

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.00m**

Quarterly Price Change

**0.30% ↑**

## Median Unit Price\*

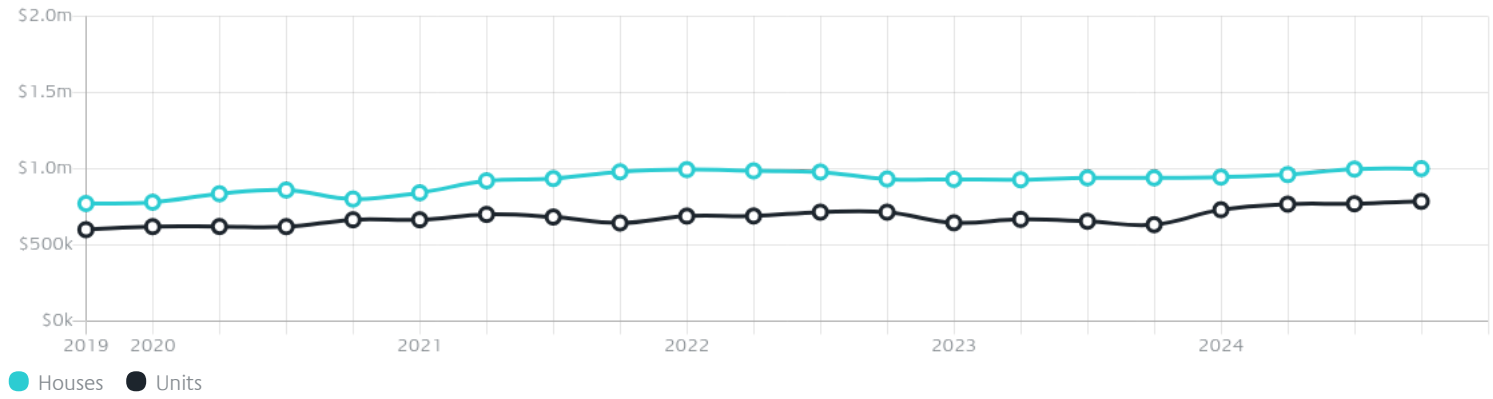
Median

**\$786k**

Quarterly Price Change

**2.04% ↑**

## Quarterly Price Change\*



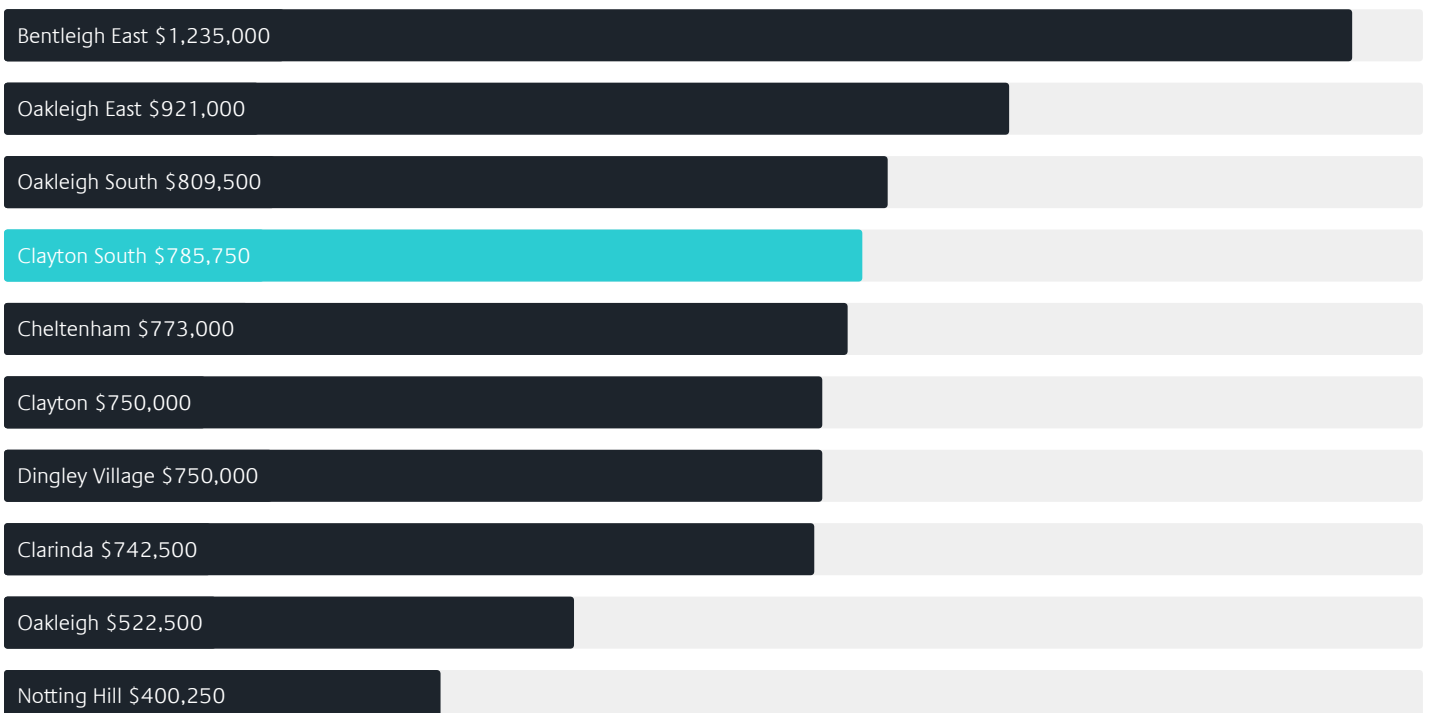
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 78%  
● Private 22%

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

84.21%

## 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
 4/6 Bevan Av Clayton South	3	Townhouse	\$777,000	21 Dec 2024
 32 Botanic Dr Clayton South	3	Townhouse	\$825,000	21 Dec 2024
 5/1 Main Rd Clayton South	2	Townhouse	\$696,000	16 Dec 2024
 1 Linda St Clayton South	3	House	\$1,106,000	14 Dec 2024
 23 Glenelg Dr Clayton South	3	House	\$930,000	11 Dec 2024
 4/68 Bevan Av Clayton South	3	Townhouse	\$850,000	07 Dec 2024
 2 Gairs Ct Clayton South	3	House	\$1,215,000	07 Dec 2024
 45 Tarago Cr Clayton South	4	House	\$1,381,500	07 Dec 2024
 1/25 Bevan Av CLAYTON SOUTH	3	Unit	\$802,500	07 Dec 2024
 5/37 Lanark St Clayton South	3	Flat/Unit/Apartment	\$247,500	02 Dec 2024
 4/37 Lanark St Clayton South	3	Flat/Unit/Apartment	\$255,000	02 Dec 2024
 16 Bevan Av Clayton South	4	House	\$1,206,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16b Milton Av Clayton South	3	Townhouse	\$985,000	30 Nov 2024
 3/28 Wordsworth Av Clayton South	2	Unit	\$681,000	30 Nov 2024
 103 Rosebank Av Clayton South	4	Townhouse	\$835,000	29 Nov 2024
 204/16 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$450,000	29 Nov 2024
 4/17 Newport Rd Clayton South	4	Flat/Unit/Apartment	\$938,000	28 Nov 2024
 87 Rosebank Av Clayton South	5	House	\$1,055,000	27 Nov 2024
 13 Crimson Gr Clayton South	4	Townhouse	\$937,000	23 Nov 2024
 304/59 Autumn Tce Clayton South	2	Flat/Unit/Apartment	\$415,000	21 Nov 2024
 5/11 Second St Clayton South	2	Flat/Unit/Apartment	\$730,000	20 Nov 2024
 503/3 Orchid St Clayton South	3	Apartment	\$722,111	19 Nov 2024
 2/1 Moore Av Clayton South	2	Flat/Unit/Apartment	\$500,000	17 Nov 2024
 205/16 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$490,000	14 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Kombi Rd Clayton South	3	House	\$935,000	13 Nov 2024
 4/18 First St Clayton South	2	Flat/Unit/Apartment	\$637,500	12 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
 3/52-54 Tennyson Av Clayton South	3	Unit	\$690,000	26 Oct 2024
 1/24 Wordsworth Av Clayton South	3	Townhouse	\$908,000	26 Oct 2024
 1/25 Rayhur St Clayton South	2	House	\$661,000	26 Oct 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
 2/13 Hayden Rd Clayton South	3	Unit	\$705,000	21 Oct 2024
 209/18 Lomandra Dr Clayton South	2	Apartment	\$500,000	19 Oct 2024



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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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