

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$995k

Quarterly Price Change

-0.54% ↓

Median Unit Price*

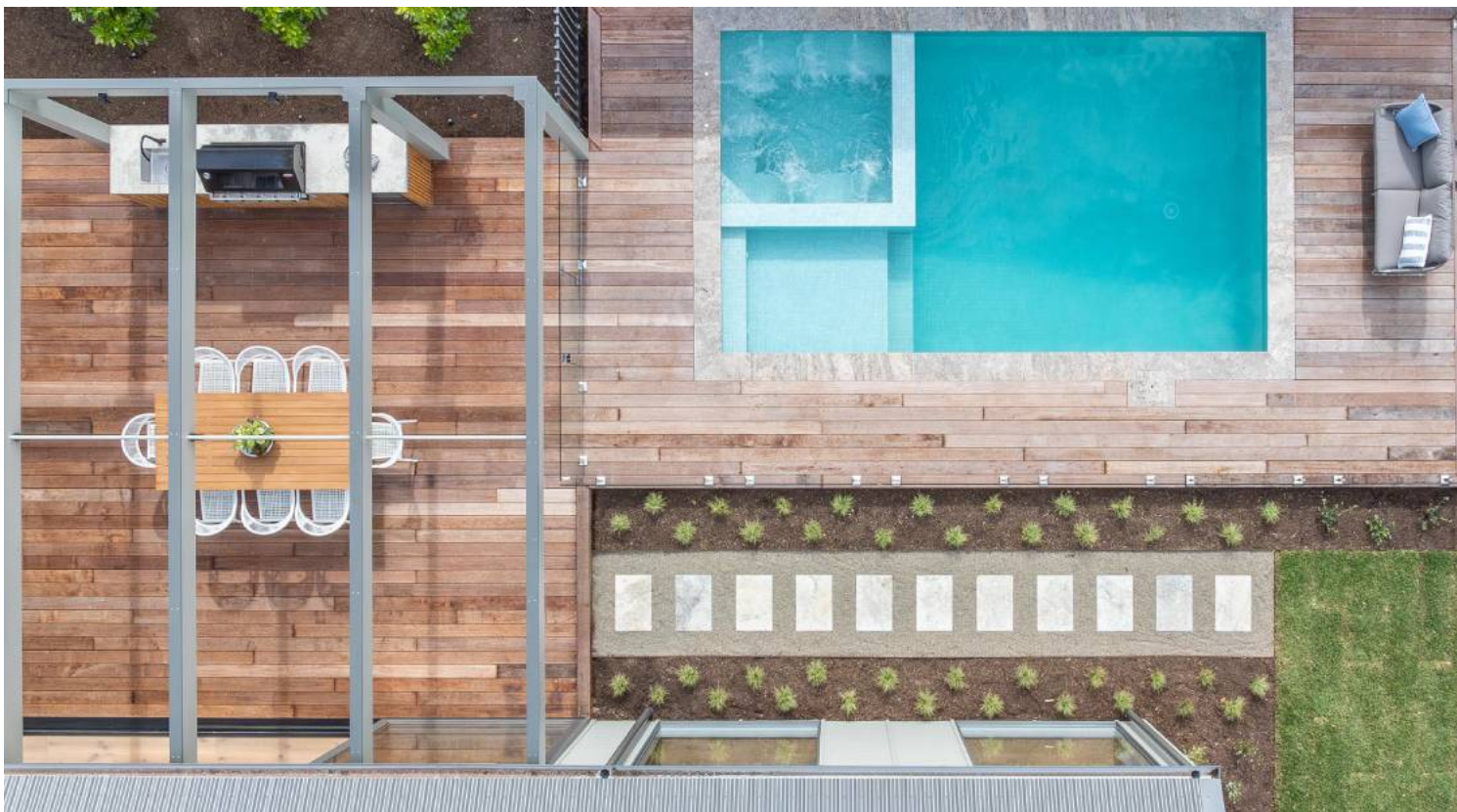
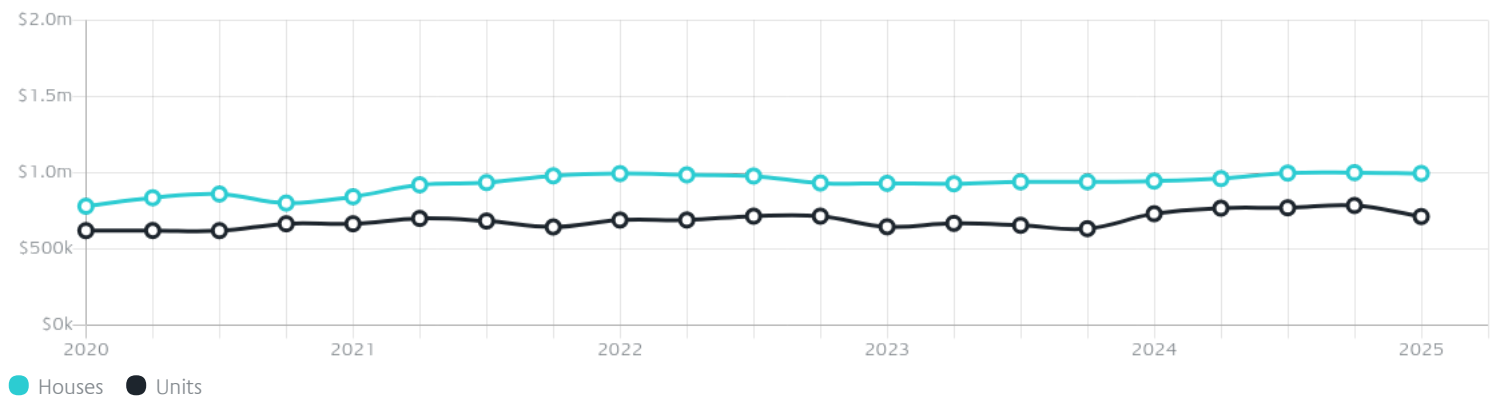
Median

\$713k

Quarterly Price Change

-9.23% ↓

Quarterly Price Change*

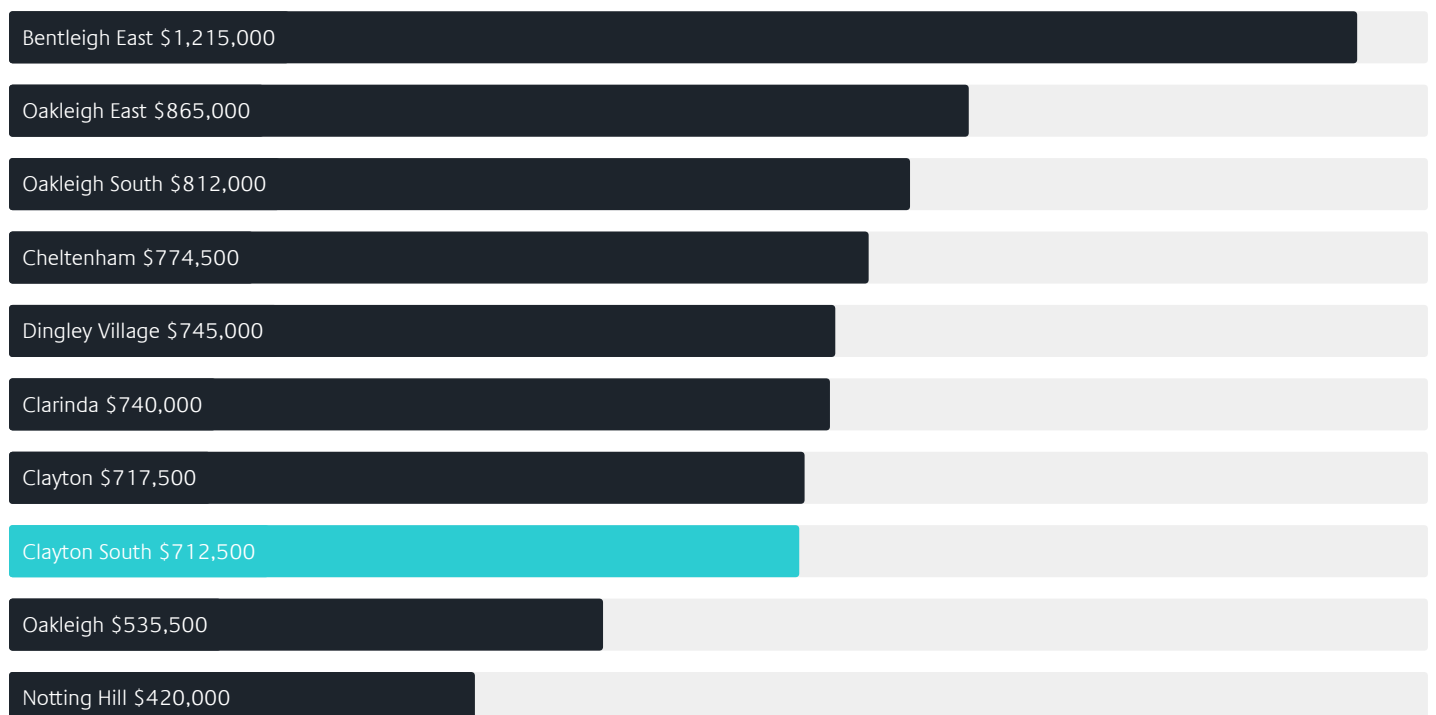


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 71%
● Private 29%

Auction Clearance Rate^{*}

91.67%

Median Days on Market[^]

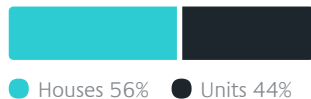
28 days

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[^]







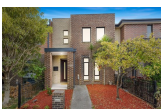





34 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 108/18 Lomandra Dr Clayton South	2	Apartment	\$500,000	20 Mar 2025
 3/15 Burns Av Clayton South	2	Flat/Unit/Apartment	\$575,000	19 Mar 2025
 1 Hayden Rd Clayton South	5	House	\$800,000	15 Mar 2025
 12 Laura St Clayton South	2	House	\$982,000	15 Mar 2025
 1/8 Kallay St Clayton South	3	Townhouse	\$970,000	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
 73 Rosebank Av Clayton South	4	House	\$936,000	07 Mar 2025
 69 Jackson Green Blvd Clayton South	4	House	\$990,000	03 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Lomandra Dr Clayton South	3	House	\$870,000	01 Mar 2025
 1/9 Hayden Rd Clayton South	4	Townhouse	\$985,000	01 Mar 2025
 4/3 Browning Av Clayton South	2	Unit	\$516,000	01 Mar 2025
 12 Merlyn Av Clayton South	3	House	\$1,120,000	28 Feb 2025
 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
 G8/3 Orchid St Clayton South	3	Flat/Unit/Apartment	\$595,500	22 Feb 2025
 3/19 Wordsworth Av CLAYTON SOUTH	2	Unit	\$690,000	15 Feb 2025
 1/458 Houghton Rd Clayton South	2	Unit	\$761,000	15 Feb 2025
 8/18 Lomandra Dr Clayton South	2	Strata Unit/Flat	\$501,000	12 Feb 2025
 115/60 Autumn Tce Clayton South	1	Flat/Unit/Apartment	\$310,000	12 Feb 2025



jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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