

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.00m**

Quarterly Price Change

**0.30% ↑**

## Median Unit Price\*

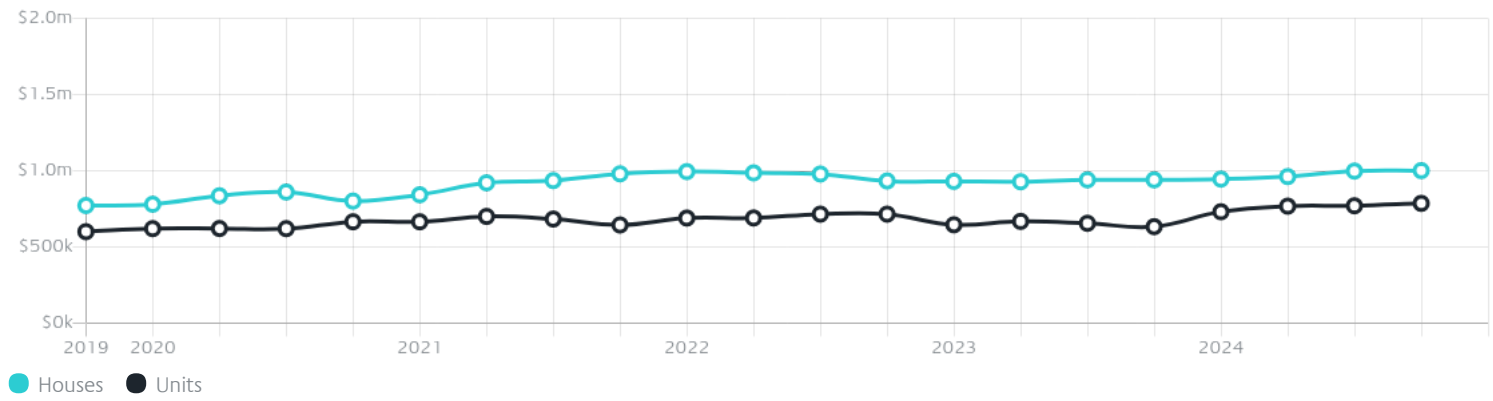
Median

**\$786k**

Quarterly Price Change

**2.04% ↑**

## Quarterly Price Change\*



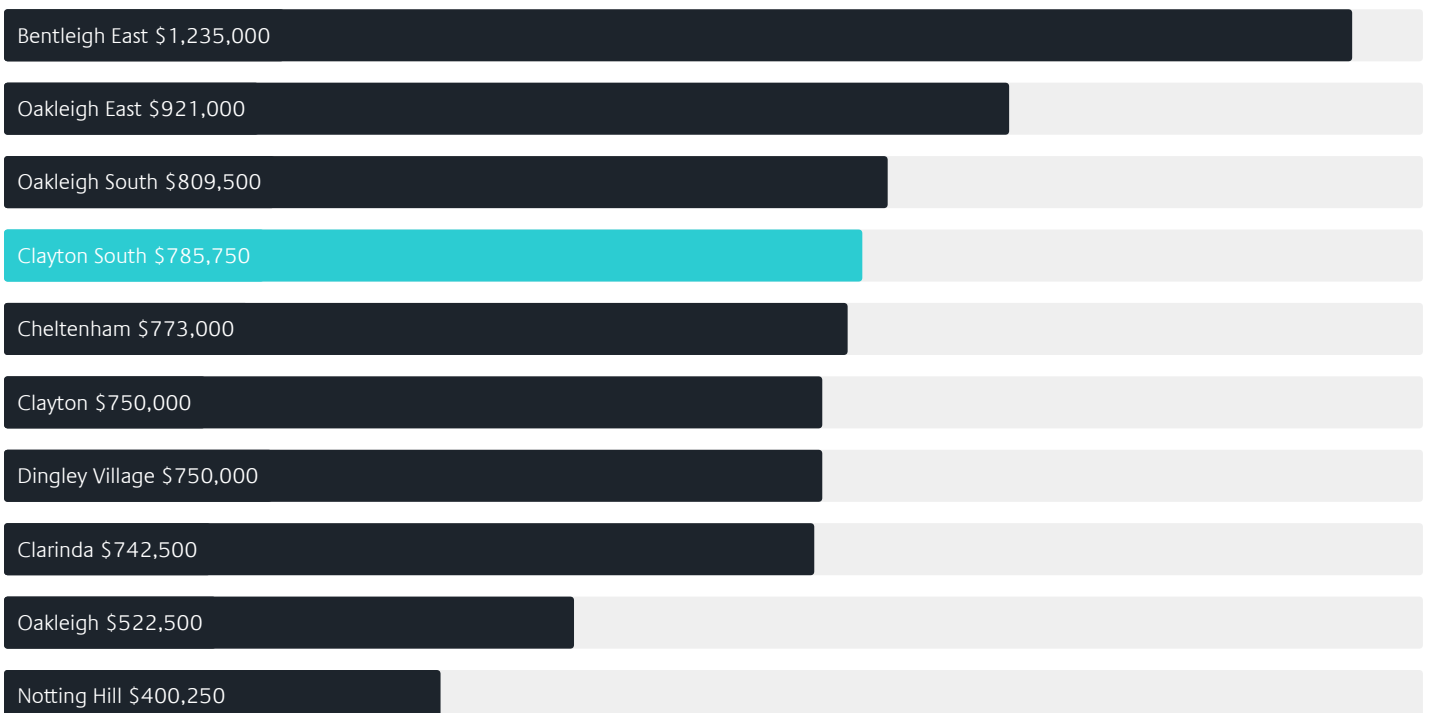
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 74%  
● Private 26%

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

93.1%

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

29 days

## Average Hold Period<sup>\*</sup>

6.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 56% ● Units 44%

## Ownership<sup>^</sup>



● Owned Outright 34% ● Mortgaged 29% ● Rented 36%

## Population<sup>^</sup>

13,381

## Median Asking Rent per week<sup>\*</sup>

\$600

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

5.85%

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

3.1%

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




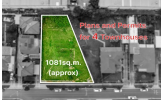






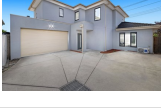

34 years

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













2.7 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
 4/10 Wordsworth Av Clayton South	3	Unit	\$500,000	29 Mar 2025
 201/20 Lomandra Dr Clayton South	2	Apartment	\$422,000	29 Mar 2025
 204/20 Lomandra Dr Clayton South	2	Apartment	\$425,000	27 Mar 2025
 45 Mcmillan St Clayton South	1	House	\$1,485,000	24 Mar 2025
 2/39 Manoon Rd Clayton South	2	Unit	\$783,000	22 Mar 2025
 1/55 Bevan Av Clayton South	3	Unit	\$807,000	22 Mar 2025
 108/18 Lomandra Dr Clayton South	2	Apartment	\$500,000	20 Mar 2025
 1 Hayden Rd Clayton South	5	House	\$800,000	15 Mar 2025
 12 Laura St Clayton South	2	House	\$982,000	15 Mar 2025
 1/8 Kallay St Clayton South	3	Townhouse	\$970,000	15 Mar 2025
 19B Aonach St Clayton South	3	Townhouse	\$902,000	11 Mar 2025
 1/27 Manoon Rd Clayton South	3	Townhouse	\$1,053,000	08 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/55 Bevan Av Clayton South	4	House	\$845,000	08 Mar 2025
 7 Lomandra Dr Clayton South	3	House	\$870,000	01 Mar 2025
 1/9 Hayden Rd Clayton South	0	Townhouse	\$985,000	01 Mar 2025
 4/3 Browning Av Clayton South	2	Unit	\$516,000	01 Mar 2025
 12 Merlyn Av Clayton South	3	House	\$1,120,000	28 Feb 2025
 11 Hayden Rd Clayton South	3	House	\$952,000	22 Feb 2025
 3/19 Milton Av Clayton South	2	Unit	\$546,000	22 Feb 2025
 1/32 Burns Av Clayton South	2	Townhouse	\$898,000	22 Feb 2025
 3/19 Wordsworth Av CLAYTON SOUTH	2	Unit	\$690,000	15 Feb 2025
 1/458 Houghton Rd Clayton South	2	Unit	\$761,000	15 Feb 2025
 201/3 Orchid St Clayton South	2	Apartment	\$470,000	11 Feb 2025
 312/18 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$470,000	10 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Evergreen Blvd Clayton South	3	House	\$1,000,000	08 Feb 2025
 1/1 Bevan Av Clayton South	3	Unit	\$595,000	22 Jan 2025
 1/563 Clayton Rd Clayton South	2	Unit	\$510,000	20 Jan 2025
 1 Peppercorn Way Clayton South	3	House	\$980,000	15 Jan 2025
 2/22 Knight St Clayton South	3	Flat/Unit/Apartment	\$865,000	13 Jan 2025
 1/11 Browning Av Clayton South	2	Flat/Unit/Apartment	\$570,000	29 Dec 2024
 32 Botanic Dr Clayton South	3	Townhouse	\$825,000	21 Dec 2024
 4/6 Bevan Av Clayton South	3	Townhouse	\$777,000	21 Dec 2024
 2/13 Burns Av Clayton South	2	Flat/Unit/Apartment	\$491,000	19 Dec 2024
 25 Bevan Av Clayton South	3	Flat/Unit/Apartment	\$802,500	17 Dec 2024
 5/1 Main Rd Clayton South	2	Townhouse	\$696,000	16 Dec 2024
 47 Ester Cr Clayton South	2	House	\$1,165,000	16 Dec 2024



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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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