

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.25m**

Quarterly Price Change

**1.74% ↑**

## Median Unit Price\*

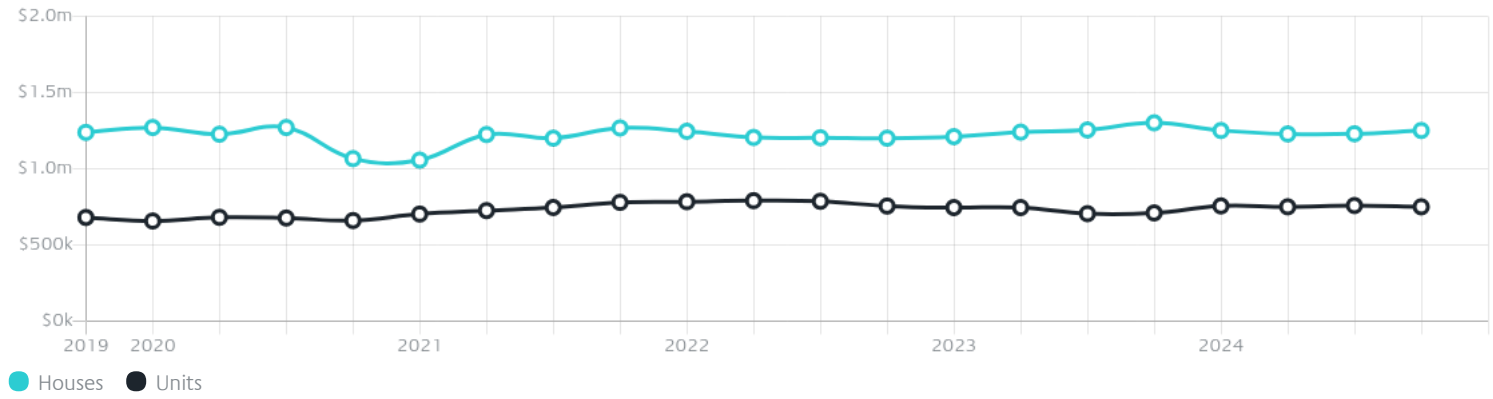
Median

**\$750k**

Quarterly Price Change

**-1.12% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 63%  
● Private 37%

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

81.08%

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

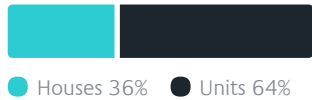
29 days

## 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>

\$650

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

-1.91%

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

2.63%

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











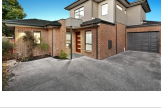

28 years

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













2.5 people

# Sold Properties~









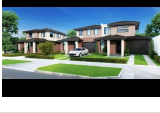



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 7/124 Wellington Rd Clayton	2	Apartment	\$420,000	27 Nov 2024
 214/1728 Dandenong Rd Clayton	1	Apartment	\$170,000	25 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/65 Clayton Rd Clayton	3	Flat/Unit/Apartment	\$951,000	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
 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
 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
 6/70 Wellington Rd Clayton	2	Townhouse	\$505,000	02 Nov 2024
 1/24 Burton Av Clayton	2	Strata Unit/Flat	\$575,000	01 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/28 Murdo Rd Clayton	4	Flat/Unit/Apartment	\$1,160,000	31 Oct 2024
 16/1 Greenfield Dr Clayton	2	Strata Unit/Flat	\$370,000	29 Oct 2024
 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
 1/29 Harlington St CLAYTON	3	Flat/Unit/Apartment	\$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
 313/2 Connam Av Clayton	2	Apartment	\$562,500	18 Oct 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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