

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.00m

Quarterly Price Change

0.30% ↑

Median Unit Price*

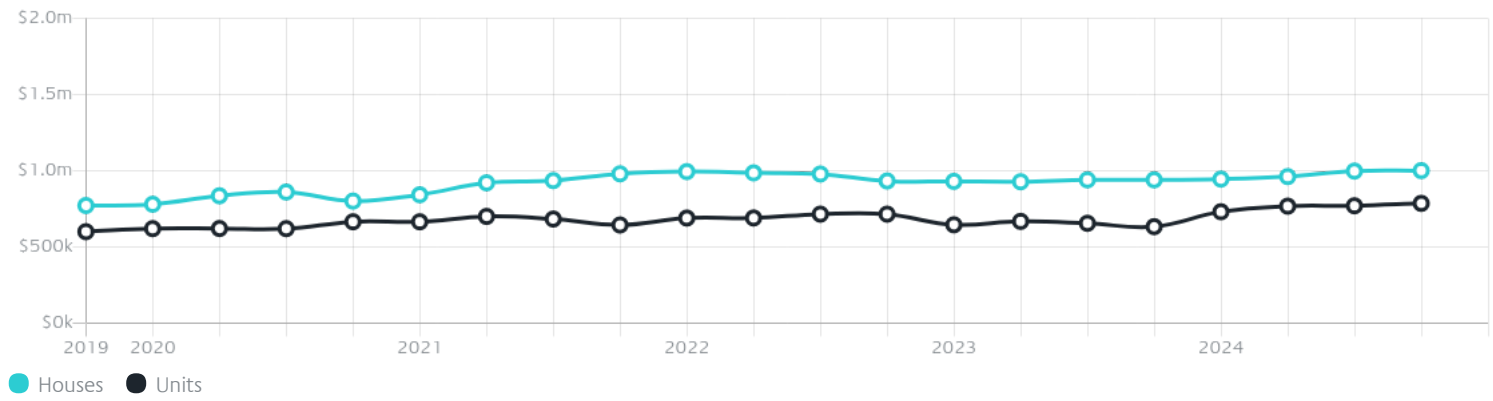
Median

\$786k

Quarterly Price Change

2.04% ↑

Quarterly Price Change*

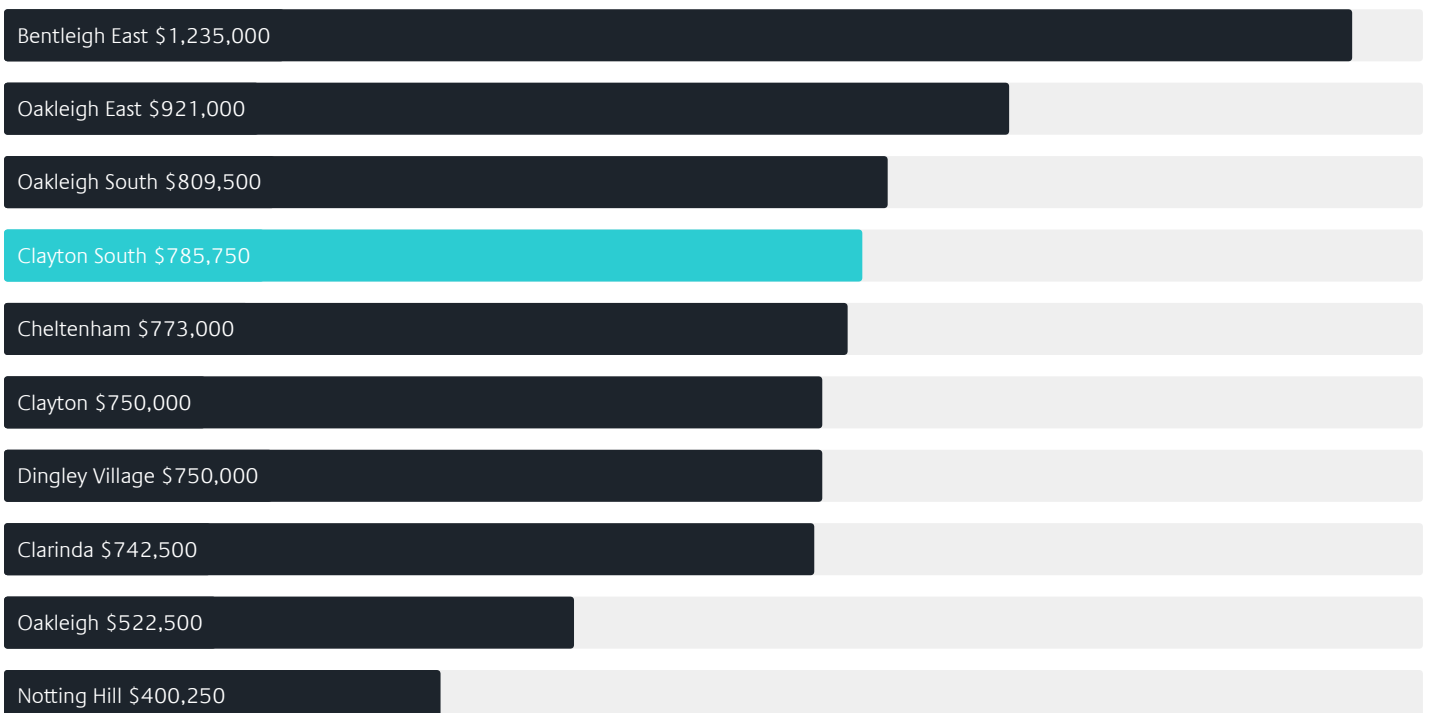


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

91.67%

Median Days on Market[^]

29 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[^]







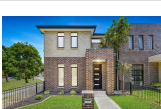


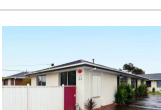
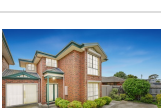
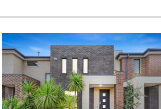
34 years

Median Household Size[^]











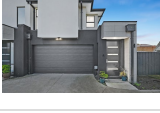

2.7 people

Sold Properties~











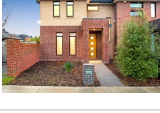

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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 Haughton Rd Clayton South	2	Unit	\$761,000	15 Feb 2025
 201/3 Orchid St Clayton South	2	Apartment	\$470,000	11 Feb 2025
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/13 Burns Av Clayton South	2	Flat/Unit/Apartment	\$491,000	19 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
 1 Linda St Clayton South	3	House	\$1,106,000	14 Dec 2024
 109/20 Lomandra Dr Clayton South	3	Apartment	\$590,000	14 Dec 2024
 1 Loddon Ct Clayton South	3	House	\$1,060,000	14 Dec 2024
 23 Glenelg Dr Clayton South	3	House	\$930,000	11 Dec 2024
 322/59 Autumn Tce Clayton South	1	Flat/Unit/Apartment	\$300,000	10 Dec 2024
 2 Gairs Ct Clayton South	3	House	\$1,215,000	07 Dec 2024
 1/25 Bevan Av CLAYTON SOUTH	3	Unit	\$802,500	07 Dec 2024
 4/68 Bevan Av Clayton South	3	Townhouse	\$850,000	07 Dec 2024
 45 Tarago Cr Clayton South	4	House	\$1,381,500	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8b Barwon Ct Clayton South	3	House	\$1,245,000	03 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
 3/28 Wordsworth Av Clayton South	2	Unit	\$681,000	30 Nov 2024
 16b Milton Av Clayton South	3	Townhouse	\$985,000	30 Nov 2024
 204/16 Lomandra Dr Clayton South	2	Flat/Unit/Apartment	\$450,000	29 Nov 2024
 103 Rosebank Av Clayton South	4	Townhouse	\$835,000	29 Nov 2024
 4/17 Newport Rd Clayton South	4	Flat/Unit/Apartment	\$938,000	28 Nov 2024
 3 Koolena Cl Clayton South	3	House	\$978,000	27 Nov 2024
 87 Rosebank Av Clayton South	5	House	\$1,055,000	27 Nov 2024
 55 Glenelg Dr Clayton South	3	House	\$1,084,300	26 Nov 2024



Monash Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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