

# *Suburb* **INSIGHTS**

**3169**  
CLAYTON SOUTH



Data that shapes your suburb.

**Jellis  
Craig**



# Property Prices

## Median House Price\*

Median

**\$1,000k**

Quarterly Price Change

**4.03% ↑**

## Median Unit Price\*

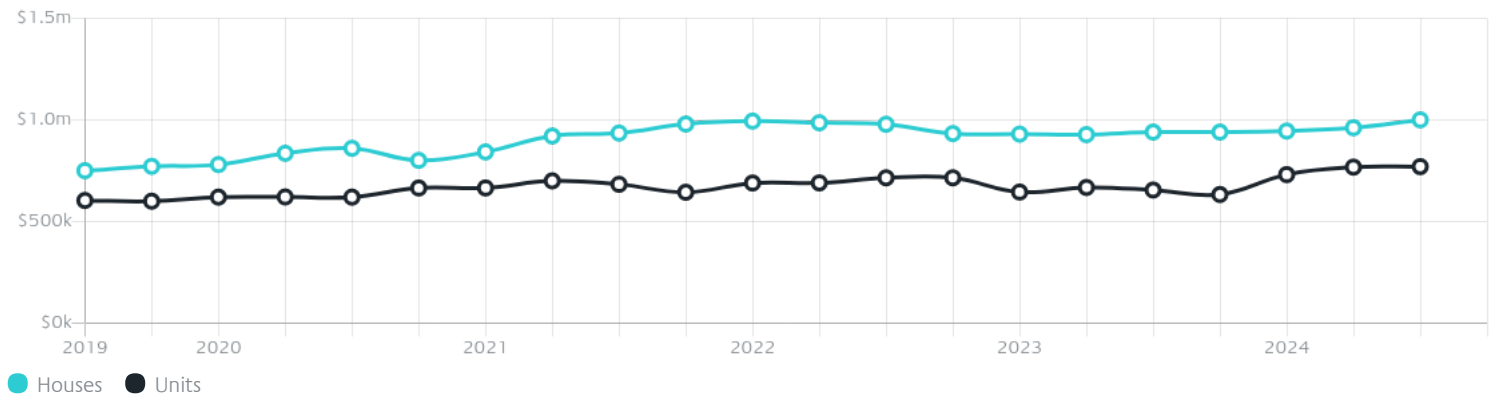
Median

**\$770k**

Quarterly Price Change

**0.32% ↑**

## Quarterly Price Change\*



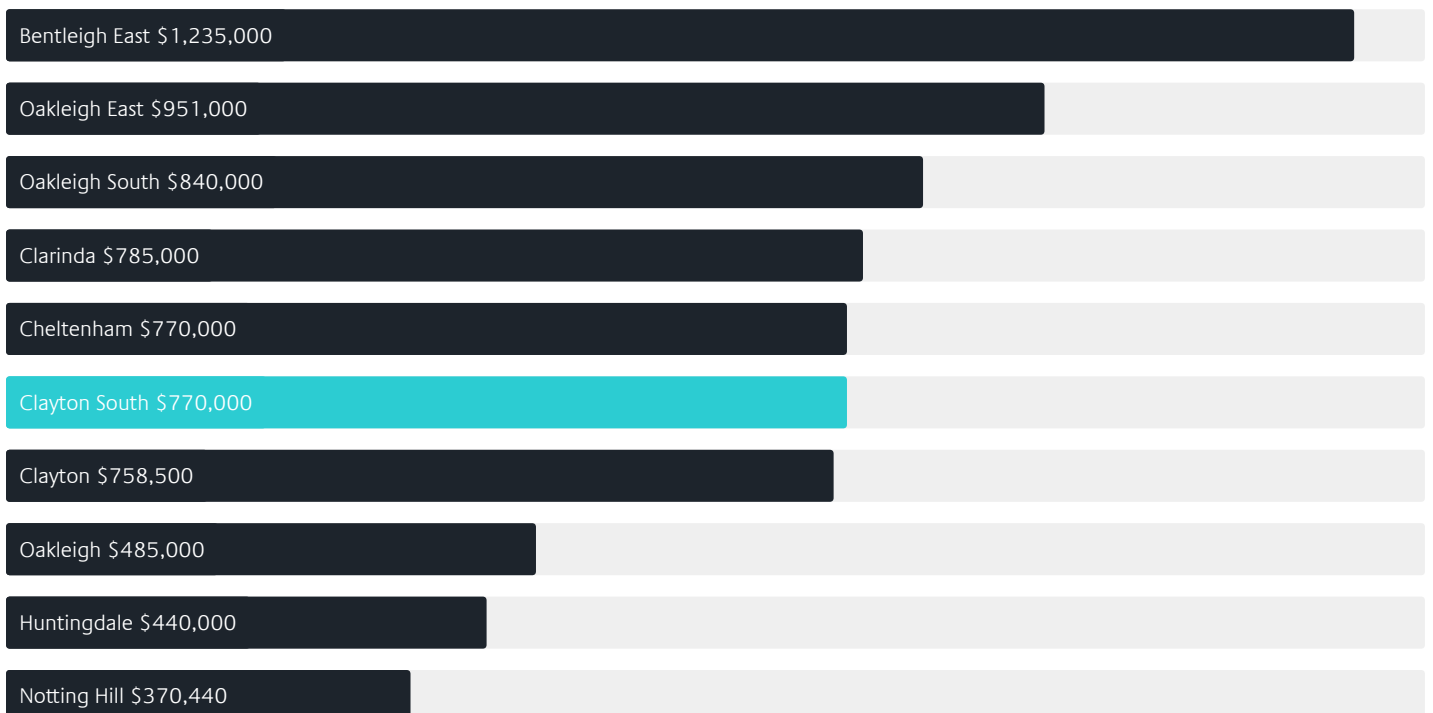
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 85%  
● Private 15%

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

83.02%

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

28 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>

\$595

## 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
 5/1 Main Rd Clayton South	2	Townhouse	\$696,000	16 Dec 2024
 16 Bevan Av Clayton South	4	House	\$1,206,000	30 Nov 2024
 16b Milton Av Clayton South	3	Townhouse	\$985,000	30 Nov 2024
 13 Crimson Gr Clayton South	4	Townhouse	\$937,000	23 Nov 2024
 503/3 Orchid St Clayton South	3	Apartment	\$722,111	19 Nov 2024
 6/8-10 Hayden Rd Clayton South	2	Unit	\$630,000	09 Nov 2024
 108 Osborne Av Clayton South	3	House	\$940,000	09 Nov 2024
 4/5 Burns Av Clayton South	2	Unit	\$376,000	09 Nov 2024
 5 Tarago Cr Clayton South	4	House	\$1,404,000	26 Oct 2024
 28B Kombi Rd Clayton South	4	Townhouse	\$855,000	26 Oct 2024
 1/25 Rayhur St Clayton South	2	House	\$661,000	26 Oct 2024
 3/52-54 Tennyson Av Clayton South	3	Unit	\$690,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Merlyn Av Clayton South	3	House	\$905,000	18 Oct 2024
 3/4 Kimbarra St Clayton South	3	Townhouse	\$890,000	18 Oct 2024
 1/10 Milton Av Clayton South	2	Unit	\$495,000	17 Oct 2024
 4/1424 Centre Rd Clayton South	2	Apartment	\$438,000	17 Oct 2024
 3/10 Moore Av Clayton South	2	Unit	\$510,000	16 Oct 2024
 23 Springs Rd Clayton South	3	House	\$810,000	12 Oct 2024
 10 Beswick St CLAYTON SOUTH	4	Townhouse	\$1,020,000	12 Oct 2024
 1/4 Kimbarra St Clayton South	3	Townhouse	\$922,500	12 Oct 2024
 1/25 Mallowa St Clayton South	4	Unit	\$815,000	12 Oct 2024
 2/38 Oakes Av Clayton South	2	Unit	\$480,000	10 Oct 2024
 502/18 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$500,000	10 Oct 2024
 306/16 Lomandra Dr Clayton South	1	Apartment	\$361,000	08 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Oakes Av Clayton South	5	House	\$980,000	05 Oct 2024
 16 Main Rd Clayton South	4	Townhouse	\$935,000	05 Oct 2024
 4/24 Tennyson Av Clayton South	4	Townhouse	\$936,000	28 Sep 2024
 30 Kallay St Clayton South	3	House	\$930,000	26 Sep 2024
 1/245 Westall Rd Clayton South	3	Flat/Unit/Apartment	\$905,000	24 Sep 2024
 1/2 Laura St Clayton South	3	Unit	\$800,000	21 Sep 2024
 1/10 Wordsworth Av Clayton South	2	Unit	\$466,000	21 Sep 2024
 23 Crimson Gr Clayton South	3	House	\$1,050,000	21 Sep 2024
 1/2 Mallowa St Clayton South	4	Townhouse	\$1,302,000	21 Sep 2024
 61 Glenelg Dr Clayton South	4	House	\$1,126,000	21 Sep 2024
 2/22 Hadkinson St Clayton South	3	Flat/Unit/Apartment	\$690,000	20 Sep 2024
 118/59 Autumn Tce Clayton South	2	Apartment	\$440,000	19 Sep 2024



# Jellis Craig

Monash Office  
280 Stephensons Road, Mount Waverley  
03 8849 8088

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

Data is current as of PDF generation date 01/12/2024

\* 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.