



Niddrie

Suburb Report



Your connection to property insights



JellisCraig

NIDDRIE SUBURB REPORT

Median house price¹

Median

\$1.25m

Quarterly price change

0.40% ↑

Median unit price¹

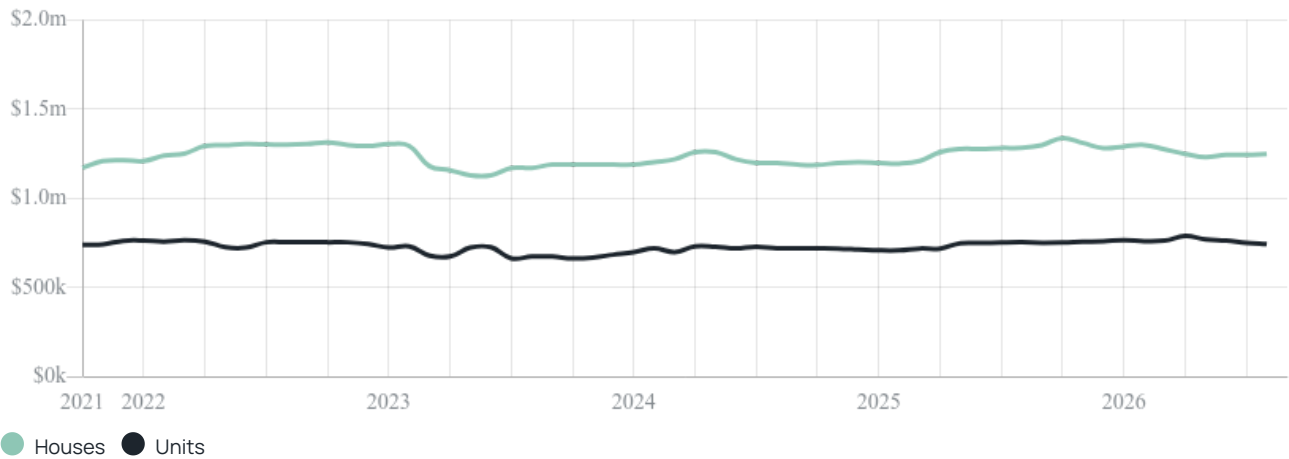
Median

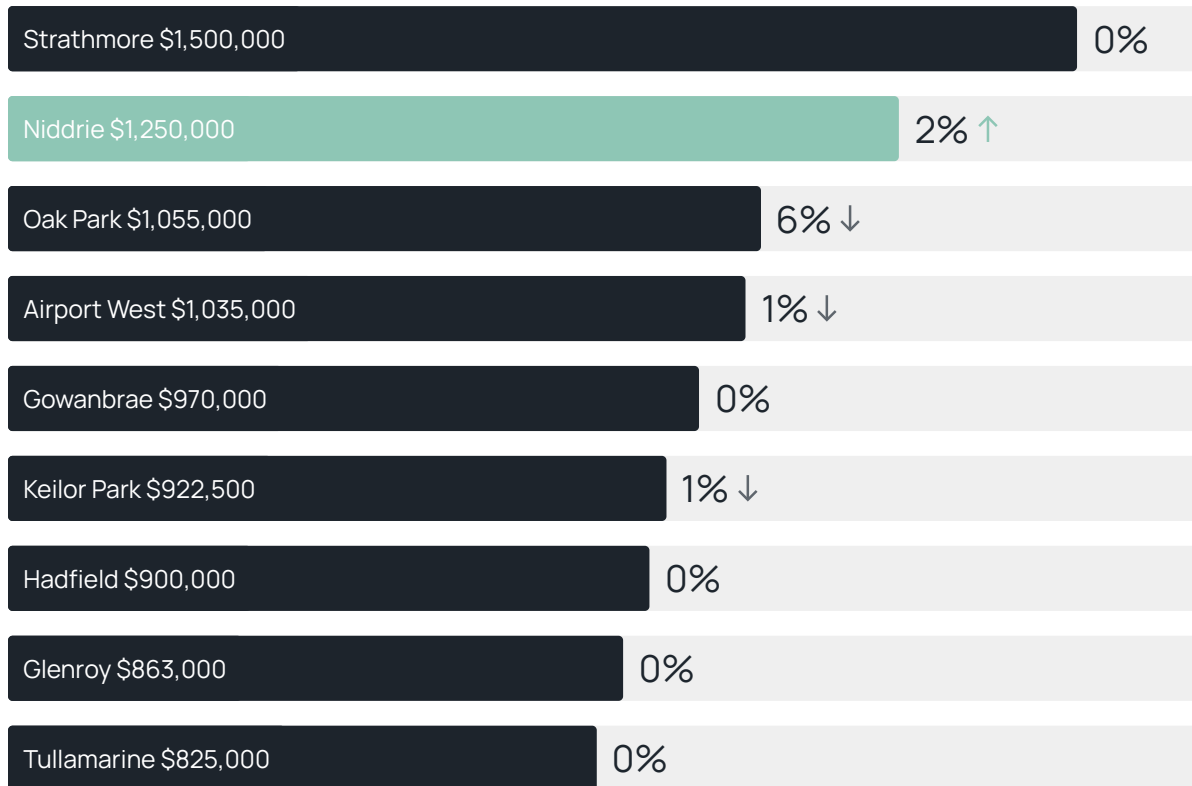
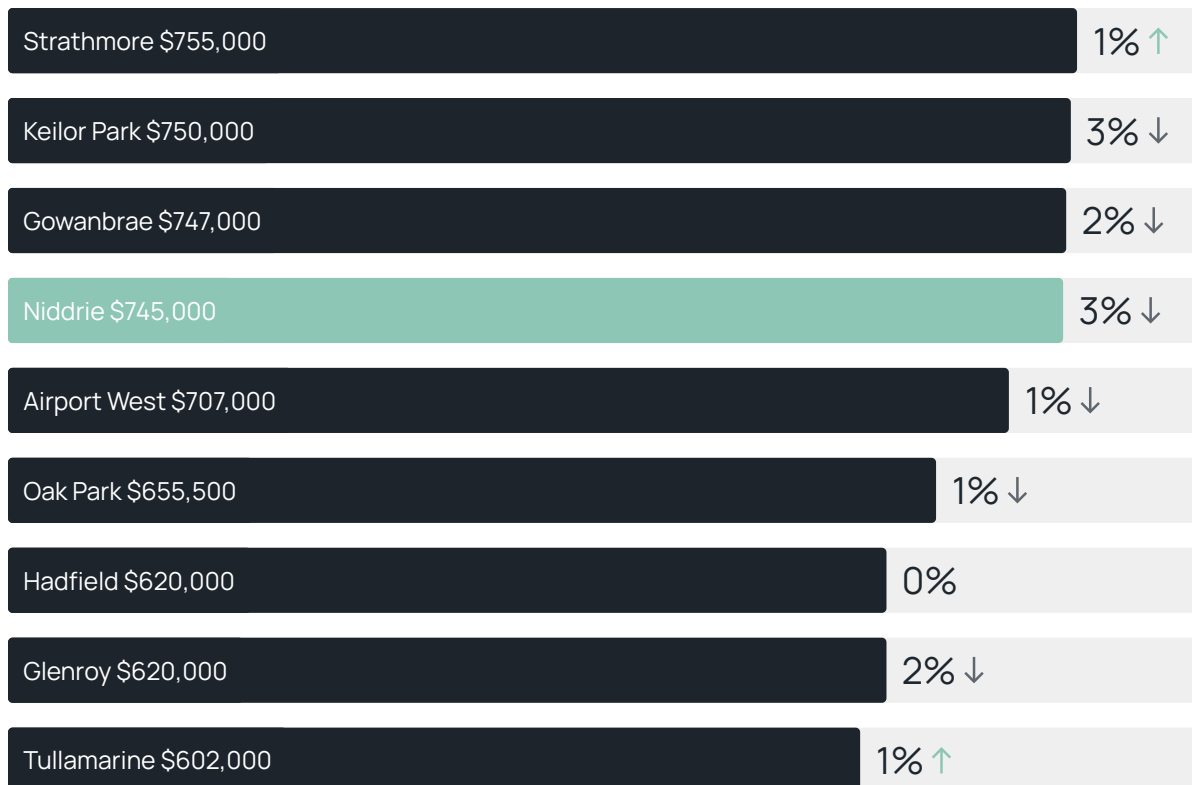
\$745k

Quarterly price change

-1.00% ↓

Niddrie quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 52%
● Private 48%

Auction clearance rate³

65%

Median days on market³

House

Unit

27 days

27 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

House

Unit

13.4 years

10.3 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 38% ● Mortgaged 38% ● Rented 24%

Population⁵

5,901

Median asking rent per week¹

Unit

\$708

\$623

Population growth⁵

7.70%

Rental yield¹

House

Unit

3.21%

4.83%

Median age⁵

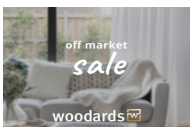
40 years

Median household size⁵

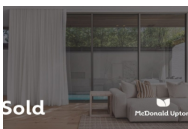
2.6 people

Recent Niddrie sales²

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
 28 Hutchison Street Niddrie	3	Townhouse	\$755,000	26 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
 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

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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	Undisclosed	30 Jul 2026

NIDDRIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 31 Rutland Street Niddrie	4	Townhouse	\$805,000	24 Jul 2026
 28 Rosehill Road Niddrie	3	House	Undisclosed	23 Jul 2026
 204/4 Hotham Road Niddrie	3	Apartment	Undisclosed	21 Jul 2026
 17 Grosvenor Street Niddrie	3	House	\$1,080,000	18 Jul 2026
 1/2 Rebecca Place Niddrie	3	House	\$925,000	15 Jul 2026
 47 Coghlan Street Niddrie	3	House	\$1,420,000	14 Jul 2026
 133 Hoffmans Road Niddrie	2	House	\$890,000	10 Jul 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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