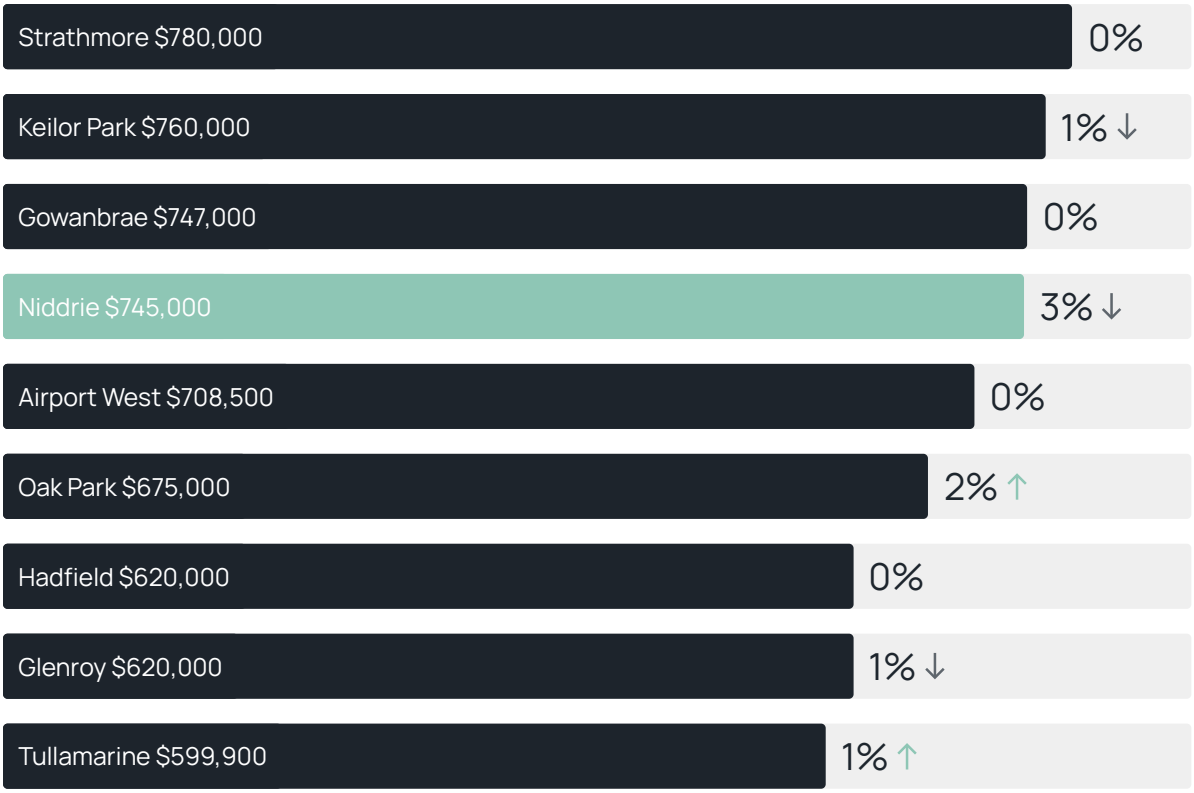


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

62%

Median days on market[5]

House	Unit
29 days	31 days

Jellis Craig average inspection attendance per listing[6]

35 groups

Average hold period[1]

House	Unit
12.8 years	10.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

5,901

Population growth[7]

7.70%

Median age[7]

40 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$700	$625

Rental yield[8]

House	Unit
3.08%	4.86%

Sold Properties

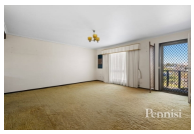
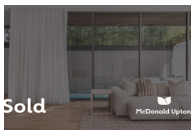
Recent Niddrie sales[5]

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
	67 Muriel Street Niddrie	4	House	$1,330,000	30 Oct 2026
	2/32 Carrington Road Niddrie	3	House	$945,500	24 Oct 2026
	6 Rosehill Road Niddrie	3	House	$1,190,000	17 Oct 2026
	2/78 Hotham Road Niddrie	3	Townhouse	$872,000	09 Oct 2026
	47 Ryder Street Niddrie	4	House	$1,230,000	28 Sep 2026
	28 Hutchison Street Niddrie	3	Townhouse	$755,000	26 Sep 2026
	3/16-18 Goble Street Niddrie	2	Unit	$540,000	20 Sep 2026
	50 Garnet Street Niddrie	3	House	Undisclosed	18 Sep 2026
	11 Goble Street Niddrie	4	House	Undisclosed	16 Sep 2026
	3/67 Muriel Street Niddrie	4	House	$1,350,000	16 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	7/93 Hoffmans Road Niddrie	2	House	Undisclosed	15 Sep 2026
	37 Muriel Street Niddrie	3	House	$1,357,000	12 Sep 2026
	57 Hamilton Street Niddrie	5	House	$1,510,000	11 Sep 2026
	4A Coghlan Street Niddrie	4	House	$1,479,000	05 Sep 2026
	52 Muriel Street Niddrie	3	House	$1,340,000	01 Sep 2026
	9 Rutland Street Niddrie	3	House	$1,015,000	29 Aug 2026
	41 Shaw Street Niddrie	3	House	Undisclosed	22 Aug 2026
	12/21-25 Goble Street Niddrie	2	Unit	$540,000	21 Aug 2026
	62 Muriel Street Niddrie	4	House	$1,975,000	21 Aug 2026
	7/25-27 Hanson Street Niddrie	2	Unit	$530,000	21 Aug 2026

Address	Bedrooms	Type	Price	Sold
 99 Hotham Road Niddrie	3	House	$1,232,000	15 Aug 2026
 1/32 Spring Street Niddrie	2	Unit	$430,000	06 Aug 2026
 2/38 Muriel Street Niddrie	4	Townhouse	$1,040,000	05 Aug 2026
 5/21-25 Goble Street Niddrie	2	Unit	$530,000	05 Aug 2026
 86a Hotham Road Niddrie	4	House	$1,659,000	01 Aug 2026
 46 Nolan Street Niddrie	3	House	$1,410,000	01 Aug 2026
 1/21 Jackson Street Niddrie	3	House	$776,000	30 Jul 2026
 2A Kelvin Close Niddrie	3	Townhouse	$860,000	29 Jul 2026
 5 Teague Street Niddrie	3	Townhouse	$970,000	28 Jul 2026
 42 Shaw Street Niddrie	4	House	Undisclosed	24 Jul 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by PropTrack

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).