

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.07m**

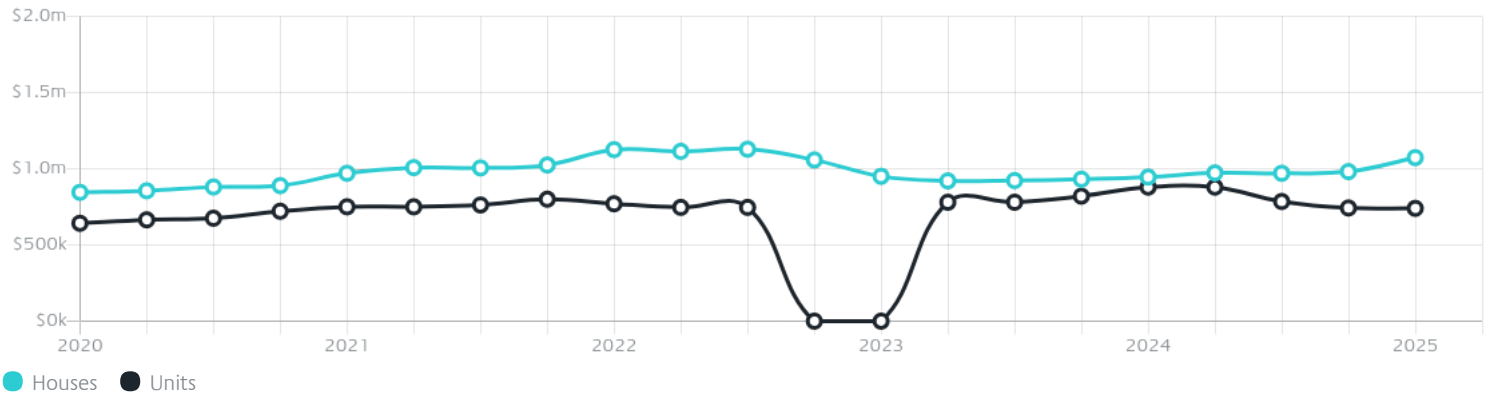
Quarterly Price Change  
**9.32% ↑**

## Median Unit Price\*

Median  
**\$740k**

Quarterly Price Change  
**-0.33% ↓**

## Quarterly Price Change\*



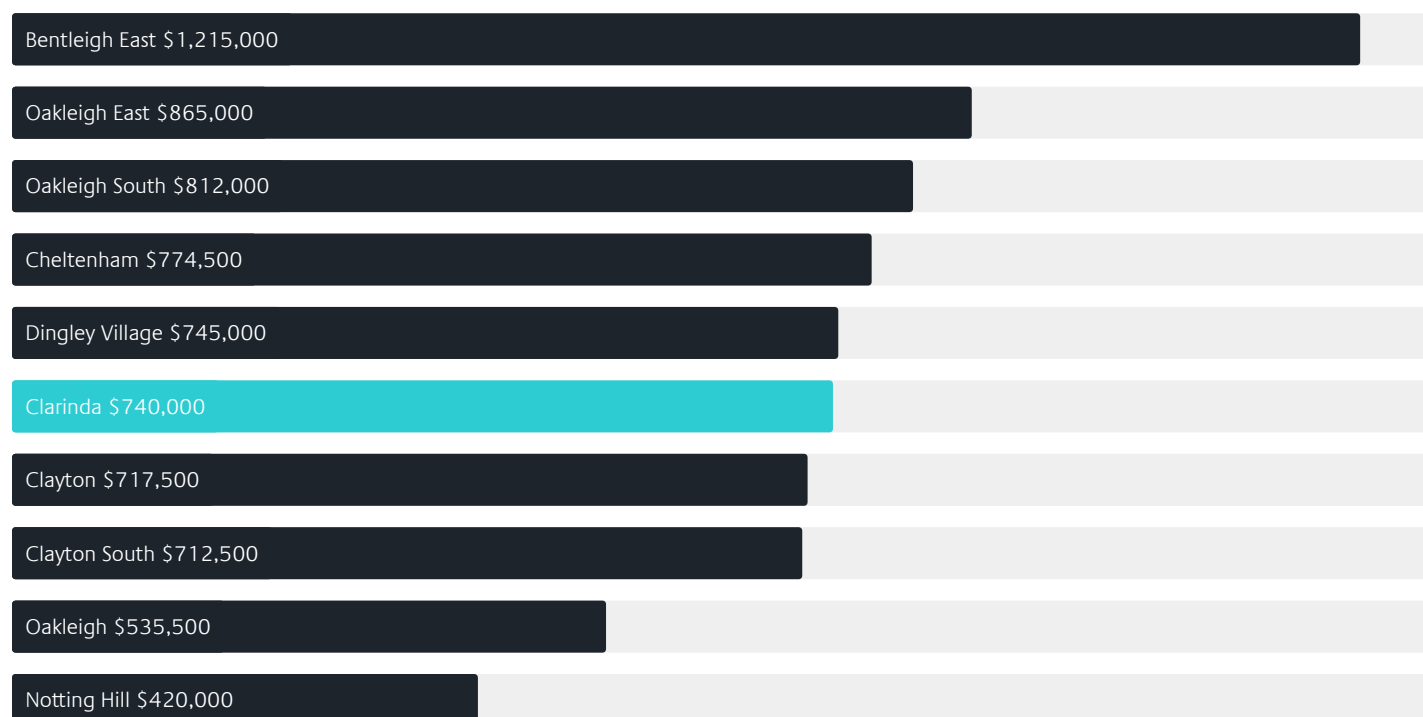
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 82%  
● Private 18%

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

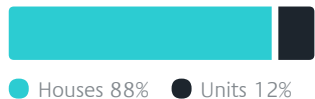
66.67%

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>






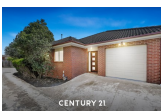






45 years

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
 33 Wandoo Av Clarinda	3	House	\$1,228,000	29 Jun 2025
 17 Lochmaben Ct CLARINDA	4	House	\$1,400,000	03 Jun 2025
 1/1176 Centre Rd Clarinda	2	Unit	\$600,000	20 May 2025
 48 Crawford Rd Clarinda	4	House	\$1,275,000	17 May 2025
 55 Arunta Cr Clarinda	4	House	\$1,266,000	17 May 2025
 2/5 Mack Cr Clarinda	3	Flat/Unit/Apartment	\$791,000	03 May 2025
 31 Viney St Clarinda	3	House	\$1,110,000	03 May 2025
 17d Inverness St Clarinda	2	Townhouse	\$846,000	05 Apr 2025
 26 Arunta Cr Clarinda	3	House	\$1,120,000	05 Apr 2025
 2/24 Elder St Clarinda	3	Flat/Unit/Apartment	\$930,000	01 Apr 2025
 17/104 Springs Rd Clarinda	2	Townhouse	\$710,000	30 Mar 2025
 24 Leslie Rd Clarinda	2	House	\$825,000	30 Mar 2025

# Sold Properties~

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Address	Bedrooms	Type	Price	Sold
 31 Sundowner Av Clarinda	4	House	\$1,350,000	22 Mar 2025
 37 Davanzo Av Clarinda	4	House	\$1,011,000	22 Mar 2025
 4/7 Crawford Rd Clarinda	3	House	\$792,000	21 Mar 2025
 13 Inverness St Clarinda	3	House	\$825,000	21 Mar 2025
 1/16 Murphy St Clarinda	3	Strata Unit/Flat	\$828,000	15 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
 47a Crawford Rd Clarinda	4	House	\$1,410,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 39 Inverness St Clarinda	3	House	\$1,131,000	14 Feb 2025
 19 Leonard Cl Clarinda	3	House	\$895,000	08 Feb 2025
 1/38 Arunta Cr Clarinda	3	House	\$900,000	08 Feb 2025
 27 Arunta Cr Clarinda	3	House	\$1,200,000	01 Feb 2025
 12/71-109 Bourke Rd Clarinda	2	Unit	\$390,000	28 Jan 2025
 43 Hunt Cr Clarinda	3	House	\$880,000	24 Jan 2025
 26 Rosella Av Clarinda	5	House	\$1,388,000	23 Dec 2024
 1b The Parade Clarinda	3	House	\$1,050,000	19 Dec 2024
 5 Warsaw Ct Clarinda	2	House	\$780,000	18 Dec 2024



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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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