

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

1.74% ↑

Median Unit Price*

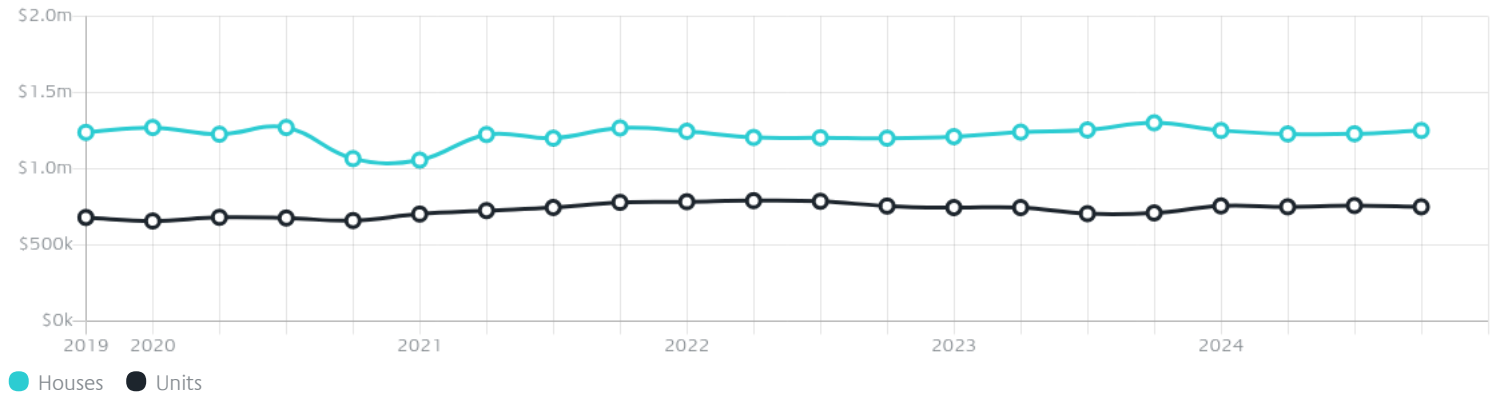
Median

\$750k

Quarterly Price Change

-1.12% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 53%
● Private 47%

Auction Clearance Rate^{*}

83.87%

Median Days on Market[^]

32 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[^]










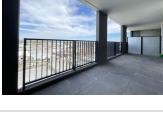


2.5 people

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
 103/29d Browns Rd Clayton	2	Apartment	\$460,000	23 Jan 2025
 4/5 Yarram Cr Clayton	4	Flat/Unit/Apartment	\$940,000	21 Dec 2024
 3/8-10 Browns Rd Clayton	2	Apartment	\$469,000	20 Dec 2024
 1/28 Francis St Clayton	2	Unit	\$805,000	14 Dec 2024
 104/124 Clayton Rd Clayton	1	Apartment	\$320,000	03 Dec 2024
 5/42 Evelyn St Clayton	3	Townhouse	\$700,500	01 Dec 2024
 1/18 Colonel St Clayton	4	Townhouse	\$925,000	01 Dec 2024
 57 Jaguar Dr Clayton	4	House	\$1,350,000	30 Nov 2024
 12 Leaf Ct Clayton	2	Townhouse	\$650,000	30 Nov 2024
 1/11 Faulkner St Clayton	2	Flat/Unit/Apartment	\$550,000	27 Nov 2024
 7/124 Wellington Rd Clayton	2	Apartment	\$420,000	27 Nov 2024
 214/1728 Dandenong Rd Clayton	1	Apartment	\$170,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/45 Panorama St CLAYTON	2	Flat/Unit/Apartment	\$722,000	23 Nov 2024
 3/25 Donald St CLAYTON	5	Townhouse	\$970,000	23 Nov 2024
 3/30 Madeleine Rd Clayton	2	Unit	\$697,000	23 Nov 2024
 22 Royalty St Clayton	3	House	\$873,000	16 Nov 2024
 1/65 Clayton Rd Clayton	3	Flat/Unit/Apartment	\$951,000	16 Nov 2024
 3/20 Irwin St Clayton	3	Unit	\$791,088	16 Nov 2024
 918/864 Blackburn Rd Clayton	2	Apartment	\$523,000	15 Nov 2024
 1/6 Arnott St Clayton	1	Strata Unit/Flat	\$300,000	14 Nov 2024
 1/33 Evelyn St Clayton	3	Townhouse	\$900,000	14 Nov 2024
 808/2 Connam Av Clayton	2	Apartment	\$565,000	13 Nov 2024
 2/11 Beddoe Av Clayton	3	Flat/Unit/Apartment	\$599,000	13 Nov 2024
 4 Adaleigh Ct Clayton	3	House	\$750,000	12 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 Thomas St Clayton	2	Flat/Unit/Apartment	\$626,000	09 Nov 2024
 14 View St Clayton	3	House	\$1,167,500	09 Nov 2024
 5/5-7 Thomas St Clayton	2	Unit	\$626,000	09 Nov 2024
 2/25 Banksia St Clayton	2	Unit	\$651,000	09 Nov 2024
 2/58 Scotsburn Av Clayton	2	Strata Unit/Flat	\$722,500	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
 6/70 Wellington Rd Clayton	2	Townhouse	\$505,000	02 Nov 2024
 2/53 Evelyn St Clayton	5	Flat/Unit/Apartment	\$1,020,000	01 Nov 2024
 1/24 Burton Av Clayton	2	Strata Unit/Flat	\$575,000	01 Nov 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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