

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

2.20% ↑

Median Unit Price*

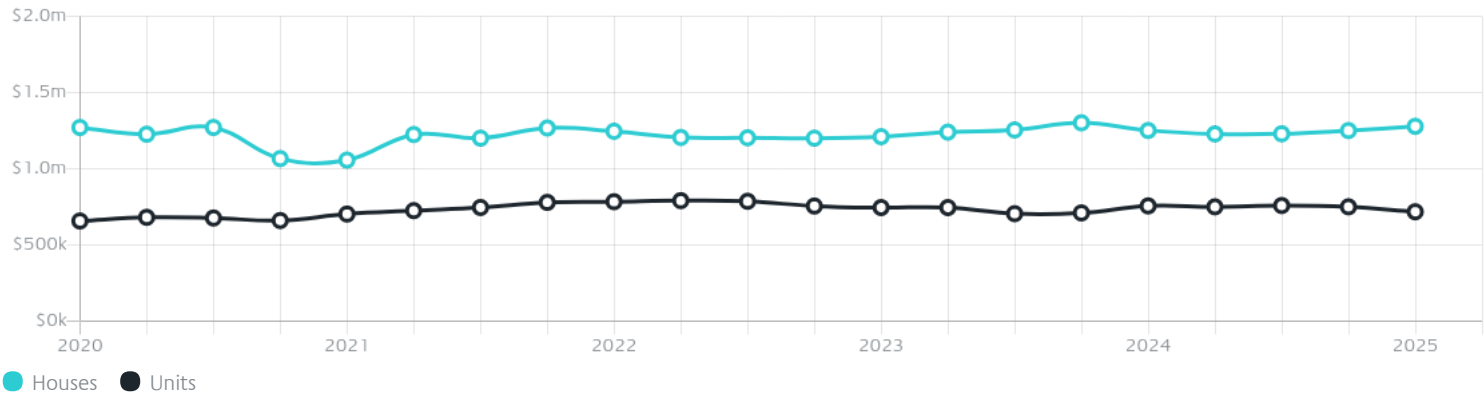
Median

\$718k

Quarterly Price Change

-4.33% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 51%
● Private 49%

Auction Clearance Rate*

82.93%

Median Days on Market^

30 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^










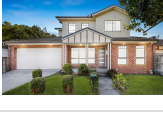
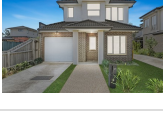

2.5 people

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
 2/18-20 Francis St Clayton	2	Unit	\$605,000	29 Jun 2025
 1/24 Belmont Av Clayton	3	House	\$1,290,888	28 Jun 2025
 1/9 Dunstan St Clayton	3	Unit	\$950,000	28 Jun 2025
 56 Harlington St Clayton	4	House	\$1,200,000	26 Jun 2025
 23/163 Carinish Rd Clayton	3	Townhouse	\$705,000	21 Jun 2025
 2/7 Renver Rd Clayton	4	Townhouse	\$800,000	21 Jun 2025
 3/48 Wellington Rd Clayton	2	Unit	\$445,000	14 Jun 2025
 8/7 Renver Rd Clayton	4	Townhouse	\$765,000	13 Jun 2025
 301/868 Blackburn Rd Clayton	2	Apartment	\$465,000	11 Jun 2025
 1/7 Prince St Clayton	3	Townhouse	\$962,000	07 Jun 2025
 3/10 Fortuna St Clayton	5	Townhouse	\$1,120,000	07 Jun 2025
 2/5 Glenbrook Av Clayton	3	Unit	\$851,000	07 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 804/864 Blackburn Rd Clayton	3	Apartment	\$735,000	04 Jun 2025
 7/24 Burton Av Clayton	2	Apartment	\$470,000	02 Jun 2025
 109/6 Belmont Av Clayton	2	Apartment	\$785,000	31 May 2025
 1/11 Iona St Clayton	4	Townhouse	\$892,500	31 May 2025
 2/46 Kiong St Clayton	3	Unit	\$832,000	31 May 2025
 1/63 Kiong St Clayton	2	Townhouse	\$803,500	28 May 2025
 22/1 Monash Green Dr Clayton	2	Apartment	\$383,800	27 May 2025
 16 Francis St Clayton	2	House	\$1,820,000	24 May 2025
 4/7 Bettina St Clayton	2	Unit	\$643,000	24 May 2025
 12 Gentle St Clayton	4	House	\$1,125,000	17 May 2025
 1/1 Dunstan St Clayton	4	Townhouse	\$1,071,000	17 May 2025
 7 Kay Ct Clayton	6	House	\$1,851,000	16 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 203/2 Clarkson Ct Clayton	1	Unit	\$375,000	13 May 2025
 1/43 Morton St Clayton	8	Unit	\$430,000	12 May 2025
 1116/868 Blackburn Rd Clayton	1	Apartment	\$460,000	12 May 2025
 1/61 Alice St Clayton	3	Unit	\$822,000	10 May 2025
 304/1453-1457 North Rd Clayton	1	Apartment	\$160,000	07 May 2025
 1 Thomas St Clayton	3	House	\$1,720,000	05 May 2025
 3/6 Prince Charles St Clayton	3	Townhouse	\$850,000	02 May 2025
 1/53 View St Clayton	4	Flat/Unit/Apartment	\$990,000	02 May 2025
 26/2 Monash Green Dr CLAYTON	2	Strata Unit/Flat	\$415,000	01 May 2025
 G13/1728 Dandenong Rd Clayton	1	Apartment	\$161,000	30 Apr 2025
 1/28 Banksia St Clayton	2	Unit	\$697,500	27 Apr 2025
 2/11 Robinson St Clayton	3	Flat/Unit/Apartment	\$870,000	26 Apr 2025



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.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.