Riddells Creek

# Suburb Report

Your connection to property insights

JellisCraig

Property Prices

## Median house price

Median[1]

$1.10m

Monthly median price change[2]

-3.56% ↓

## Median unit price

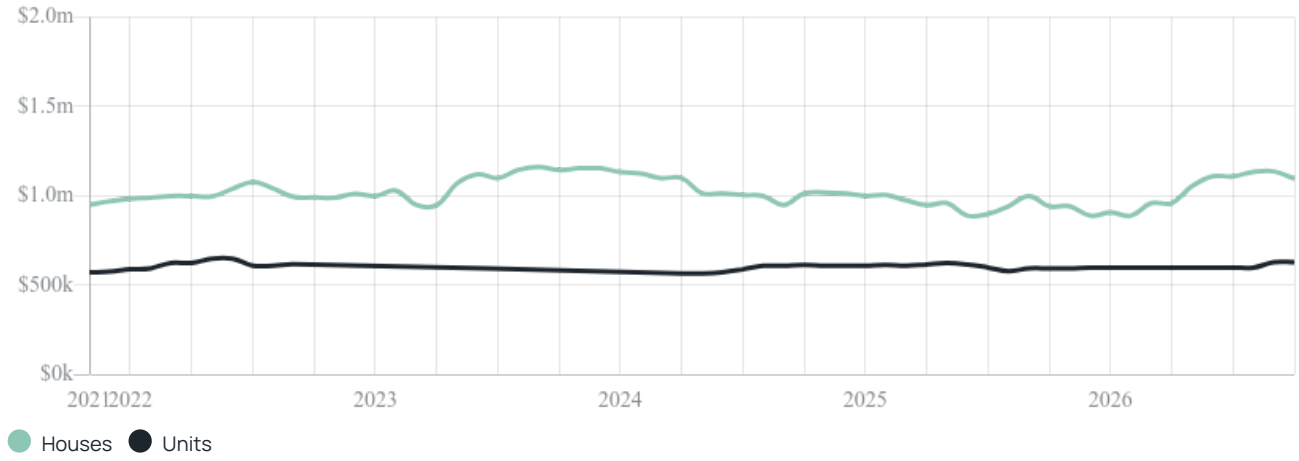
Median[1]

$630k

Monthly median price change[2]

0.00% ↓

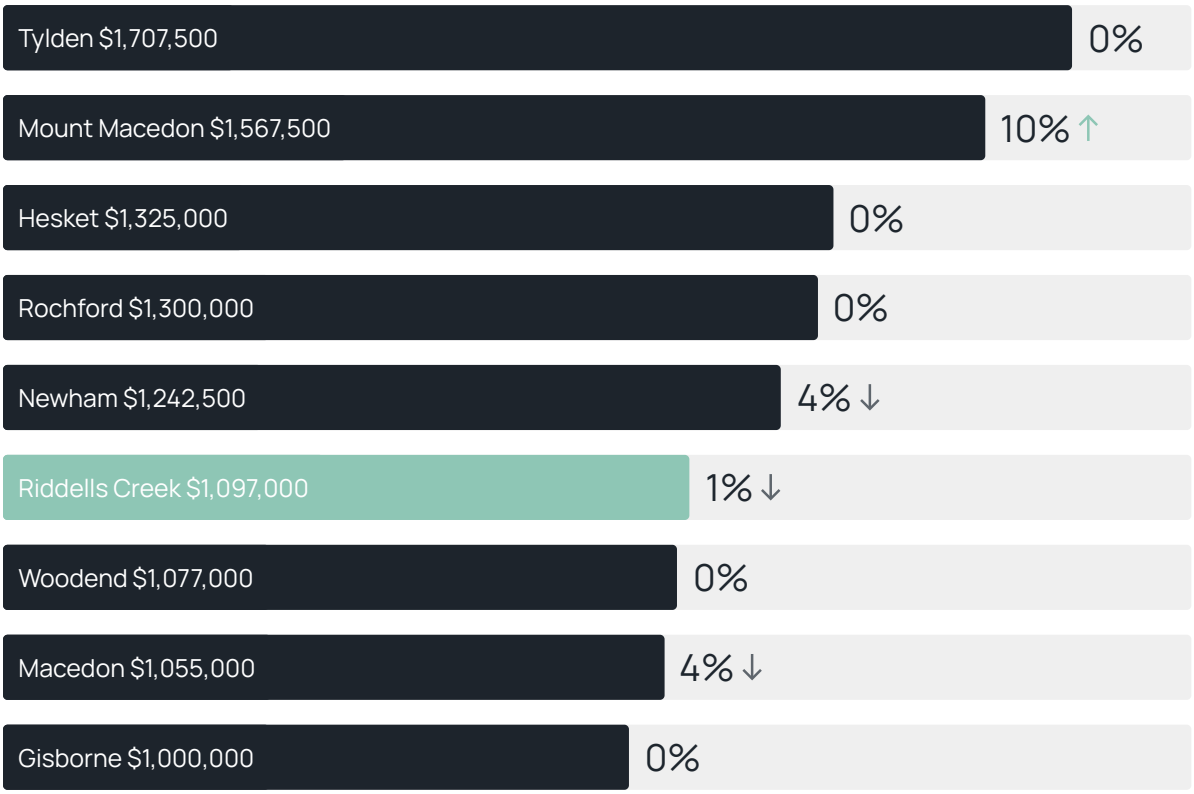
## Riddells Creek monthly median property prices[3]






Surrounding Suburbs

## Median house price[1,2]

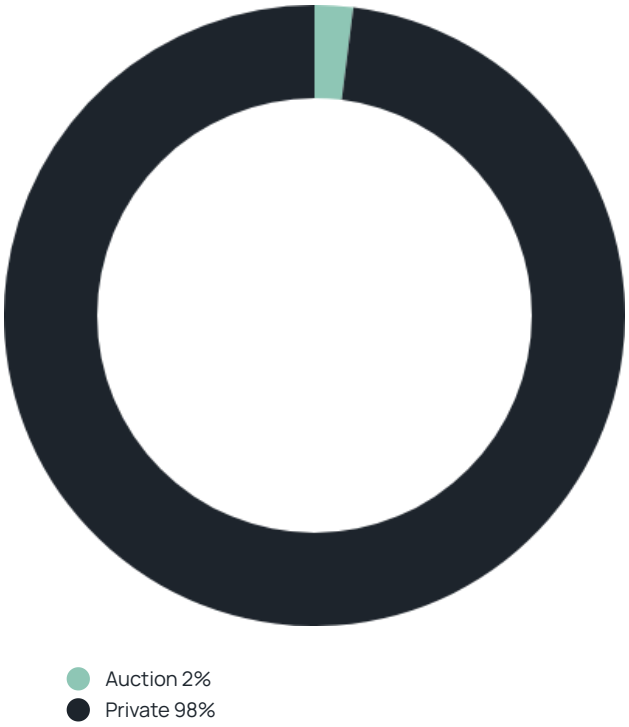



## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Median days on market[5]

| House | Unit |
|---|---|
| 67 days | 75 days |

### Average hold period[1]

| House | Unit |
|---|---|
| 11.5 years | 5.9 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

4,390

### Population growth[7]

11.22%

### Median age[7]

42 years

### Median household size[7]

2.8 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $585 | $520 |

### Rental yield[8]

| House | Unit |
|---|---|
| 3.84% | 4.91% |

Sold Properties

# Recent Riddells Creek 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 |
|---|---|---|---|---|---|
|  | 5 Filmer Place Riddells Creek | 3 | House | $815,000 | 12 Nov 2026 |
|  | 37 Rangeview Drive Riddells Creek | 4 | House | $950,000 | 10 Nov 2026 |
|  | 1/3 Somerville Lane Riddells Creek | 3 | Unit | $679,000 | 09 Nov 2026 |
|  | 46 Riverside Drive Riddells Creek | 5 | House | $1,720,000 | 06 Nov 2026 |
|  | 73 Racecourse Road Riddells Creek | 4 | House | $908,000 | 02 Nov 2026 |
|  | 90 Amess Road Riddells Creek | 4 | House | $1,500,000 | 01 Nov 2026 |
|  | 89 Kerrie Road Riddells Creek | 3 | House | $1,175,000 | 24 Oct 2026 |
|  | 12 Plantation Road Riddells Creek | 5 | House | $1,033,000 | 23 Oct 2026 |
|  | 87 Bolithos Road Riddells Creek | 4 | House | $1,650,000 | 15 Oct 2026 |
|  | Lot 117 Prince Alfred Street | 0 | Residential_land | $50,000 | 15 Oct 2026 |

| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 9 Cheriton Drive<br>Riddells Creek | 4 | House | $1,090,000 | 09 Oct 2026 |
|  | 8 Southbourne Road<br>Riddells Creek | 3 | House | $1,000,000 | 02 Oct 2026 |
|  | 8/140-142 Main Road<br>Riddells Creek | 3 | Unit | $672,500 | 29 Sep 2026 |
|  | 1405 Riddell Road<br>Riddells Creek | 0 | Residential_land | $837,500 | 22 Sep 2026 |
|  | 53 Meadow Brook Way<br>Riddells Creek | 5 | House | $1,485,000 | 16 Sep 2026 |
|  | 1/29 Mahoneys Road<br>Riddells Creek | 3 | Townhouse | $630,000 | 15 Sep 2026 |
|  | 103 Royal Parade<br>Riddells Creek | 4 | House | Undisclosed | 14 Sep 2026 |
|  | 22 Bluegum Circuit<br>Riddells Creek | 0 | Residential_land | Undisclosed | 11 Sep 2026 |
|  | 15 Gap Road<br>Riddells Creek | 3 | Unit | $720,000 | 04 Sep 2026 |
|  | 38 Yellowgum Avenue<br>Riddells Creek | 4 | House | $1,097,000 | 28 Aug 2026 |

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 3 Gibson Court Riddells Creek | 4 | House | Undisclosed | 27 Aug 2026 |
|  | 706 Gap Road Riddells Creek | 4 | House | Undisclosed | 25 Aug 2026 |
|  | 726 Gap Road Riddells Creek | 3 | House | $850,000 | 21 Aug 2026 |
|  | 5 Arrow Court Riddells Creek | 4 | House | $1,250,000 | 14 Aug 2026 |
|  | 30 Mahoneys Road Riddells Creek | 3 | House | $840,000 | 11 Aug 2026 |
|  | 670 Gap Road Riddells Creek | 4 | House | $1,350,000 | 10 Aug 2026 |
|  | 67 Racecourse Road Riddells Creek | 3 | House | $785,000 | 07 Aug 2026 |
|   | Lot 66 Princess Street | 0 | Residential_land | $50,000 | 07 Aug 2026 |
|  | 15 Argent Court Riddells Creek | 4 | House | $1,670,000 | 06 Aug 2026 |
|   | 36 Amess Road Riddells Creek | 4 | House | $1,380,000 | 06 Aug 2026 |

**Jellis Craig Woodend**
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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 15/11/2026

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

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