



Niddrie

# Suburb Report



Your connection to property insights



JellisCraig

NIDDRIE SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

\$1.25m

Quarterly price change

0.40% ↑

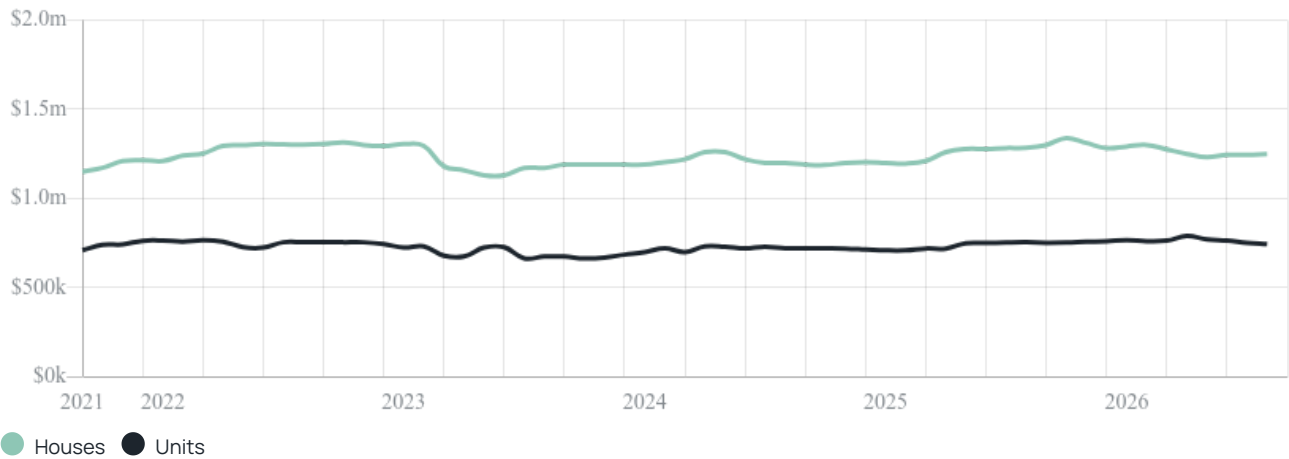
Median

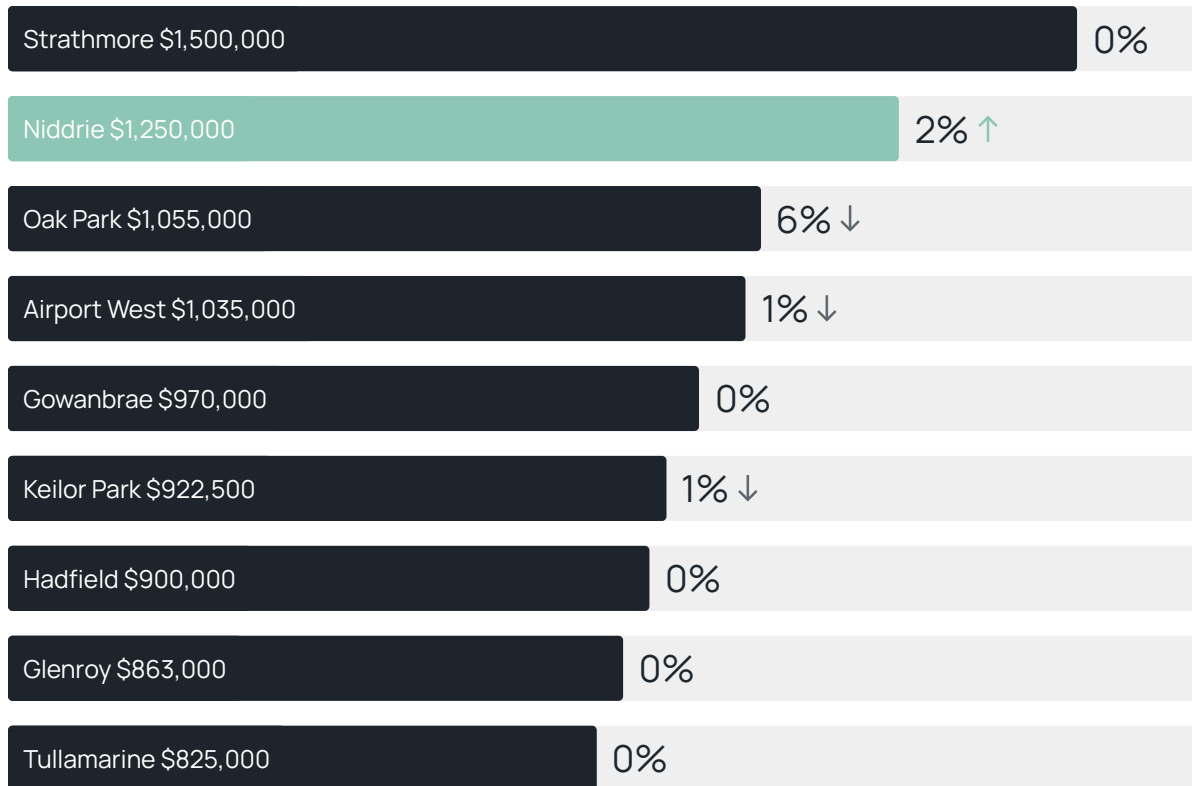
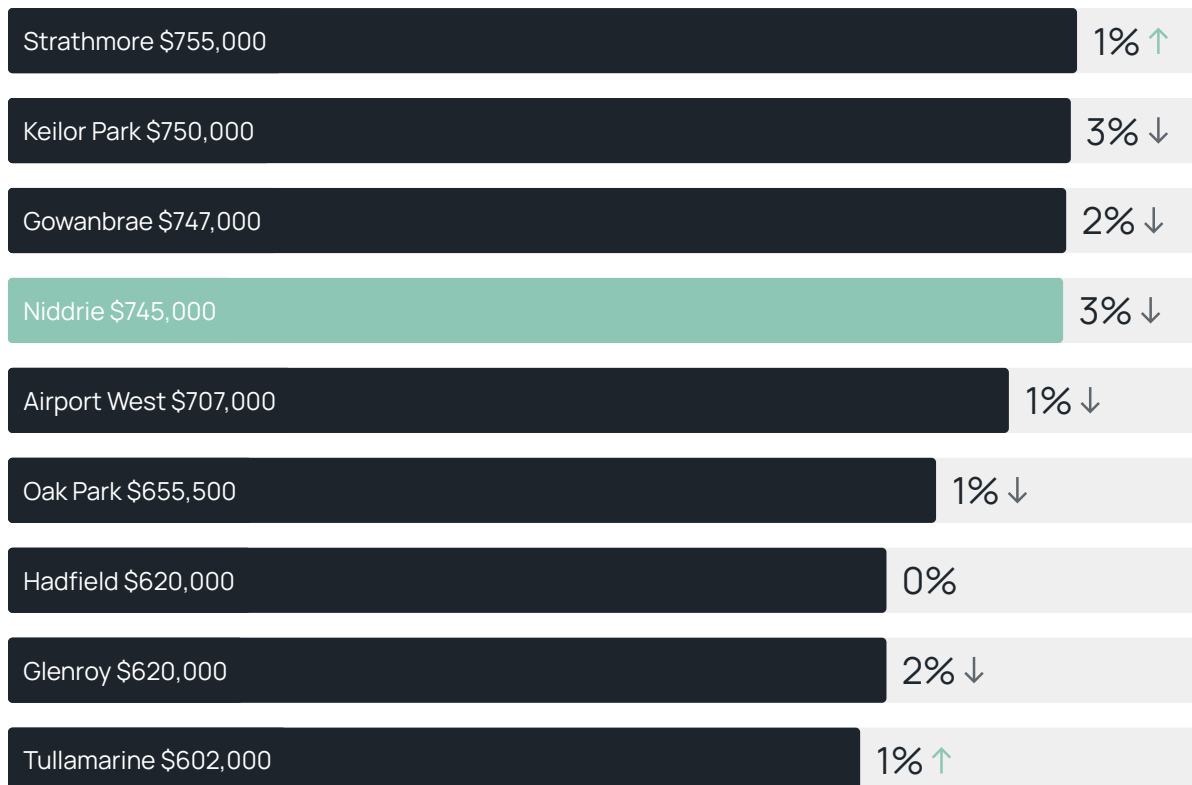
\$745k

Quarterly price change

-1.00% ↓

Niddrie quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 54%  
● Private 46%

Auction clearance rate<sup>3</sup>

57.69%

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

House

Unit

27 days

27 days

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

36 groups

Average hold period<sup>1</sup>

House

Unit

13.4 years

10.3 years

Dwelling type<sup>5</sup>

● Houses 95% ● Units 5%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

5,901

Median asking rent per week<sup>1</sup>

Unit

\$708

\$623

Population growth<sup>5</sup>

7.70%

Rental yield<sup>1</sup>

House

Unit

3.21%

4.83%

Median age<sup>5</sup>

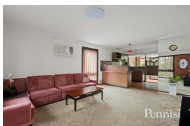
40 years

Median household size<sup>5</sup>

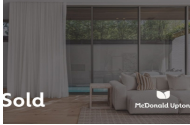
2.6 people

Recent Niddrie sales<sup>2</sup>

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](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4A Coghlan Street<br>Niddrie       | 4        | House     | \$1,479,000 | 05 Sep 2026 |
|  52 Muriel Street<br>Niddrie        | 3        | House     | \$1,340,000 | 01 Sep 2026 |
|  9 Rutland Street<br>Niddrie        | 3        | House     | \$1,015,000 | 29 Aug 2026 |
|  41 Shaw Street<br>Niddrie         | 3        | House     | Undisclosed | 22 Aug 2026 |
|  12/21-25 Goble Street<br>Niddrie | 2        | Unit      | \$540,000   | 21 Aug 2026 |
|  62 Muriel Street<br>Niddrie      | 4        | House     | \$1,975,000 | 21 Aug 2026 |
|  7/25-27 Hanson Street<br>Niddrie | 2        | Unit      | \$530,000   | 21 Aug 2026 |
|  99 Hotham Road<br>Niddrie        | 3        | House     | \$1,232,000 | 15 Aug 2026 |
|  1/32 Spring Street<br>Niddrie    | 2        | Unit      | \$430,000   | 06 Aug 2026 |
|  2/38 Muriel Street<br>Niddrie    | 4        | Townhouse | \$1,040,000 | 05 Aug 2026 |

## NIDDRIE SUBURB REPORT

| Address                                                                                                           | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  5/21-25 Goble Street<br>Niddrie | 2        | Unit      | \$530,000   | 05 Aug 2026 |
|  86a Hotham Road<br>Niddrie      | 4        | House     | \$1,659,000 | 01 Aug 2026 |
|  46 Nolan Street<br>Niddrie      | 3        | House     | \$1,410,000 | 01 Aug 2026 |
|  1/21 Jackson Street<br>Niddrie  | 3        | House     | Undisclosed | 30 Jul 2026 |
|  2A Kelvin Close<br>Niddrie     | 3        | Townhouse | \$860,000   | 29 Jul 2026 |
|  5 Teague Street<br>Niddrie    | 3        | Townhouse | \$970,000   | 28 Jul 2026 |
|  42 Shaw Street<br>Niddrie     | 4        | House     | Undisclosed | 24 Jul 2026 |
|  31 Rutland Street<br>Niddrie  | 4        | Townhouse | \$805,000   | 24 Jul 2026 |
|  28 Rosehill Road<br>Niddrie   | 3        | House     | Undisclosed | 23 Jul 2026 |
|  204/4 Hotham Road<br>Niddrie  | 3        | Apartment | Undisclosed | 21 Jul 2026 |

## NIDDRIE SUBURB REPORT

| Address                                                                                                            | Bedrooms | Type  | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  17 Grosvenor Street<br>Niddrie   | 3        | House | \$1,080,000 | 18 Jul 2026 |
|  1/2 Rebecca Place<br>Niddrie     | 3        | House | \$925,000   | 15 Jul 2026 |
|  47 Coghlan Street<br>Niddrie     | 3        | House | \$1,420,000 | 14 Jul 2026 |
|  133 Hoffmans Road<br>Niddrie     | 2        | House | \$890,000   | 10 Jul 2026 |
|  1/29 Diamond Street<br>Niddrie  | 2        | Unit  | \$740,000   | 04 Jul 2026 |
|  46 Hotham Road<br>Niddrie      | 3        | House | \$1,310,000 | 30 Jun 2026 |
|  27 Grosvenor Street<br>Niddrie | 3        | House | \$935,000   | 27 Jun 2026 |
|  11 Jackson Street<br>Niddrie   | 4        | House | \$1,450,000 | 27 Jun 2026 |
|  56A Haldane Road<br>Niddrie    | 5        | House | Undisclosed | 14 Jun 2026 |
|  28 Diamond Street<br>Niddrie   | 4        | House | \$2,970,000 | 13 Jun 2026 |



**Jellis Craig Moonee Valley**  
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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.

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Data is current as of PDF generation date 06/09/2026

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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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