

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$981k**

Quarterly Price Change

**1.13% ↑**

## Median Unit Price\*

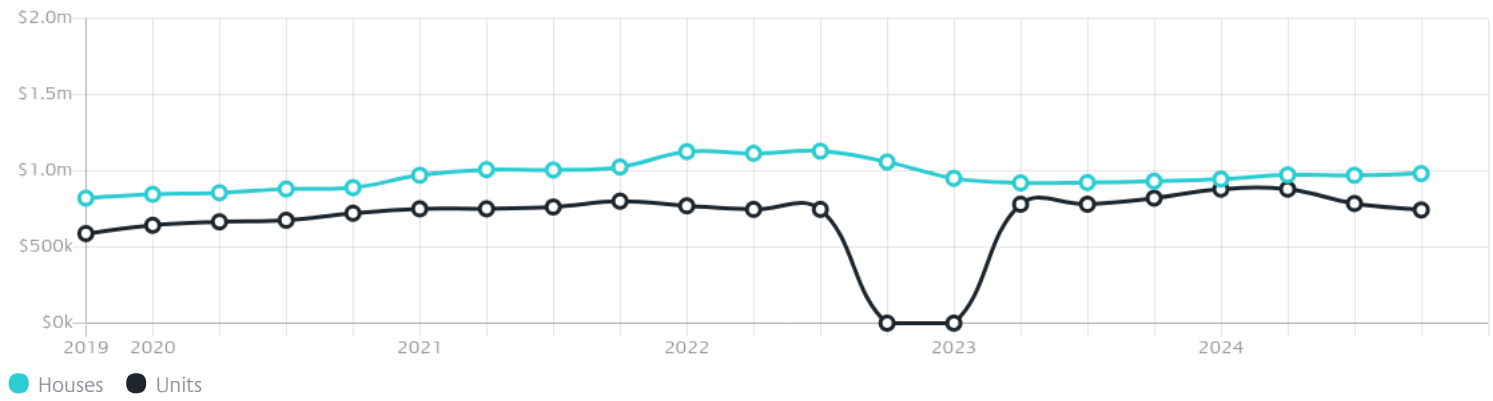
Median

**\$743k**

Quarterly Price Change

**-5.41% ↓**

## Quarterly Price Change\*



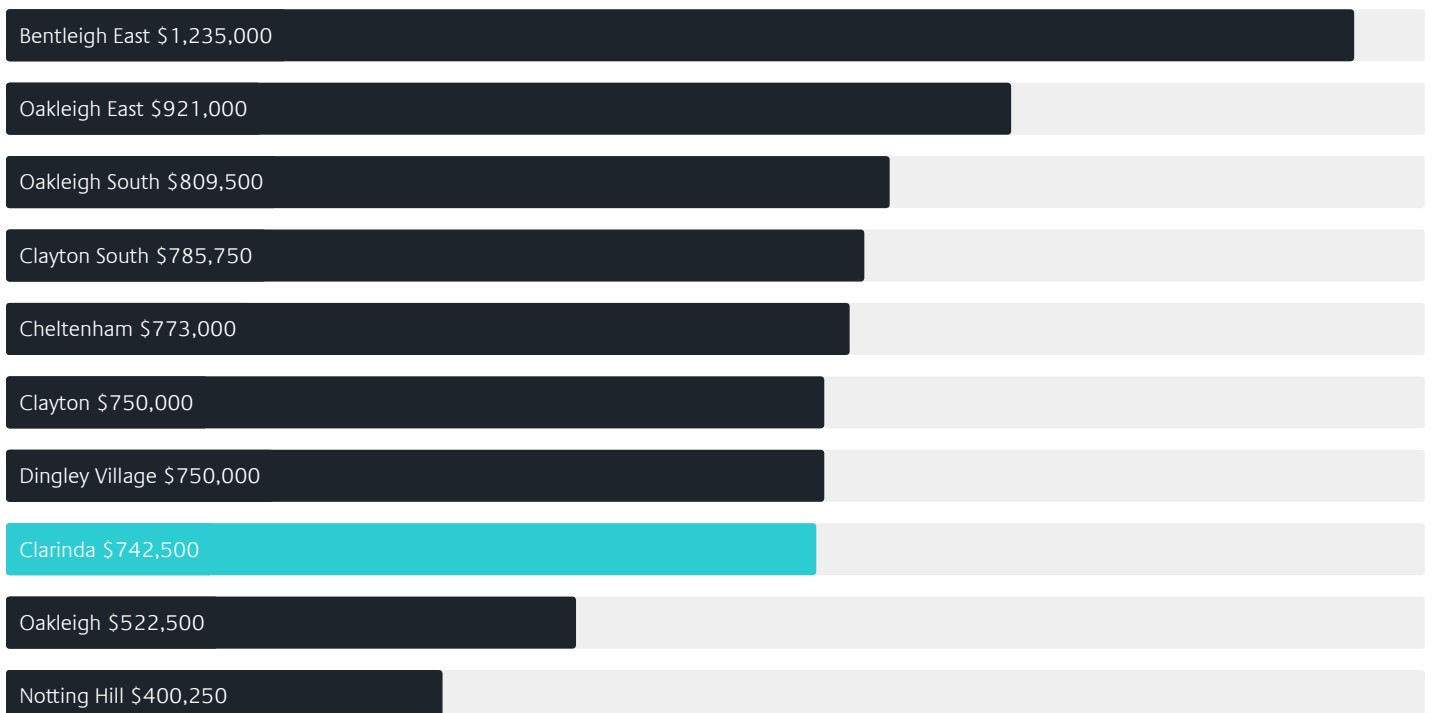
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 70%  
● Private 30%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

25 days

## Average Hold Period<sup>\*</sup>

8.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 88% ● Units 12%

## Ownership<sup>^</sup>



● Owned Outright 48% ● Mortgaged 33% ● Rented 20%

## Population<sup>^</sup>

7,441

## Median Asking Rent per week<sup>\*</sup>

\$650

## Population Growth<sup>^</sup>

-0.53%

## Rental Yield<sup>\*</sup>

3.49%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>











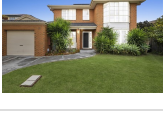

2.7 people

# 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 37 Davanzo Av Clarinda	4	House	\$1,011,000	22 Mar 2025
 31 Sundowner Av Clarinda	4	House	\$1,350,000	22 Mar 2025
 3 Sharra Ct Clarinda	4	House	\$1,300,000	13 Mar 2025
 187 Elder St.S Clarinda	3	House	\$1,200,000	02 Mar 2025
 187 Elder St Clarinda	4	House	\$1,200,000	02 Mar 2025
 72 Hunt Cr Clarinda	4	House	\$1,107,000	25 Feb 2025
 2/126 Bourke Rd Clarinda	3	Unit	\$885,000	22 Feb 2025
 57 Crawford Rd Clarinda	3	House	\$1,095,000	19 Feb 2025
 6 Wandoo Av Clarinda	3	House	\$1,050,000	15 Feb 2025
 1/38 Elder St Clarinda	3	Unit	\$767,000	15 Feb 2025
 9/71-109 Bourke Rd Clarinda	1	Unit	\$255,000	14 Feb 2025
 12/71-109 Bourke Rd Clarinda	2	Unit	\$390,000	28 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 43 Hunt Cr Clarinda	3	House	\$880,000	24 Jan 2025
 1b The Parade Clarinda	3	House	\$1,050,000	19 Dec 2024
 5 Warsaw Ct Clarinda	2	House	\$780,000	18 Dec 2024
 24 Dalbeattie Dr Clarinda	3	House	\$1,110,000	12 Dec 2024
 45 Arunta Cr Clarinda	3	House	\$1,111,000	07 Dec 2024
 13A Inverness St Clarinda	3	House	\$809,000	07 Dec 2024
 16 Tanya Ct Clarinda	2	House	\$820,000	04 Dec 2024
 47 Bushland Av Clarinda	3	House	\$940,000	03 Dec 2024
 123 Elder St.S Clarinda	3	House	\$951,000	30 Nov 2024
 123 Elder St Clarinda	3	House	\$951,000	30 Nov 2024
 31 Poulter Cr Clarinda	4	House	\$1,365,000	23 Nov 2024
 7 Wandoo Av Clarinda	4	House	\$1,306,500	23 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/20 Elder St Clarinda	3	Unit	\$831,500	16 Nov 2024
 126 Springs Rd Clarinda	3	House	\$927,000	16 Nov 2024
 2B Springs Rd Clarinda	4	House	\$1,300,000	16 Nov 2024
 29 Bushland Av Clarinda	4	House	\$1,200,500	09 Nov 2024
 8 Bradley Ct Clarinda	2	House	\$1,335,000	09 Nov 2024
 35 Carbine Av Clarinda	3	House	\$950,000	30 Oct 2024
 2/54 Crawford Rd Clarinda	3	Unit	\$900,000	26 Oct 2024
 22 Broadchapel Pl Clarinda	3	House	\$890,100	26 Oct 2024
 3 Rosella Av Clarinda	5	House	\$1,132,500	26 Oct 2024
 4 Viney St Clarinda	4	House	\$1,245,000	26 Oct 2024
 33 Hunt Cr Clarinda	3	House	\$925,000	19 Oct 2024
 1/17 Dyer Ct Clarinda	3	Unit	\$745,000	19 Oct 2024



[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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