

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$995k

Quarterly Price Change

-0.54% ↓

Median Unit Price*

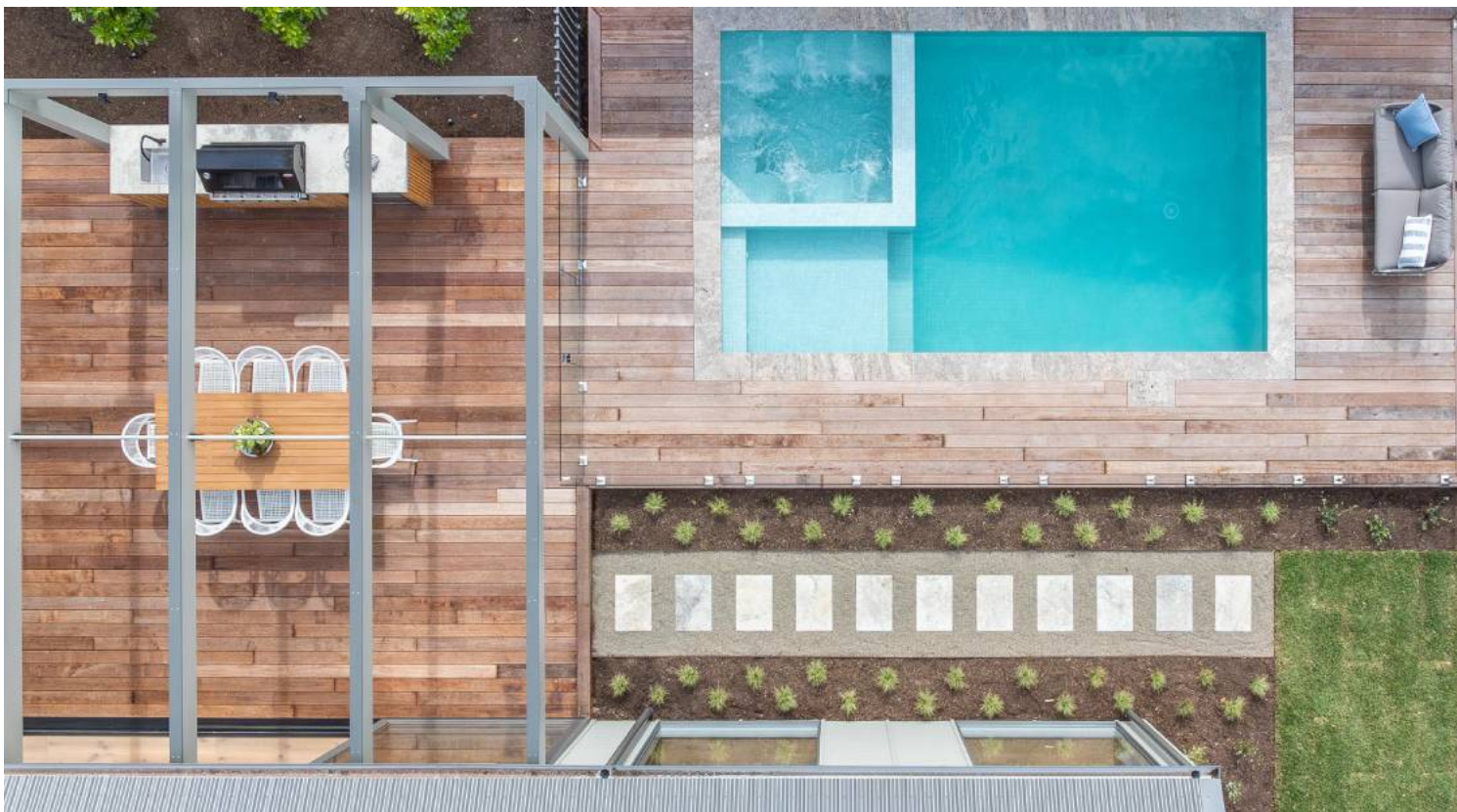
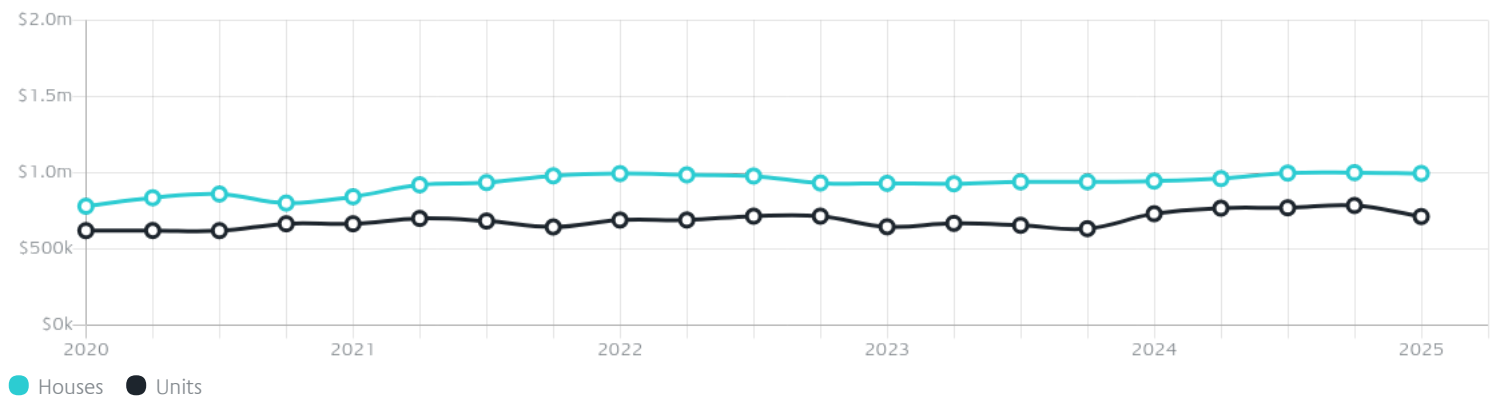
Median

\$713k

Quarterly Price Change

-9.23% ↓

Quarterly Price Change*

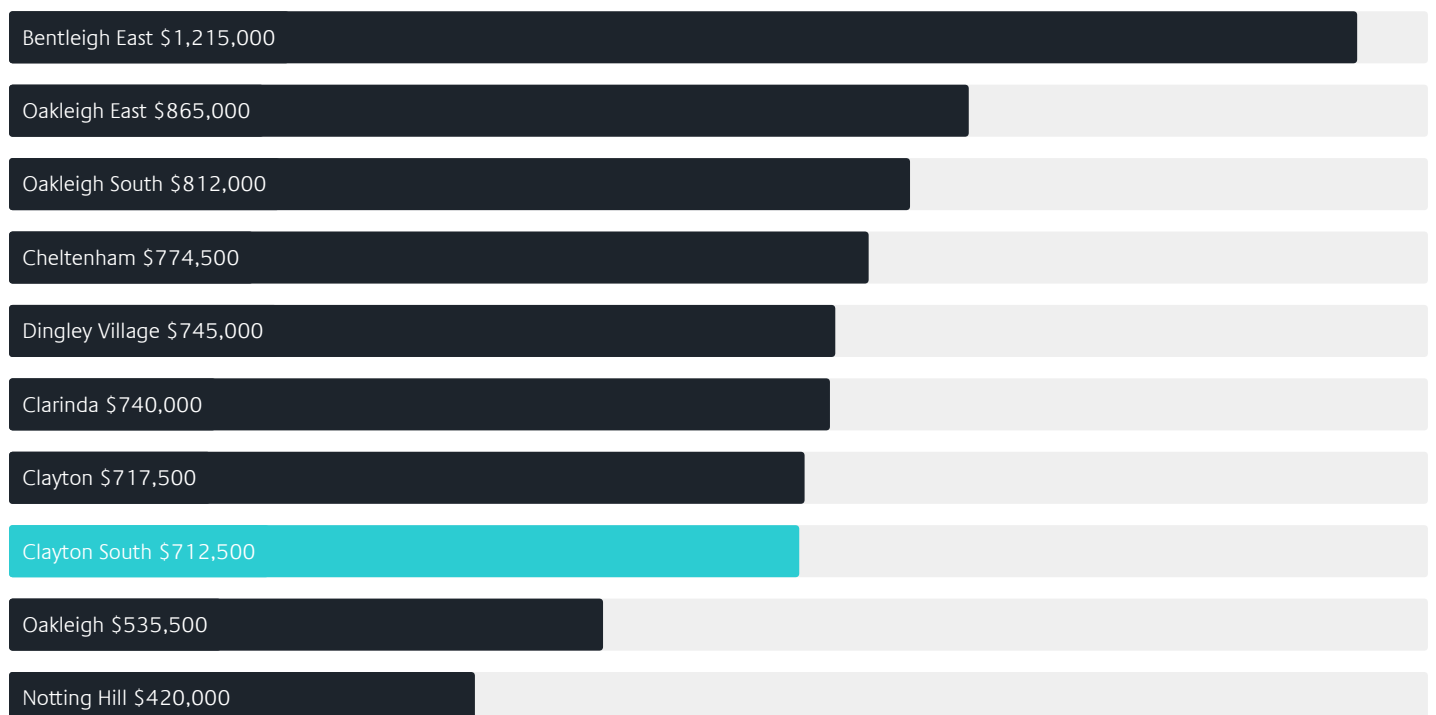


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 70%
● Private 30%

Auction Clearance Rate*

89.19%

Median Days on Market^

28 days

Average Hold Period*

6.6 years

Insights

Dwelling Type^



● Houses 56% ● Units 44%

Ownership^



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

Population^

13,381

Median Asking Rent per week*

\$600

Population Growth^

5.85%

Rental Yield*

3.1%

Median Age^













34 years

Median Household Size^





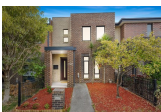







2.7 people

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

Address	Bedrooms	Type	Price	Sold
 6/11 Second St Clayton South	4	Townhouse	\$1,070,000	24 May 2025
 2/19 Milton Av Clayton South	2	Unit	\$506,000	24 May 2025
 56 Cleary Ct Clayton South	3	House	\$975,000	24 May 2025
 2/11 Moore Av Clayton South	3	Townhouse	\$931,500	17 May 2025
 3 Maltarra St Clayton South	3	House	\$900,000	17 May 2025
 6/29 Mcmillan St Clayton South	4	Townhouse	\$887,000	10 May 2025
 47 Bond St Clayton South	3	House	\$1,070,000	26 Apr 2025
 306/59 Autumn Tce Clayton South	1	Apartment	\$315,000	22 Apr 2025
 106/20 Lomandra Dr Clayton South	2	Strata Unit/Flat	\$435,000	18 Apr 2025
 307/59 Autumn Tce Clayton South	1	Apartment	\$315,000	13 Apr 2025
 43a Springs Rd Clayton South	4	Townhouse	\$980,000	12 Apr 2025
 2/32 Simon St Clayton South	3	Unit	\$800,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 63 Sylvander St Clayton South	3	House	\$978,000	11 Apr 2025
 4/27 Burns Av Clayton South	4	House	\$900,000	10 Apr 2025
 2/4 Browning Av Clayton South	2	Apartment	\$355,000	09 Apr 2025
 9 Kitson Rd Clayton South	3	House	\$936,000	05 Apr 2025
 77 Rosebank Av Clayton South	3	Townhouse	\$888,000	05 Apr 2025
 112/18 Lomandra Dr Clayton South	2	Apartment	\$445,000	03 Apr 2025
 201/20 Lomandra Dr Clayton South	2	Apartment	\$422,000	29 Mar 2025
 4/10 Wordsworth Av Clayton South	3	Unit	\$500,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 108/18 Lomandra Dr Clayton South	2	Apartment	\$500,000	20 Mar 2025
 216/59 Autumn Tce Clayton South	2	Flat/Unit/Apartment	\$322,000	19 Mar 2025
 3/15 Burns Av Clayton South	2	Flat/Unit/Apartment	\$575,000	19 Mar 2025
 210/16 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$500,000	19 Mar 2025
 1/7 Bond St CLAYTON SOUTH	2	Flat/Unit/Apartment	\$679,000	15 Mar 2025
 1 Hayden Rd Clayton South	5	House	\$800,000	15 Mar 2025
 1/8 Kallay St Clayton South	3	Townhouse	\$970,000	15 Mar 2025
 12 Laura St Clayton South	2	House	\$982,000	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
 2/55 Bevan Av Clayton South	4	House	\$845,000	08 Mar 2025
 28a Kombi Rd Clayton South	5	House	\$900,888	07 Mar 2025



jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* 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.