

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

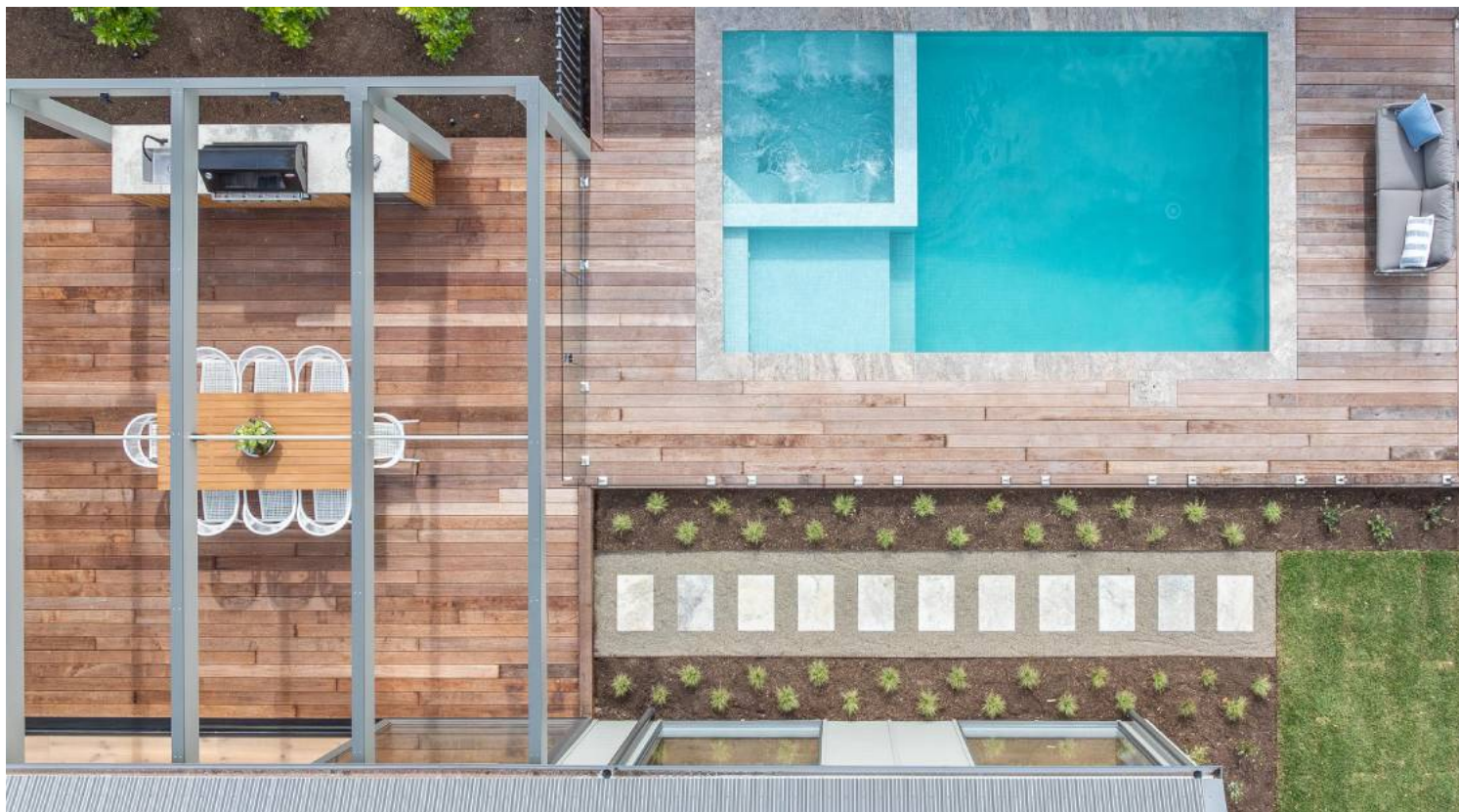
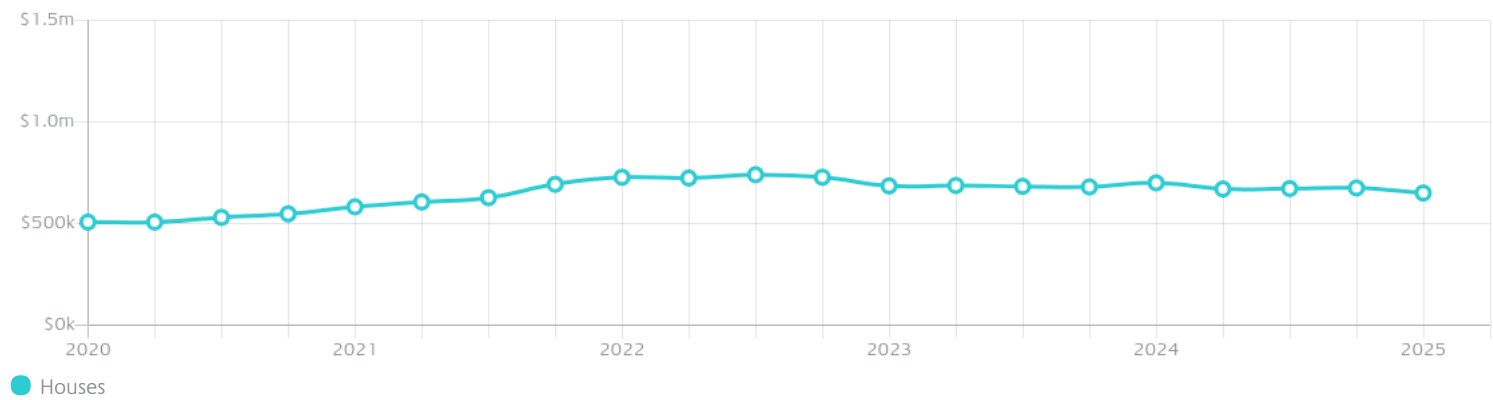
Median

\$650k

Quarterly Price Change

-3.70% ↓

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 2%  
● Private 98%

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

100%

Median Days on Market<sup>^</sup>

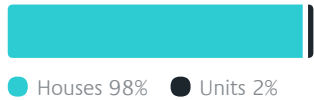
56 days

Average Hold Period<sup>\*</sup>

7.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 98% ● Units 2%

Ownership<sup>^</sup>



● Owned Outright 46% ● Mortgaged 40% ● Rented 15%

Population<sup>^</sup>

7,646

Median Asking Rent per week<sup>\*</sup>

\$480

Median Age<sup>^</sup>

48 years

Rental Yield<sup>\*</sup>









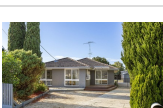



3.65%

Median Household Size<sup>^</sup>













2.3 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)










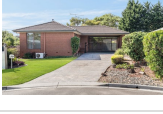


Address	Bedrooms	Type	Price	Sold
 13 Ada St Clifton Springs	3	House	\$580,000	30 Jun 2025
 51 Yarramundi Dr Clifton Springs	3	House	\$640,000	30 Jun 2025
 2 Barega Pl Clifton Springs	3	House	\$564,000	23 Jun 2025
 3 Wanawong Ct Clifton Springs	3	House	\$615,000	23 Jun 2025
 28 Parrakoola Dr Clifton Springs	4	House	\$730,000	20 Jun 2025
 6-7 Catalpa Ct Clifton Springs	2	House	\$816,000	17 Jun 2025
 11 Hill St Clifton Springs	3	House	\$700,000	11 Jun 2025
 13 Coolabah Way Clifton Springs	2	House	\$590,000	06 Jun 2025
 51 Boonderabbi Dr CLIFTON SPRINGS	4	House	\$815,000	02 Jun 2025
 114 Kewarra Dr Clifton Springs	3	House	\$578,000	30 May 2025
 42 Hill St Clifton Springs	3	House	\$640,000	28 May 2025
 28-30 Jetty Rd Clifton Springs	3	House	\$740,000	27 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15-17 Tarpeena Way Clifton Springs	5	House	\$900,000	27 May 2025
 6 Barringup Av CLIFTON SPRINGS	4	House	\$587,000	23 May 2025
 5 Connie St Clifton Springs	2	Townhouse	\$515,000	23 May 2025
 6 Derribong Way Clifton Springs	3	House	\$688,000	19 May 2025
 13 Gange Pl Clifton Springs	5	House	\$770,000	17 May 2025
 25 Wintersun Ct Clifton Springs	6	House	\$1,300,000	16 May 2025
 66 Narawi Av Clifton Springs	4	House	\$790,000	14 May 2025
 31 Yarramundi Dr Clifton Springs	4	House	\$560,500	10 May 2025
 10 Edgewater Dr Clifton Springs	3	House	\$1,100,000	09 May 2025
 101 Yarramundi Dr Clifton Springs	3	House	\$637,750	08 May 2025
 11 Coorumby Av Clifton Springs	2	House	\$595,000	07 May 2025
 32 Jetty Rd Clifton Springs	3	House	\$610,000	06 May 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Bungalalli Av Clifton Springs	3	House	\$648,000	03 May 2025
 9 Delungra Av Clifton Springs	3	House	\$646,000	02 May 2025
 56 Central Rd Clifton Springs	3	House	\$690,000	02 May 2025
 4 Takanna Av Clifton Springs	5	House	\$755,000	01 May 2025
 23 Barongarook Dr CLIFTON SPRINGS	3	House	\$635,000	01 May 2025
 1 / 10 Almerita Av Clifton Springs	2	Unit	\$440,000	01 May 2025
 1 / 12 Karrin Ct Clifton Springs	2	Unit	\$470,000	25 Apr 2025
 12 Pathara Ct Clifton Springs	3	House	\$530,000	24 Apr 2025
 4 Achilpa Av Clifton Springs	4	House	\$607,000	18 Apr 2025
 9 Allara Ct Clifton Springs	4	House	\$650,000	18 Apr 2025
 9 Goolara Ct Clifton Springs	3	House	\$705,000	04 Apr 2025
 11 Binda Ct Clifton Springs	4	House	\$640,000	03 Apr 2025



Barwon Heads Office  
Shop 2, 68 Hitchcock Avenue, Barwon Heads, 3227  
03 9088 8968

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

Data is current as of PDF generation date 01/07/2025

\* 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.