

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$981k

Quarterly Price Change

1.13% ↑

Median Unit Price*

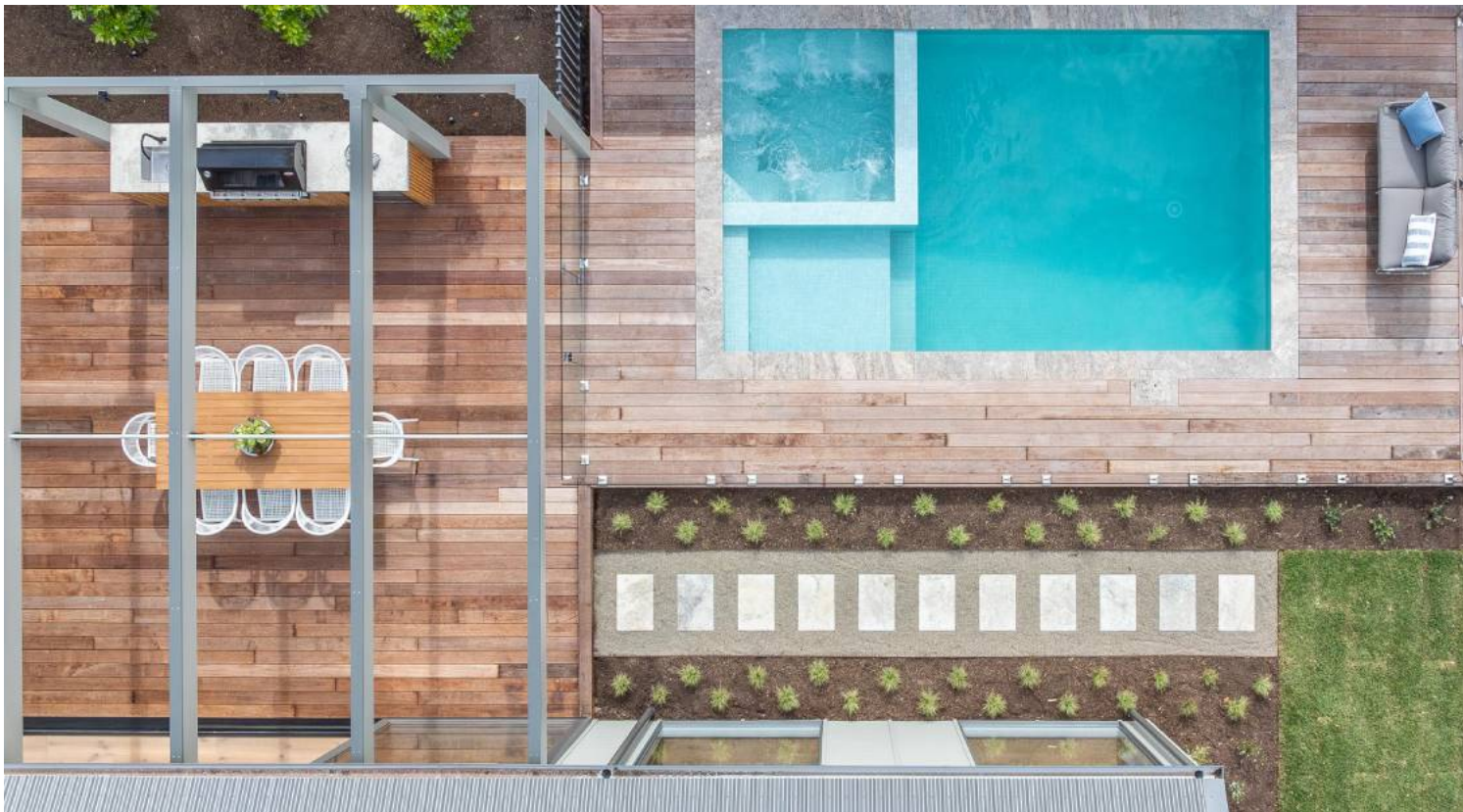
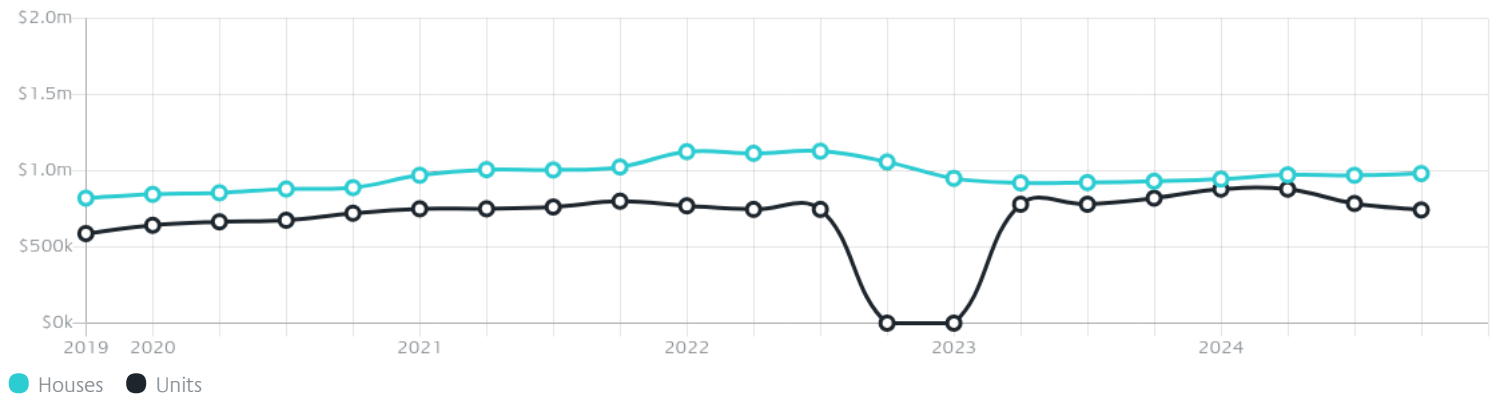
Median

\$743k

Quarterly Price Change

-5.41% ↓

Quarterly Price Change*

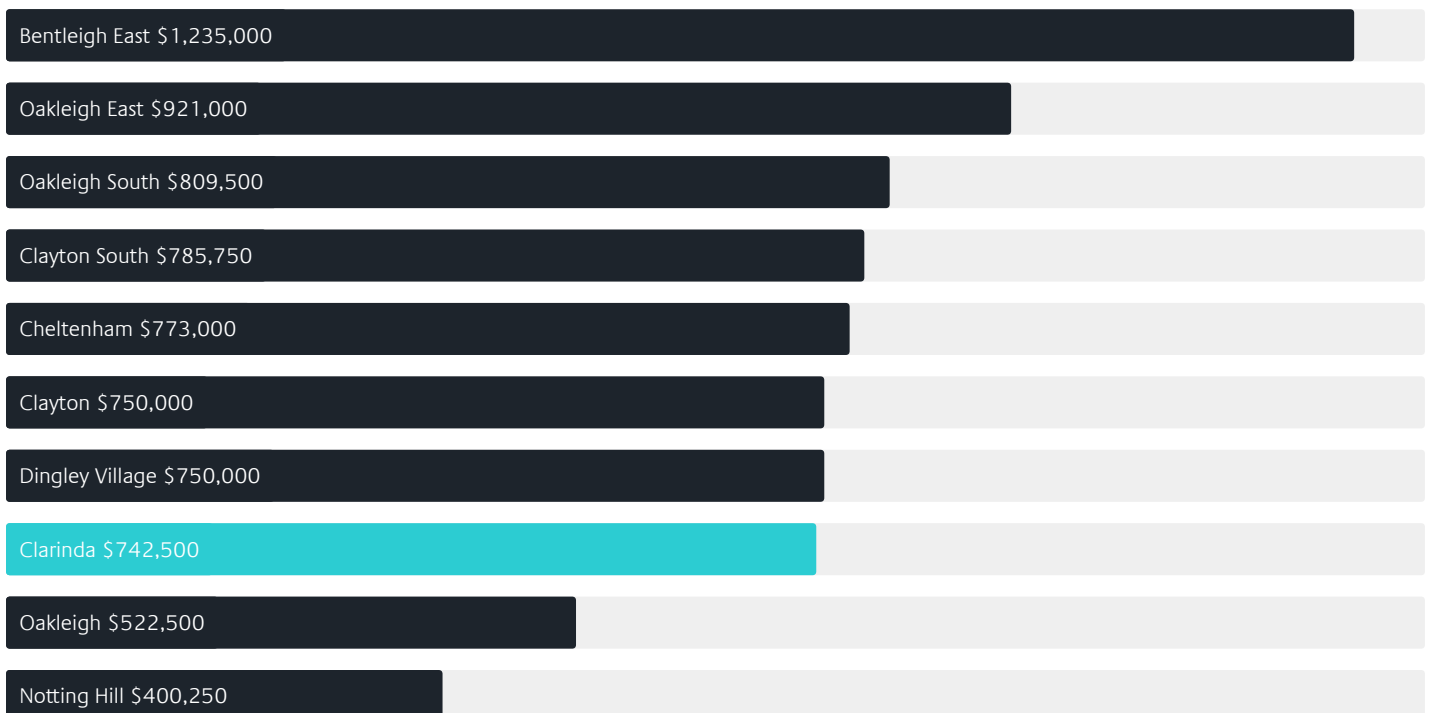


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 61%
● Private 39%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

24 days

Average Hold Period^{*}

8.0 years

Insights

Dwelling Type[^]



● Houses 88% ● Units 12%

Ownership[^]



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

Population[^]

7,441

Median Asking Rent per week^{*}

\$650

Population Growth[^]

-0.53%

Rental Yield^{*}

3.49%

Median Age[^]













45 years

Median Household Size[^]













2.7 people

Sold Properties~









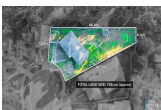



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5 Warsaw Ct Clarinda	2	House	\$780,000	18 Dec 2024
 45 Arunta Cr Clarinda	3	House	\$1,111,000	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
 7 Wandoo Av Clarinda	4	House	\$1,306,500	23 Nov 2024
 31 Poulter Cr Clarinda	4	House	\$1,365,000	23 Nov 2024
 126 Springs Rd Clarinda	3	House	\$927,000	16 Nov 2024
 1/20 Elder St Clarinda	3	Unit	\$831,500	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/27b Eulinga Rd Clarinda	2	Townhouse	\$770,000	14 Oct 2024
 6/2 Fermont Ct Clarinda	2	Unit	\$649,000	12 Oct 2024
 40/104 Springs Rd Clarinda	2	Unit	\$685,000	09 Oct 2024
 14 Drushi Ct Clarinda	3	House	\$907,000	05 Oct 2024
 5 Merrigum Cr Clarinda	4	House	\$923,000	21 Sep 2024
 4 Watson Ct Clarinda	4	House	\$1,356,500	14 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Waters Ct Clarinda	3	House	\$820,000	10 Sep 2024
 5 Waters Ct Clarinda	3	House	\$875,500	07 Sep 2024
 30 Elder St Clarinda	6	House	\$1,624,000	07 Sep 2024
 112 Springs Rd Clarinda	3	House	\$950,000	31 Aug 2024
 1/1 Boree Av Clarinda	2	Unit	\$830,000	28 Aug 2024
 5 Rochell Ct Clarinda	4	House	\$1,240,000	24 Aug 2024
 36 Wandoo Av Clarinda	2	House	\$856,000	10 Aug 2024
 14 Tammany Dr Clarinda	5	House	\$1,225,000	23 Jul 2024
 1 Botany Ct Clarinda	3	House	\$1,015,000	21 Jul 2024
 4/7 Mack Cr Clarinda	2	Unit	\$565,000	13 Jul 2024
 7 Melaleuca Dr Clarinda	3	House	\$1,150,000	11 Jul 2024
 15 Sundowner Av Clarinda	3	House	\$990,000	29 Jun 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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