

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$981k**

Quarterly Price Change

**1.13% ↑**

## Median Unit Price\*

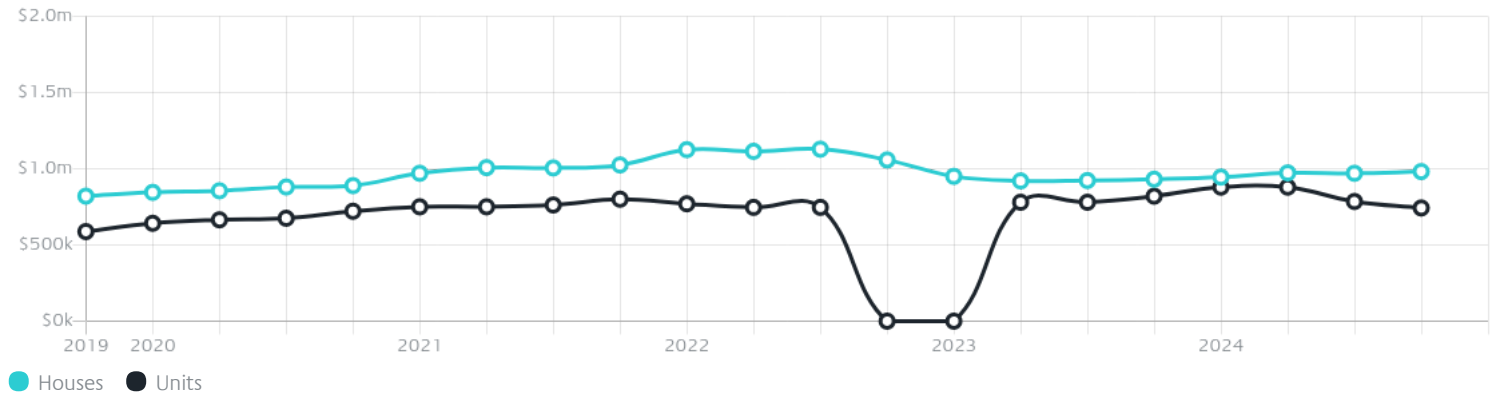
Median

**\$743k**

Quarterly Price Change

**-5.41% ↓**

## Quarterly Price Change\*



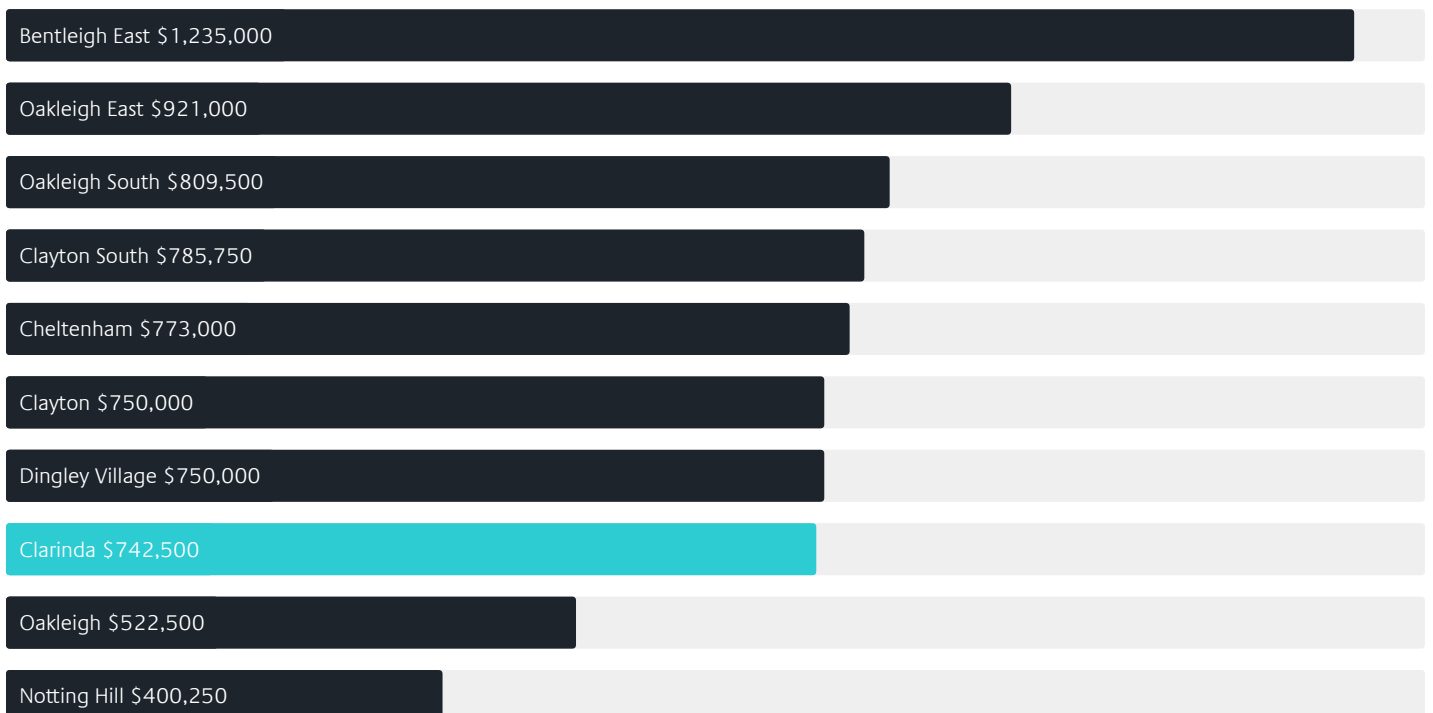
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 72%  
● Private 28%

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

100%

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

24 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~





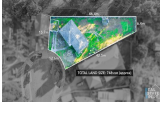







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  26 Rosella Av<br>Clarinda       | 5        | House | \$1,388,000 | 23 Dec 2024 |
|  45 Arunta Cr<br>Clarinda        | 3        | House | \$1,111,000 | 07 Dec 2024 |
|  47 Bushland Av<br>Clarinda      | 3        | House | \$940,000   | 03 Dec 2024 |
|  123 Elder St.S<br>Clarinda      | 3        | House | \$951,000   | 30 Nov 2024 |
|  7 Wandoo Av<br>Clarinda       | 4        | House | \$1,306,500 | 23 Nov 2024 |
|  31 Poulter Cr<br>Clarinda     | 4        | House | \$1,365,000 | 23 Nov 2024 |
|  1/20 Elder St<br>Clarinda     | 3        | Unit  | \$831,500   | 16 Nov 2024 |
|  8 Bradley Ct<br>Clarinda      | 2        | House | \$1,335,000 | 09 Nov 2024 |
|  29 Bushland Av<br>Clarinda    | 4        | House | \$1,200,500 | 09 Nov 2024 |
|  2/54 Crawford Rd<br>Clarinda  | 3        | Unit  | \$900,000   | 26 Oct 2024 |
|  22 Broadchapel Pl<br>Clarinda | 3        | House | \$890,100   | 26 Oct 2024 |
|  3 Rosella Av<br>Clarinda      | 5        | House | \$1,132,500 | 26 Oct 2024 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  33 Hunt Cr<br>Clarinda         | 3        | House     | \$925,000   | 19 Oct 2024 |
|  1/17 Dyer Ct<br>Clarinda       | 3        | Unit      | \$745,000   | 19 Oct 2024 |
|  1/27b Eulinga Rd<br>Clarinda   | 2        | Townhouse | \$770,000   | 14 Oct 2024 |
|  6/2 Fermont Ct<br>Clarinda     | 2        | Unit      | \$649,000   | 12 Oct 2024 |
|  40/104 Springs Rd<br>Clarinda | 2        | Unit      | \$685,000   | 09 Oct 2024 |
|  14 Drushi Ct<br>Clarinda     | 3        | House     | \$907,000   | 05 Oct 2024 |
|  5 Merrigum Cr<br>Clarinda    | 4        | House     | \$923,000   | 21 Sep 2024 |
|  4 Watson Ct<br>Clarinda      | 4        | House     | \$1,356,500 | 14 Sep 2024 |
|  6 Waters Ct<br>Clarinda      | 3        | House     | \$820,000   | 10 Sep 2024 |
|  5 Waters Ct<br>Clarinda      | 3        | House     | \$875,500   | 07 Sep 2024 |
|  30 Elder St<br>Clarinda      | 6        | House     | \$1,624,000 | 07 Sep 2024 |
|  112 Springs Rd<br>Clarinda   | 3        | House     | \$950,000   | 31 Aug 2024 |

# Sold Properties~

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  1/1 Boree Av<br>Clarinda      | 2        | Unit                | \$830,000   | 28 Aug 2024 |
|  5 Rochell Ct<br>Clarinda      | 4        | House               | \$1,240,000 | 24 Aug 2024 |
|  36 Wandoo Av<br>Clarinda      | 2        | House               | \$856,000   | 10 Aug 2024 |
|  14 Tammany Dr<br>Clarinda     | 5        | House               | \$1,225,000 | 23 Jul 2024 |
|  1 Botany Ct<br>Clarinda      | 3        | House               | \$1,015,000 | 21 Jul 2024 |
|  4/7 Mack Cr<br>Clarinda     | 2        | Unit                | \$565,000   | 13 Jul 2024 |
|  7 Melaleuca Dr<br>Clarinda  | 3        | House               | \$1,150,000 | 11 Jul 2024 |
|  15 Sundowner Av<br>Clarinda | 3        | House               | \$990,000   | 29 Jun 2024 |
|  9 Merrigum Cr<br>Clarinda   | 4        | House               | \$930,000   | 22 Jun 2024 |
|  5/41 Tully Rd<br>Clarinda   | 3        | Flat/Unit/Apartment | \$743,000   | 22 Jun 2024 |
|  27a Eulinga Rd<br>Clarinda  | 3        | House               | \$935,000   | 15 Jun 2024 |
|  145 Elder St.S<br>Clarinda  | 3        | House               | \$825,100   | 08 Jun 2024 |



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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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