

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

1.74% ↑

Median Unit Price*

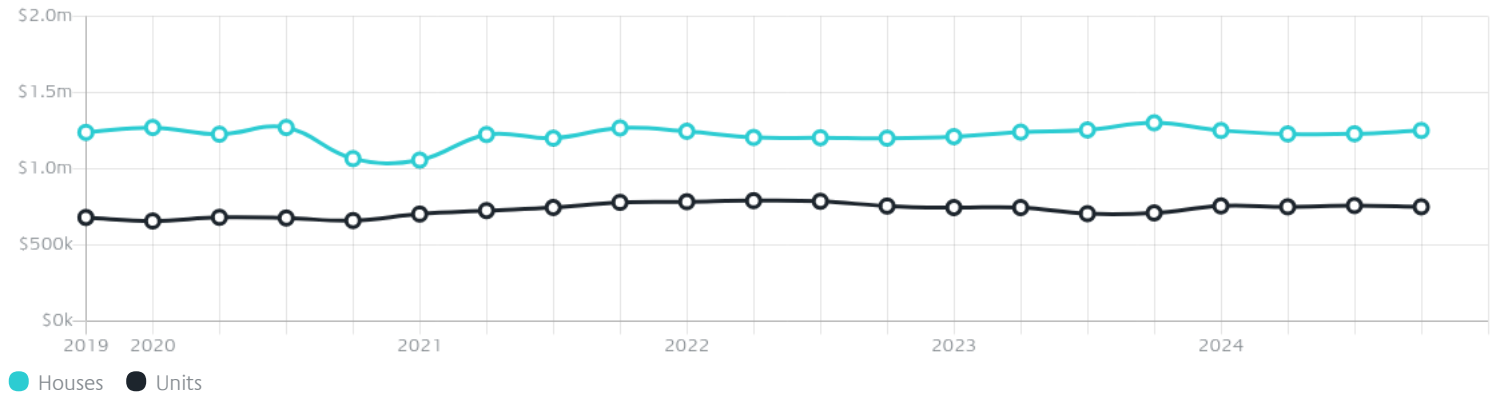
Median

\$750k

Quarterly Price Change

-1.12% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 42%
● Private 58%

Auction Clearance Rate^{*}

81.82%

Median Days on Market[^]

27 days

Average Hold Period^{*}

6.1 years

Insights

Dwelling Type[^]



● Houses 36% ● Units 64%

Ownership[^]



● Owned Outright 22% ● Mortgaged 20% ● Rented 58%

Population[^]

18,988

Median Asking Rent per week^{*}

\$650

Population Growth[^]

-1.91%

Rental Yield^{*}

2.63%

Median Age[^]










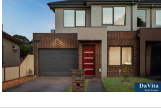


28 years

Median Household Size[^]













2.5 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
 2/7 Rose St Clayton	2	Unit	\$730,000	29 Mar 2025
 1317 Centre Rd Clayton	3	House	\$921,500	29 Mar 2025
 1/265 Clayton Rd Clayton	2	Apartment	\$486,000	29 Mar 2025
 33 Ormond Rd Clayton	4	House	\$1,975,000	29 Mar 2025
 21 Stockdale Av Clayton	2	House	\$1,601,000	15 Mar 2025
 6/2 Thomas St Clayton	1	Unit	\$401,000	14 Mar 2025
 2/8 Burton Av Clayton	2	Unit	\$680,000	14 Mar 2025
 11 Leaf Ct Clayton	5	House	\$690,000	08 Mar 2025
 59 Ormond Rd Clayton	2	House	\$1,580,000	08 Mar 2025
 1/10 Kionga St CLAYTON	4	Townhouse	\$890,000	02 Mar 2025
 103/6 Belmont Av Clayton	2	Strata Unit/Flat	\$695,000	01 Mar 2025
 403/2 Connam Av Clayton	1	Apartment	\$390,000	27 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 202/1728 Dandenong Rd Clayton	2	Apartment	\$230,000	25 Feb 2025
 50 Ormond Rd CLAYTON	1	House	\$1,200,000	22 Feb 2025
 2/29 Murdo Rd Clayton	3	Unit	\$740,000	20 Feb 2025
 3/51 Kionga St Clayton	5	Townhouse	\$1,090,000	20 Feb 2025
 404/2 Connam Av Clayton	2	Strata Unit/Flat	\$507,000	17 Feb 2025
 1/53 Alice St Clayton	4	House	\$940,000	16 Feb 2025
 1/1434 North Rd Clayton	3	Flat/Unit/Apartment	\$777,000	09 Feb 2025
 59 Carinish Rd Clayton	4	House	\$1,075,000	08 Feb 2025
 201/2 Clarkson Ct Clayton	2	Strata Unit/Flat	\$450,000	07 Feb 2025
 314/2 Connam Av Clayton	2	Strata Unit/Flat	\$502,000	01 Feb 2025
 207/6 Belmont Av Clayton	3	Strata Unit/Flat	\$665,000	01 Feb 2025
 3/33 Evelyn St Clayton	4	Flat/Unit/Apartment	\$900,000	30 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 313/868 Blackburn Rd Clayton	2	Apartment	\$550,000	28 Jan 2025
 809/868 Blackburn Rd Clayton	2	Apartment	\$520,000	26 Jan 2025
 103/29d Browns Rd Clayton	2	Apartment	\$460,000	23 Jan 2025
 114/10 Arnott St Clayton	1	Strata Unit/Flat	\$273,000	23 Jan 2025
 1101/2 Connam Av Clayton	2	Apartment	\$580,000	22 Jan 2025
 303/6 Belmont Av Clayton	2	Strata Unit/Flat	\$770,000	21 Jan 2025
 208/11 Renver Rd Clayton	2	Strata Unit/Flat	\$455,000	21 Jan 2025
 90 Wellington Rd CLAYTON	1	Strata Unit/Flat	\$275,000	20 Jan 2025
 203/6 Belmont Av Clayton	2	Strata Unit/Flat	\$695,000	20 Jan 2025
 107/1453 North Rd Clayton	1	Strata Unit/Flat	\$190,000	18 Jan 2025
 16 Brushbox Ct Clayton	2	Strata Unit/Townhouse	\$652,000	14 Jan 2025
 25/24 Burton Av Clayton	2	Strata Unit/Flat	\$490,000	13 Jan 2025



jelliscraig.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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