

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

2.20% ↑

Median Unit Price*

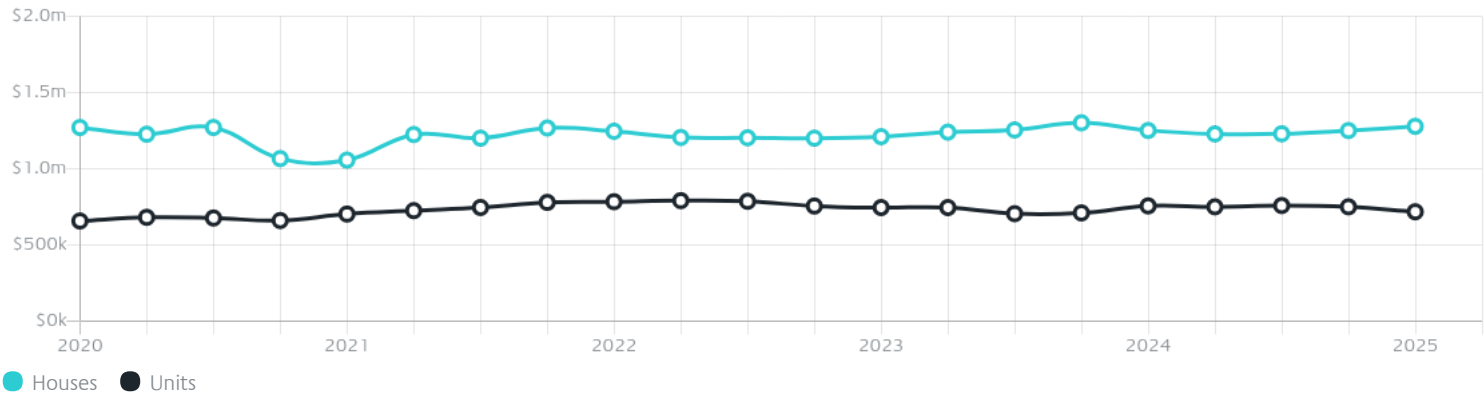
Median

\$718k

Quarterly Price Change

-4.33% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 52%
● Private 48%

Auction Clearance Rate*

78.79%

Median Days on Market^

29 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^







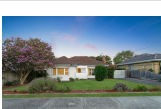





28 years

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

Address	Bedrooms	Type	Price	Sold
 1/28 Banksia St Clayton	2	Unit	\$697,500	27 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
 2/43 Ormond Rd Clayton	3	Unit	\$852,000	12 Apr 2025
 1a Mcbean St Clayton	3	House	\$1,270,000	12 Apr 2025
 303/2 Clarkson Ct Clayton	2	Apartment	\$440,000	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
 2/11 Arnott St Clayton	4	Townhouse	\$965,000	29 Mar 2025
 1317 Centre Rd Clayton	3	House	\$921,500	29 Mar 2025
 1/265 Clayton Rd Clayton	2	Apartment	\$486,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 33 Ormond Rd Clayton	4	House	\$1,975,000	29 Mar 2025
 2/7 Rose St Clayton	2	Unit	\$730,000	29 Mar 2025
 114/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$384,000	20 Mar 2025
 2/30 Evelyn St Clayton	4	Townhouse	\$900,000	19 Mar 2025
 21 Stockdale Av Clayton	2	House	\$1,601,000	15 Mar 2025
 6/2 Thomas St Clayton	1	Unit	\$401,000	14 Mar 2025
 2/8 Burton Av Clayton	2	Unit	\$680,000	14 Mar 2025
 106/6 Belmont Av Clayton	2	Strata Unit/Flat	\$695,000	12 Mar 2025
 11 Leaf Ct Clayton	5	House	\$690,000	08 Mar 2025
 59 Ormond Rd Clayton	2	House	\$1,580,000	08 Mar 2025
 1213/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$570,000	06 Mar 2025
 102/6 Belmont Av Clayton	2	Strata Unit/Flat	\$685,000	02 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 10 Kiong St CLAYTON	4	Townhouse	\$890,000	02 Mar 2025
 103 / 6 Belmont Av Clayton	2	Strata Unit / Flat	\$695,000	01 Mar 2025
 403 / 2 Connam Av Clayton	1	Apartment	\$390,000	27 Feb 2025
 201 / 29a Browns Rd Clayton	2	Strata Unit / Flat	\$455,000	26 Feb 2025
 202 / 1728 Dandenong Rd Clayton	2	Apartment	\$230,000	25 Feb 2025
 50 Ormond Rd CLAYTON	1	House	\$1,200,000	22 Feb 2025
 2 / 29 Murdo Rd Clayton	3	Unit	\$740,000	20 Feb 2025
 3 / 51 Kiong St Clayton	5	Townhouse	\$1,090,000	20 Feb 2025
 404 / 2 Connam Av Clayton	2	Strata Unit / Flat	\$507,000	17 Feb 2025
 1 / 53 Alice St Clayton	4	House	\$940,000	16 Feb 2025
 1 / 1434 North Rd Clayton	3	Flat / Unit / Apartment	\$777,000	09 Feb 2025
 59 Carinish Rd Clayton	4	House	\$1,075,000	08 Feb 2025



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Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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