

JellisCraig

CLAYTON

Suburb Report

Know your neighbourhood.



CLAYTON SUBURB REPORT

Median House Price*

Median

\$1.36m

Quarterly Price Change

5.23% ↑

Median Unit Price*

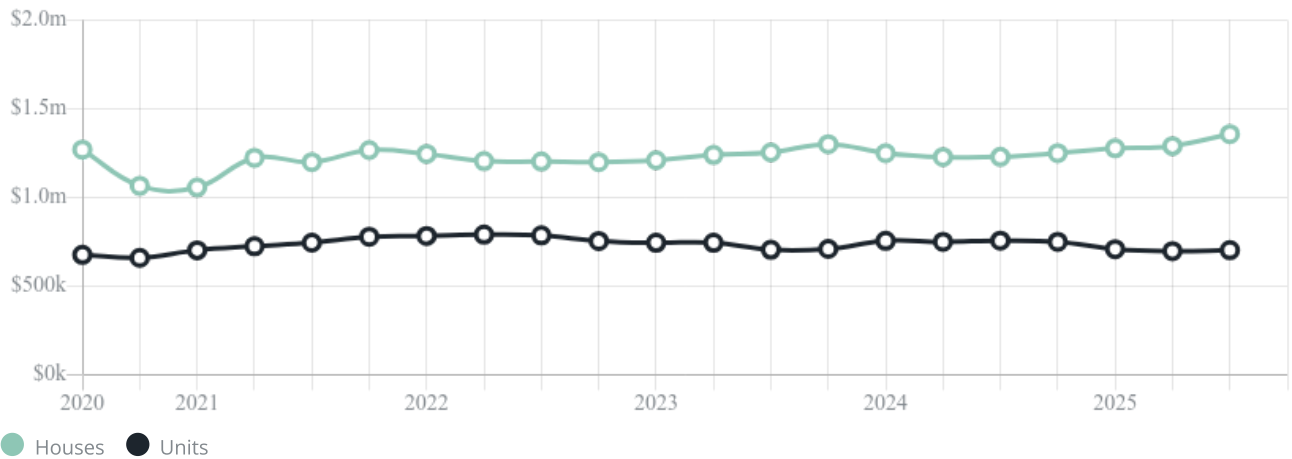
Median

\$703k

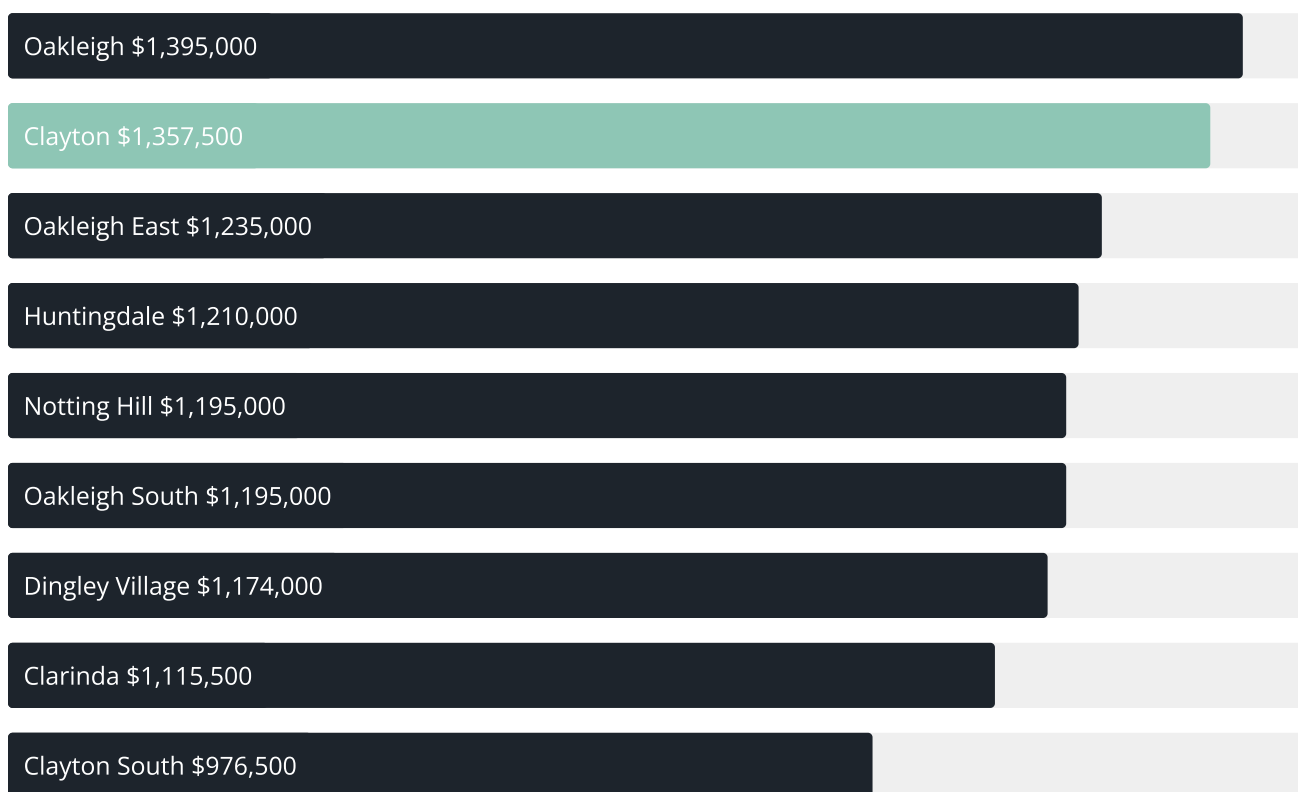
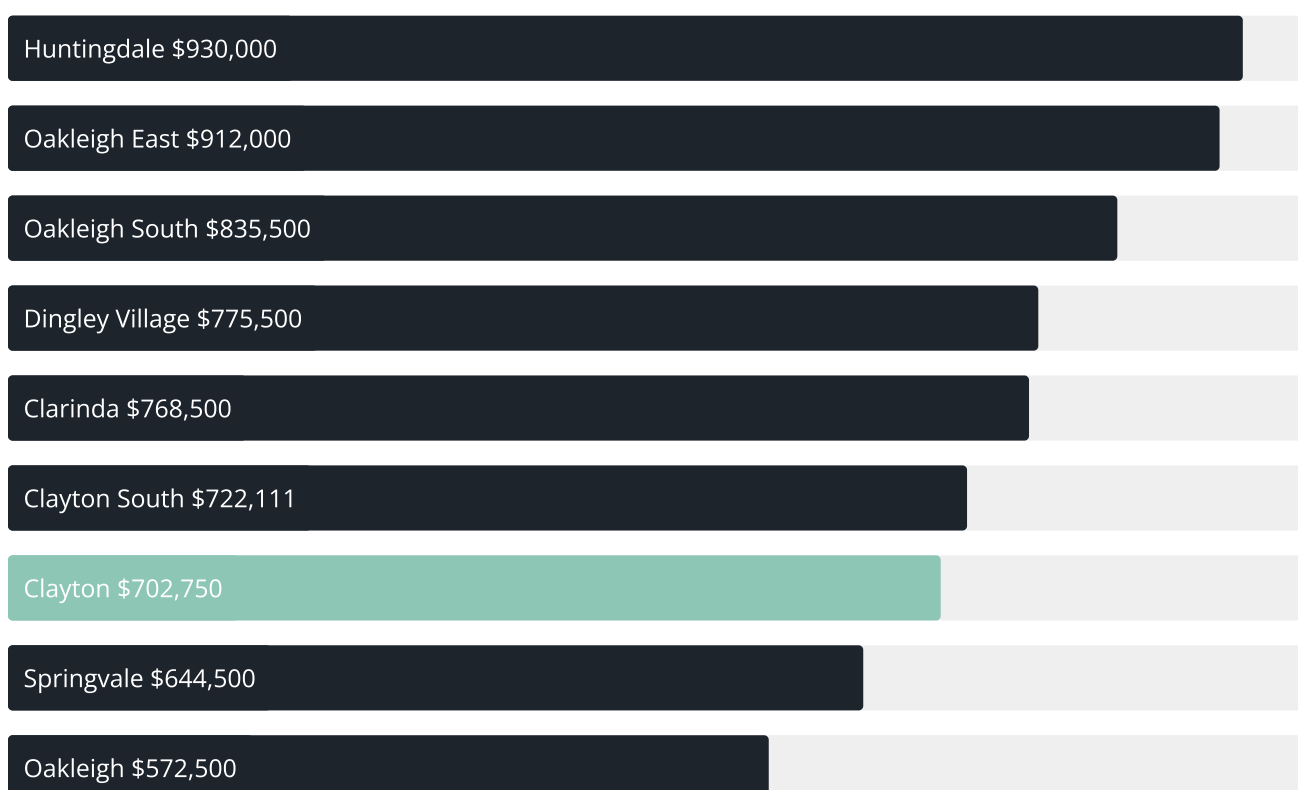
Quarterly Price Change

0.75% ↑

Quarterly Price Change*



CLAYTON SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

CLAYTON SUBURB REPORT

Sale Method*



● Auction 58%
● Private 42%

Auction Clearance Rate*

86.89%

Median Days on Market^

28 days

Average Hold Period*

6.1 years

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

CLAYTON SUBURB REPORT

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
 3/6 McGregor St Clayton	4	Townhouse	\$940,000	29 Oct 2025
 234/1453-1457 North Rd Clayton	1	Apartment	\$170,000	27 Oct 2025
 4/1768 Dandenong Rd Clayton	3	Unit	\$555,000	25 Oct 2025
 7 Shady Mews Clayton	2	Townhouse	\$686,500	25 Oct 2025
 2/1 Auguste Av Clayton	4	Townhouse	\$1,040,500	25 Oct 2025
 12 Scotsburn Av Clayton	4	House	\$1,234,000	25 Oct 2025
 4/27 Robinson St Clayton	4	Townhouse	\$930,000	18 Oct 2025
 44 Edinburgh St Clayton	3	House	\$1,330,000	18 Oct 2025
 77 Carinish Rd Clayton	3	House	\$1,240,000	18 Oct 2025
 10 Morrison St Clayton	3	House	\$1,600,000	17 Oct 2025

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Murdo Rd Clayton	3	House	\$1,550,000	15 Oct 2025
 24 Browns Rd Clayton	3	House	\$1,530,000	11 Oct 2025
 16 Browns Ct Clayton	8	House	\$1,470,000	11 Oct 2025
 4 Thomas St Clayton	8	House	\$2,105,000	11 Oct 2025
 33 Thompson St Clayton	3	House	\$1,260,000	11 Oct 2025
 3/25 Thompson St Clayton	2	Unit	\$775,000	08 Oct 2025
 85 Harlington St Clayton	3	House	\$1,203,000	08 Oct 2025
 1/19 Marshall Av Clayton	5	Unit	\$897,000	04 Oct 2025
 46/29 Browns Rd Clayton	2	Townhouse	\$700,000	04 Oct 2025
 2/34 Margaret St Clayton	4	Unit	\$990,500	04 Oct 2025

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 307/11 Renver Rd Clayton	1	Apartment	\$390,000	30 Sep 2025
 304/6 Belmont Av Clayton	2	Apartment	\$795,000	30 Sep 2025
 1/51 View St Clayton	2	Unit	\$800,000	23 Sep 2025
 66 Eva St Clayton	3	House	\$1,265,000	20 Sep 2025
 4/31 Colonel St Clayton	3	Townhouse	\$994,000	20 Sep 2025
 78a Fulton St Clayton	5	House	\$1,320,000	20 Sep 2025
 92 View St Clayton	3	House	\$1,220,000	20 Sep 2025
 2 Myriong St Clayton	5	House	\$1,075,000	17 Sep 2025
 3/8 Panorama St CLAYTON	3	Flat/Unit/Apartment	\$750,000	16 Sep 2025
 1/346 Haughton Rd Clayton	2	Flat/Unit/Apartment	\$855,000	16 Sep 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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