

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

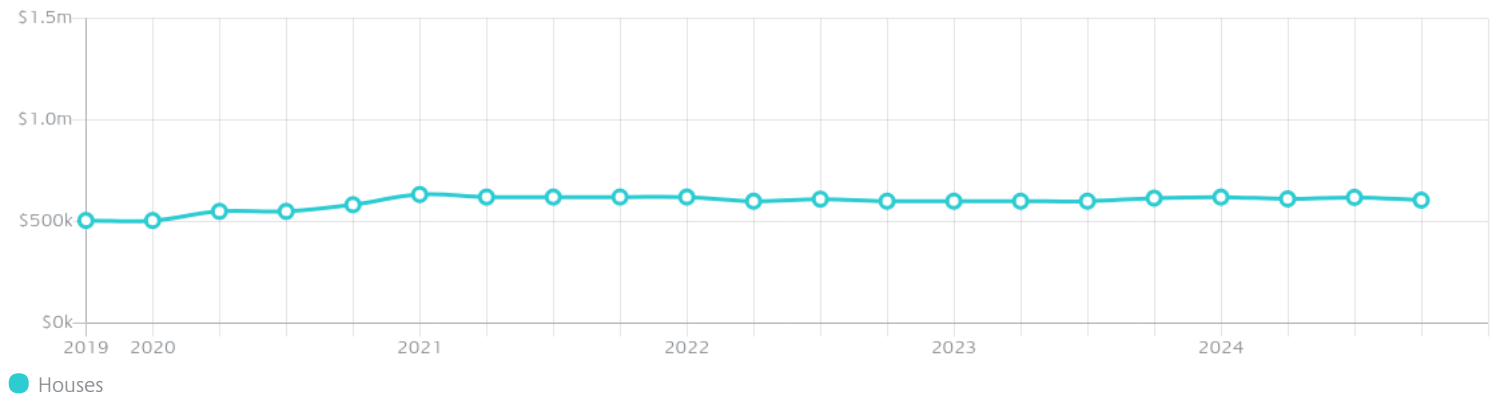
Median

\$605k

Quarterly Price Change

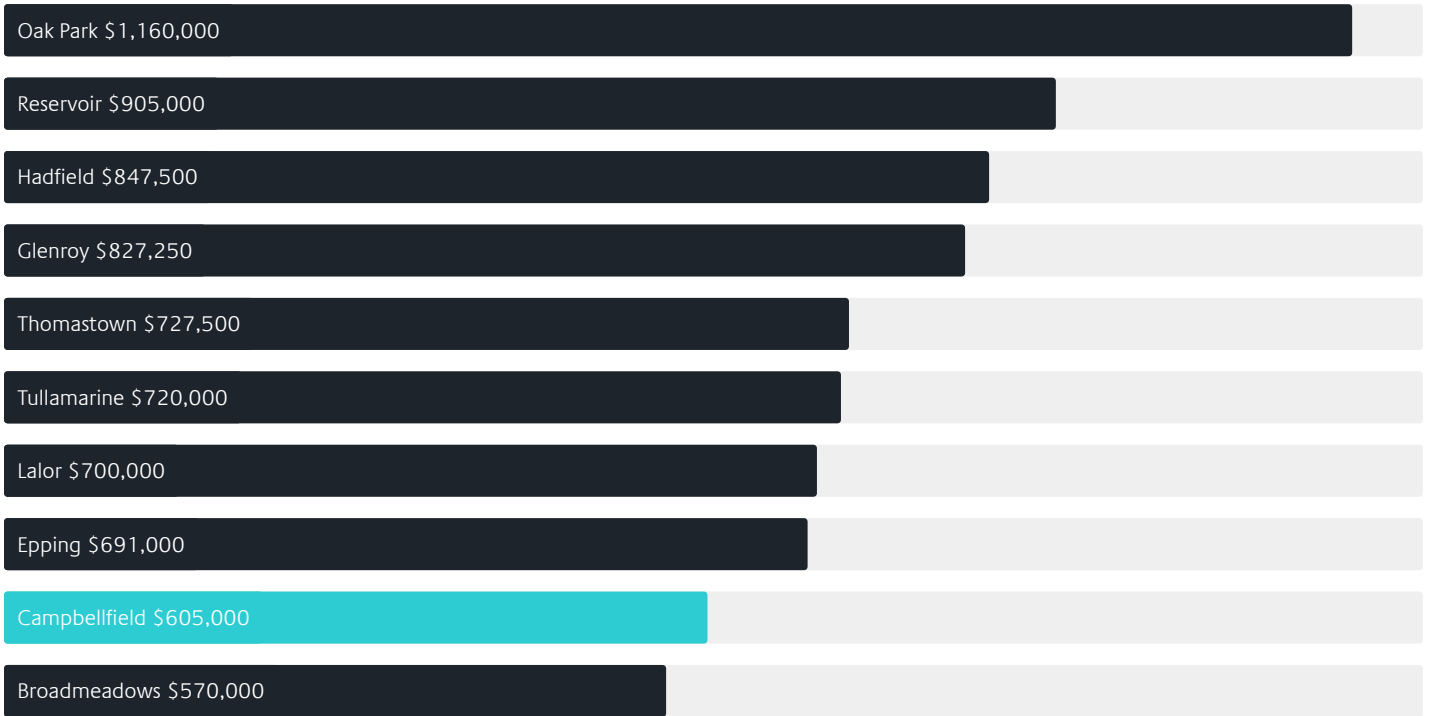
-2.22% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 42%
● Private 58%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

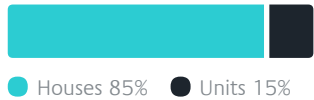
24 days

Average Hold Period^{*}

4.9 years

Insights

Dwelling Type[^]



Ownership[^]



Population[^]

4,977

Median Asking Rent per week^{*}

\$500

Population Growth[^]

-1.56%

Rental Yield^{*}

4%

Median Age[^]










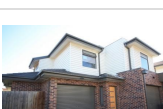
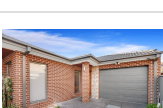

38 years

Median Household Size[^]











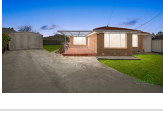

2.9 people

Sold Properties~










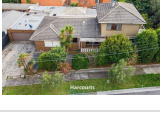
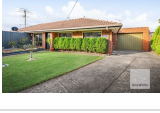

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  7 Waratah St Campbellfield | 3 | House | \$625,000 | 22 Feb 2025 |
|  2/1713 Sydney Rd Campbellfield | 2 | Unit | \$368,000 | 20 Feb 2025 |
|  2 Carlisle Ct Campbellfield | 3 | House | \$621,000 | 19 Feb 2025 |
|  7 Fern Ct Campbellfield | 3 | House | \$650,000 | 07 Feb 2025 |
|  49 Lydia Av Campbellfield | 3 | House | \$700,500 | 01 Feb 2025 |
|  54 Sycamore Cr Campbellfield | 3 | House | \$595,500 | 21 Jan 2025 |
|  18 Clarke St Campbellfield | 3 | House | \$413,333 | 20 Dec 2024 |
|  1/13 Church St Campbellfield | 1 | House | \$235,000 | 17 Dec 2024 |
|  78 Roebourne Cr Campbellfield | 3 | House | \$676,000 | 14 Dec 2024 |
|  5/162 Somerset Rd Campbellfield | 2 | Flat/Unit/Apartment | \$383,000 | 12 Dec 2024 |
|  5/148 Somerset Rd Campbellfield | 2 | Villa | \$415,000 | 03 Dec 2024 |
|  40 Gentles Av Campbellfield | 4 | House | \$700,000 | 01 Dec 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-----------|-------------|
|  9 Jodie Ct CAMPBELLFIELD | 3 | House | \$530,000 | 27 Nov 2024 |
|  69 Mont Albert Dr Campbellfield | 3 | House | \$300,000 | 19 Nov 2024 |
|  61 Augusta Av Campbellfield | 3 | House | \$555,500 | 12 Nov 2024 |
|  166 Somerset Rd Campbellfield | 3 | House | \$350,000 | 17 Oct 2024 |
|  2 Sophia Ct Campbellfield | 4 | House | \$640,500 | 12 Oct 2024 |
|  4 Maple Ct Campbellfield | 3 | House | \$610,000 | 08 Oct 2024 |
|  5/180 Somerset Rd Campbellfield | 2 | Flat/Unit/Apartment | \$375,000 | 02 Oct 2024 |
|  5/64-66 Stewart Gr Campbellfield | 2 | Unit | \$346,000 | 26 Sep 2024 |
|  5/64 Stewart Gr Campbellfield | 2 | Flat/Unit/Apartment | \$346,000 | 26 Sep 2024 |
|  39 Cambridge Way Campbellfield | 3 | House | \$640,000 | 21 Sep 2024 |
|  10 Byrne Ct Campbellfield | 3 | House | \$600,000 | 14 Sep 2024 |
|  13 Waratah St Campbellfield | 3 | House | \$599,000 | 04 Sep 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-----------|-------------|
|  1/27 Gentles Av Campbellfield | 2 | Unit | \$416,000 | 03 Sep 2024 |
|  3 Sophia Ct Campbellfield | 3 | House | \$550,500 | 24 Aug 2024 |
|  8 Poplar St Campbellfield | 4 | House | \$800,300 | 24 Aug 2024 |
|  19 Roebourne Cr Campbellfield | 4 | House | \$675,000 | 20 Aug 2024 |
|  32 Augusta Av Campbellfield | 4 | House | \$580,000 | 17 Aug 2024 |
|  140 Somerset Rd Campbellfield | 3 | House | \$620,000 | 02 Aug 2024 |
|  2/25 Gentles Av Campbellfield | 4 | House | \$660,000 | 23 Jul 2024 |
|  2/64-66 Stewart Gr Campbellfield | 3 | Unit | \$360,000 | 13 Jul 2024 |
|  16 Blackwood Cr CAMPBELLFIELD | 3 | House | \$495,000 | 21 Jun 2024 |
|  9 Sycamore Cr Campbellfield | 4 | House | \$575,000 | 01 Jun 2024 |
|  2/63 Augusta Av Campbellfield | 2 | House | \$420,000 | 31 May 2024 |
|  3/52 Dunstan Pde Campbellfield | 2 | House | \$335,000 | 30 May 2024 |



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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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