

# *Suburb* **INSIGHTS**

**3168**  
CLAYTON



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.23m**

Quarterly Price Change

**0.08% ↑**

## Median Unit Price\*

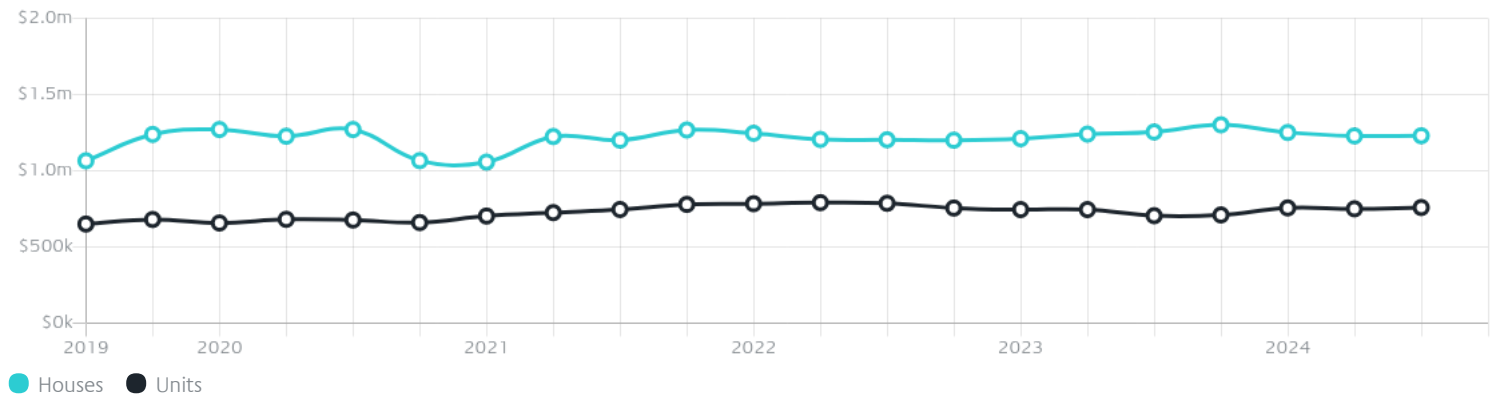
Median

**\$759k**

Quarterly Price Change

**1.13% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 71%  
● Private 29%

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

68.85%

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

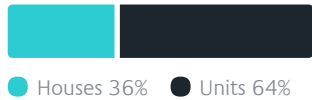
37 days

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

6.1 years

# Insights

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



● Houses 36% ● Units 64%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

18,988

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

\$620

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

-1.91%

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

2.63%

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











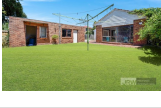

28 years

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









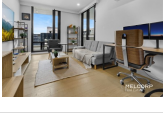



2.5 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 57 Jaguar Dr Clayton	4	House	\$1,350,000	30 Nov 2024
 3/30 Madeleine Rd Clayton	2	Unit	\$697,000	23 Nov 2024
 3/25 Donald St CLAYTON	5	Townhouse	\$970,000	23 Nov 2024
 22 Royalty St Clayton	3	House	\$873,000	16 Nov 2024
 918/864 Blackburn Rd Clayton	2	Apartment	\$523,000	15 Nov 2024
 808/2 Connam Av Clayton	2	Apartment	\$565,000	13 Nov 2024
 6/18 Stockdale Av Clayton	2	Apartment	\$385,000	11 Nov 2024
 2/6 Irwin St Clayton	4	Unit	\$785,000	09 Nov 2024
 5/5-7 Thomas St Clayton	2	Unit	\$626,000	09 Nov 2024
 49 Beddoe Av Clayton	8	House	\$1,908,500	09 Nov 2024
 36 Koonawarra St Clayton	5	House	\$1,390,500	08 Nov 2024
 1/24 Burton Av Clayton	2	Strata Unit/Flat	\$575,000	01 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/24 Wright St Clayton	2	Flat	\$415,000	28 Oct 2024
 40 Ormond Rd Clayton	3	House	\$1,165,000	27 Oct 2024
 2/364 Haughton Rd Clayton	4	Townhouse	\$1,080,000	26 Oct 2024
 4/21-23 Morton St Clayton	2	Unit	\$560,000	26 Oct 2024
 22 Myriong St Clayton	4	House	\$1,370,888	23 Oct 2024
 1/29-31 Harlington St Clayton	3	Townhouse	\$969,000	19 Oct 2024
 308/868 Blackburn Rd Clayton	1	Strata Unit/Flat	\$511,000	19 Oct 2024
 36 Renver Rd Clayton	3	House	\$1,426,000	19 Oct 2024
 1119/864 Blackburn Rd Clayton	1	Apartment	\$468,000	18 Oct 2024
 313/2 Connam Av Clayton	2	Apartment	\$562,500	18 Oct 2024
 2/8 Bettina St Clayton	3	Townhouse	\$775,000	17 Oct 2024
 12 Royalty St Clayton	3	House	\$1,350,000	15 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G 14/2 Clarkson Ct Clayton	1	Apartment	\$320,000	14 Oct 2024
 204/4 Clarkson Ct Clayton	2	Strata Unit/Flat	\$400,000	14 Oct 2024
 1/56 Jaguar Dr Clayton	3	Townhouse	\$823,000	12 Oct 2024
 4/1 Iona St Clayton	2	Unit	\$512,000	11 Oct 2024
 6/177 Carinish Rd Clayton	2	Unit	\$635,000	11 Oct 2024
 2/11 Iona St Clayton	3	Townhouse	\$715,000	08 Oct 2024
 102/40 Bettina St Clayton	2	Apartment	\$380,300	07 Oct 2024
 3/11 Iona St Clayton	3	Townhouse	\$761,000	05 Oct 2024
 2/34 Eva St Clayton	3	Townhouse	\$850,000	05 Oct 2024
 104a Wellington Rd Clayton	3	Townhouse	\$898,000	05 Oct 2024
 2/24 Wright St Clayton	3	Strata Unit/Flat	\$385,000	05 Oct 2024
 2/1 Burton Av CLAYTON	2	Apartment	\$380,000	01 Oct 2024

# Jellis Craig

Monash Office  
280 Stephenson Road, Mount Waverley  
03 8849 8088

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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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