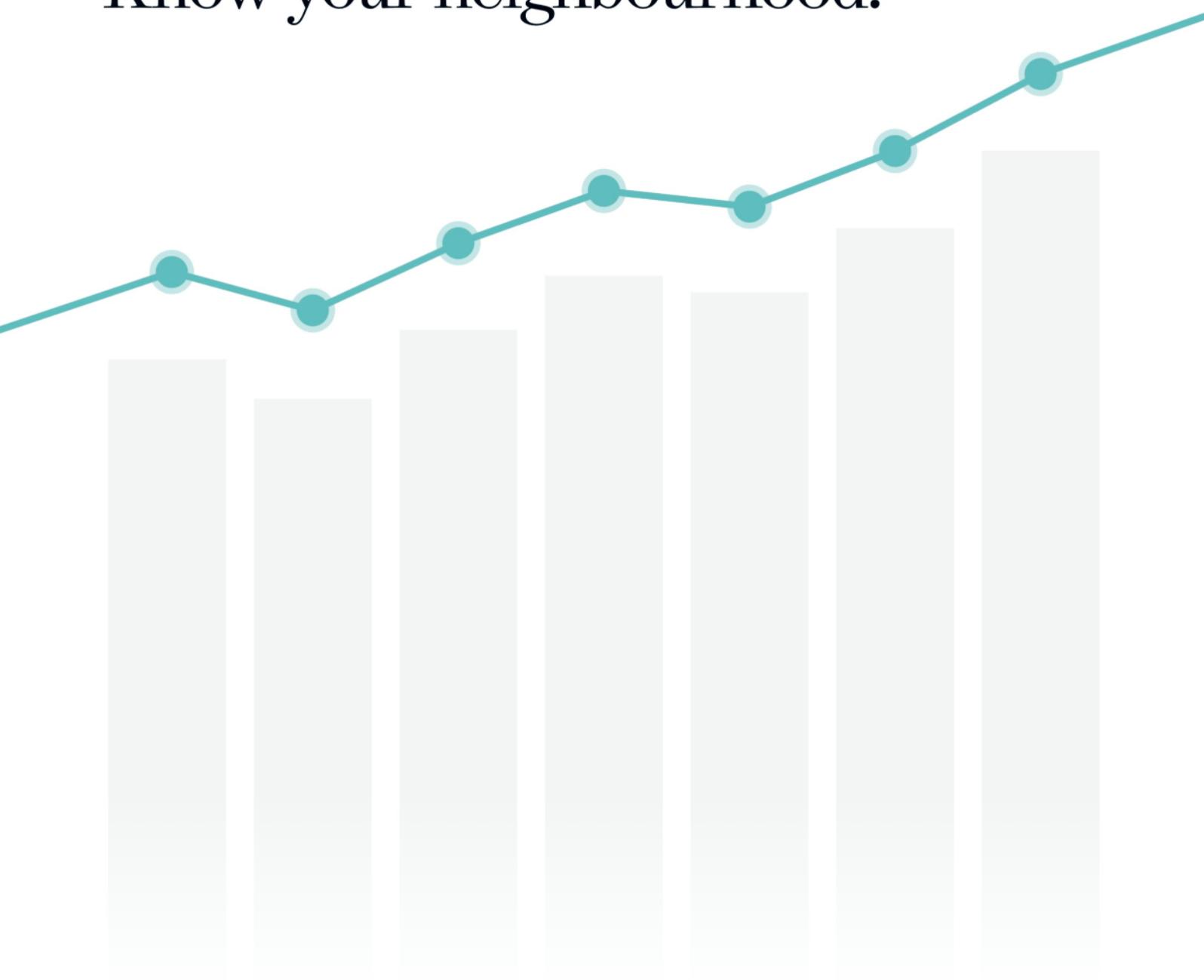


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$995k

Quarterly Price Change

-0.54% ↓

Median Unit Price*

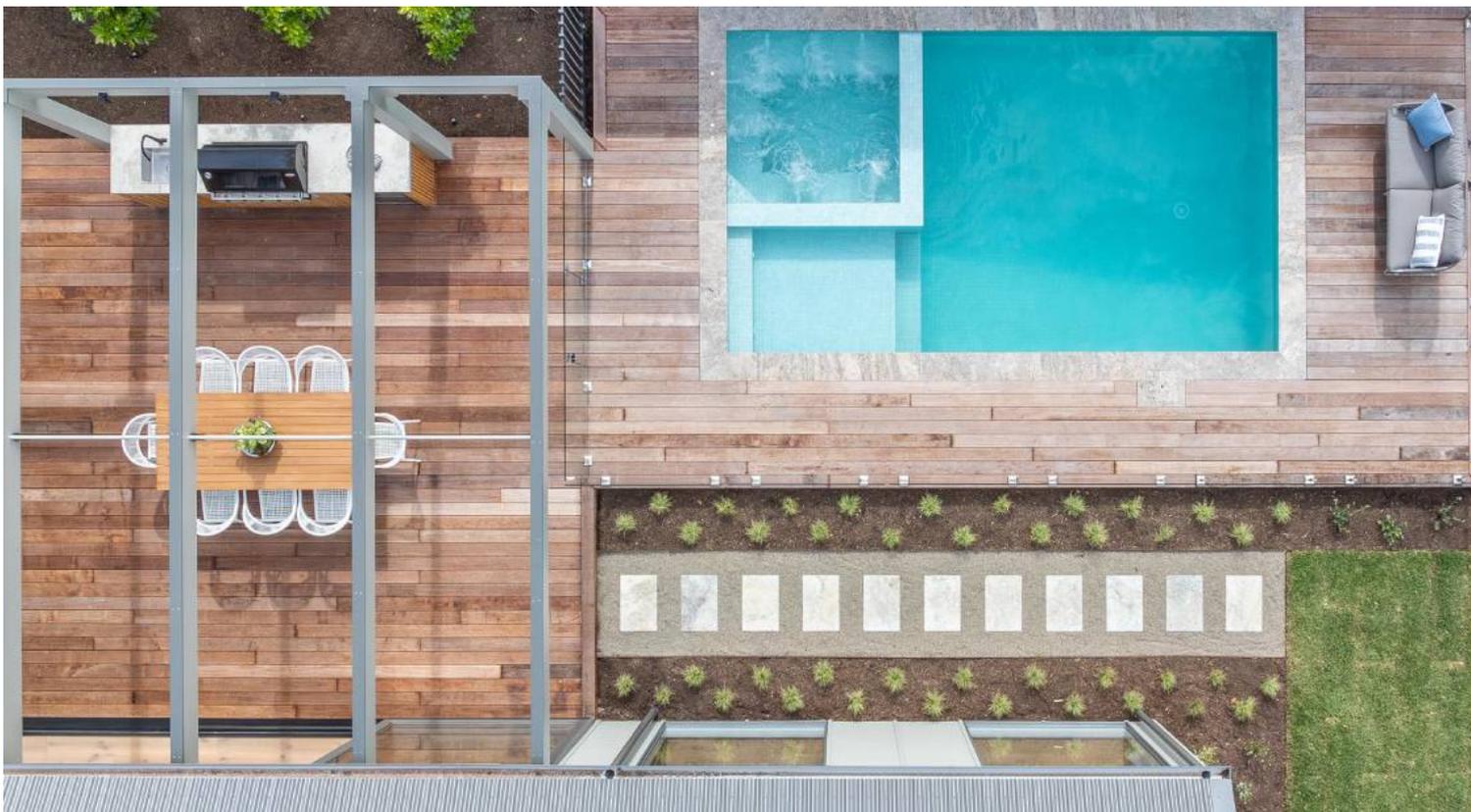
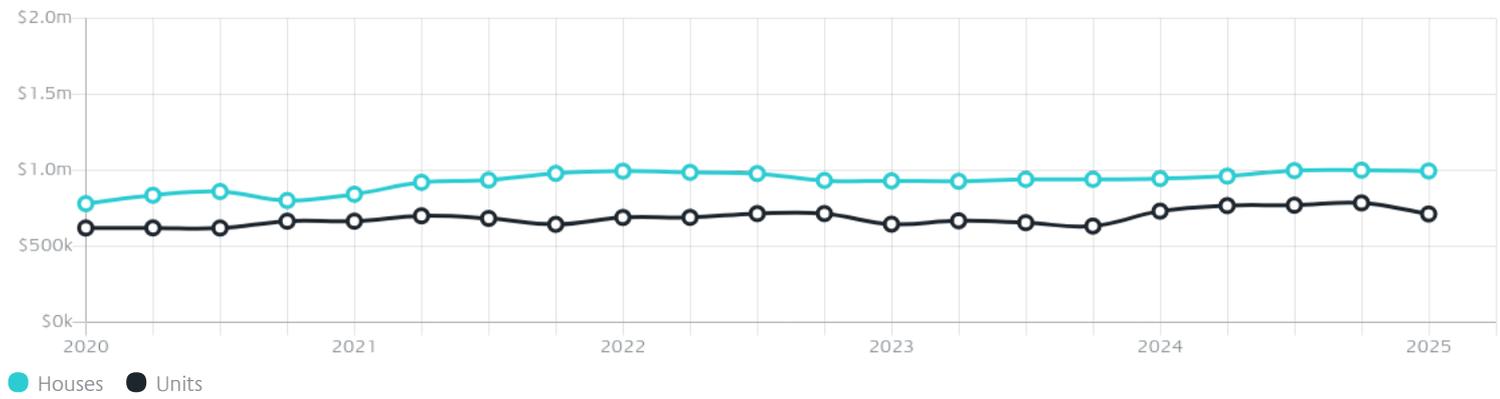
Median

\$713k

Quarterly Price Change

-9.23% ↓

Quarterly Price Change*

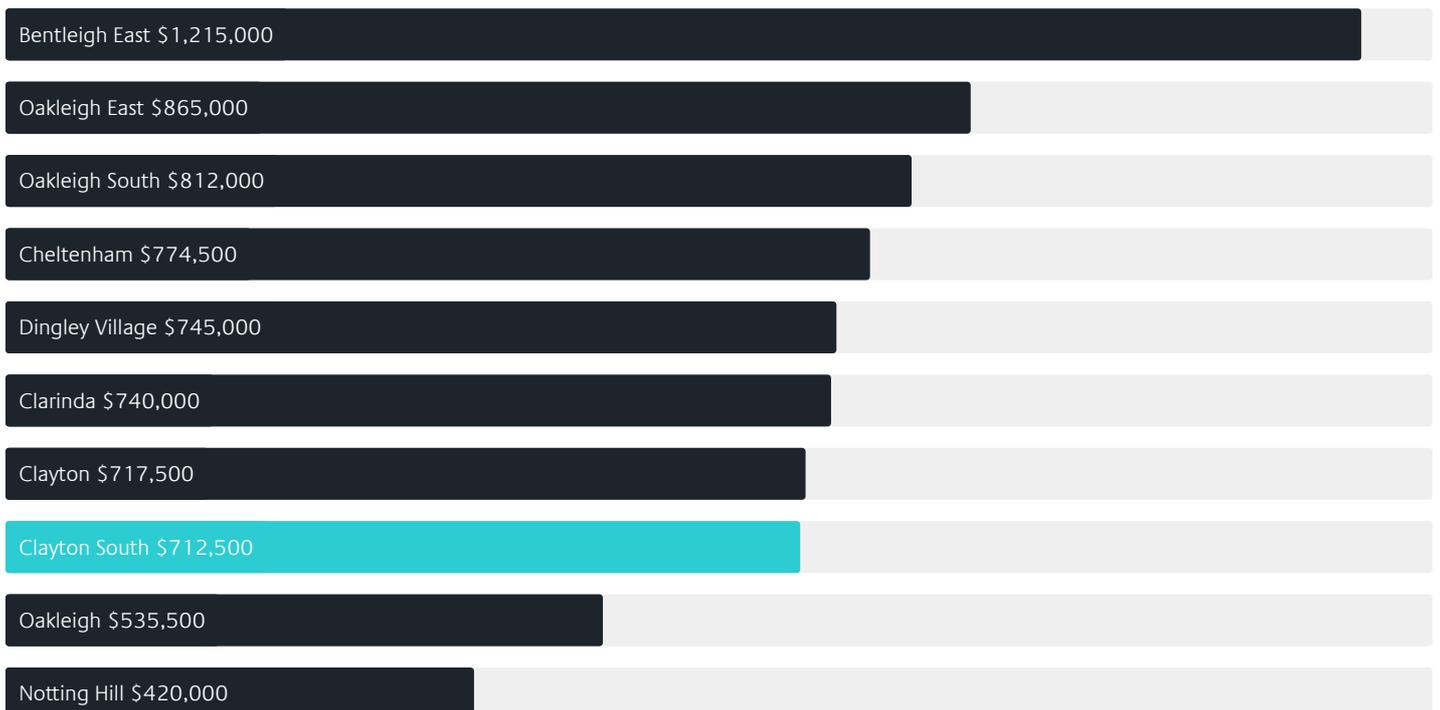


Surrounding Suburbs

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[^]

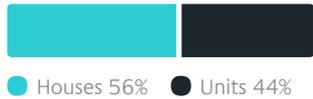
28 days

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.

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