

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.28m**

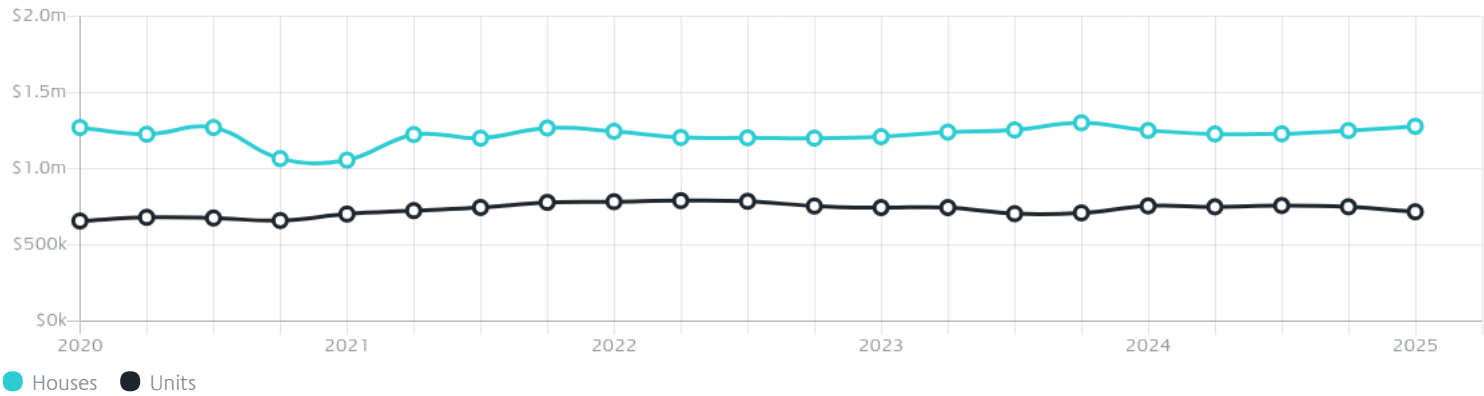
Quarterly Price Change  
**2.20% ↑**

## Median Unit Price\*

Median  
**\$718k**

Quarterly Price Change  
**-4.33% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 46%  
● Private 54%

Auction Clearance Rate\*

84.21%

Median Days on Market^

28 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^







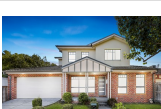
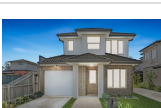


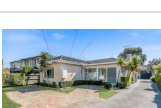
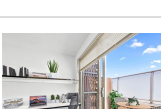
28 years

Median Household Size^













2.5 people

# Sold Properties~










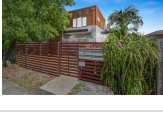
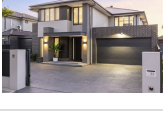

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 203/2 Clarkson Ct Clayton	1	Unit	\$375,000	13 May 2025
 1/43 Morton St Clayton	8	Unit	\$430,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1/54 View St Clayton	3	Unit	\$900,000	26 Apr 2025
 104/6 Belmont Av Clayton	2	Apartment	\$695,000	24 Apr 2025
 210/868 Blackburn Rd Clayton	3	Strata Unit/Flat	\$500,000	21 Apr 2025
 818/864 Blackburn Rd Clayton	2	Strata Unit/Flat	\$570,000	16 Apr 2025
 39 Morton St Clayton	3	House	\$1,688,000	16 Apr 2025
 2/43 Ormond Rd Clayton	3	Unit	\$852,000	12 Apr 2025
 1a Mcbean St Clayton	3	House	\$1,270,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 303/2 Clarkson Ct Clayton	2	Apartment	\$440,000	09 Apr 2025
 2/82 Browns Rd Clayton	4	Flat/Unit/Apartment	\$860,000	09 Apr 2025
 60 Harlington St Clayton	2	House	\$1,310,000	05 Apr 2025
 3/54 Edinburgh St Clayton	3	Townhouse	\$887,500	05 Apr 2025
 7 Hourigan Av Clayton	5	House	\$1,671,000	05 Apr 2025
 87 Madeleine Rd Clayton	5	Townhouse	\$1,300,000	04 Apr 2025
 G11/6 Clarkson Ct Clayton	2	Apartment	\$470,000	03 Apr 2025
 315/2 Connam Av Clayton	2	Strata Unit/Flat	\$550,000	01 Apr 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
 2/11 Arnott St Clayton	4	Townhouse	\$965,000	29 Mar 2025



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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