

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$848k

Quarterly Price Change

-0.29% ↓

Median Unit Price*

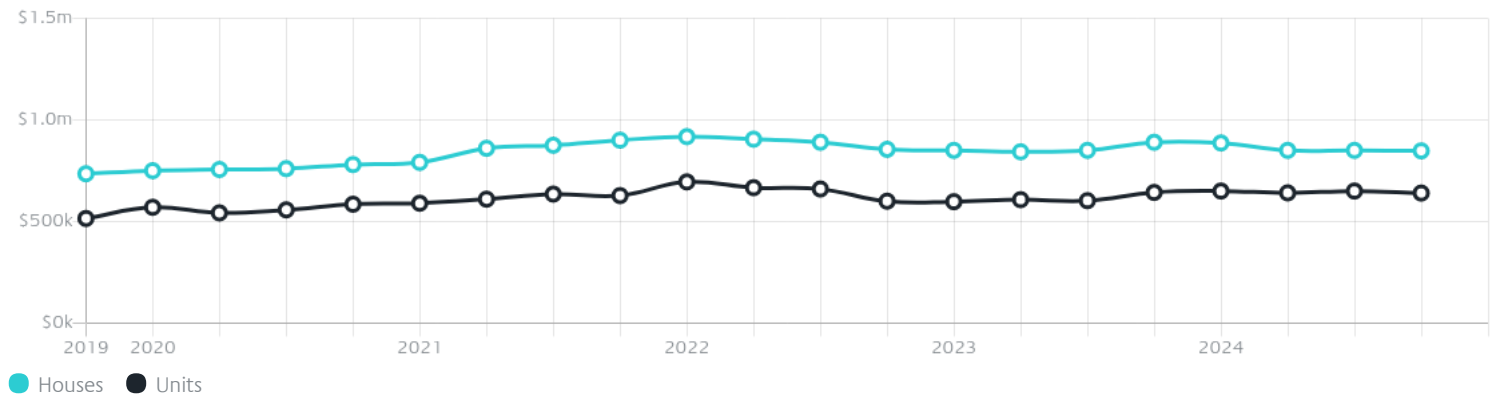
Median

\$640k

Quarterly Price Change

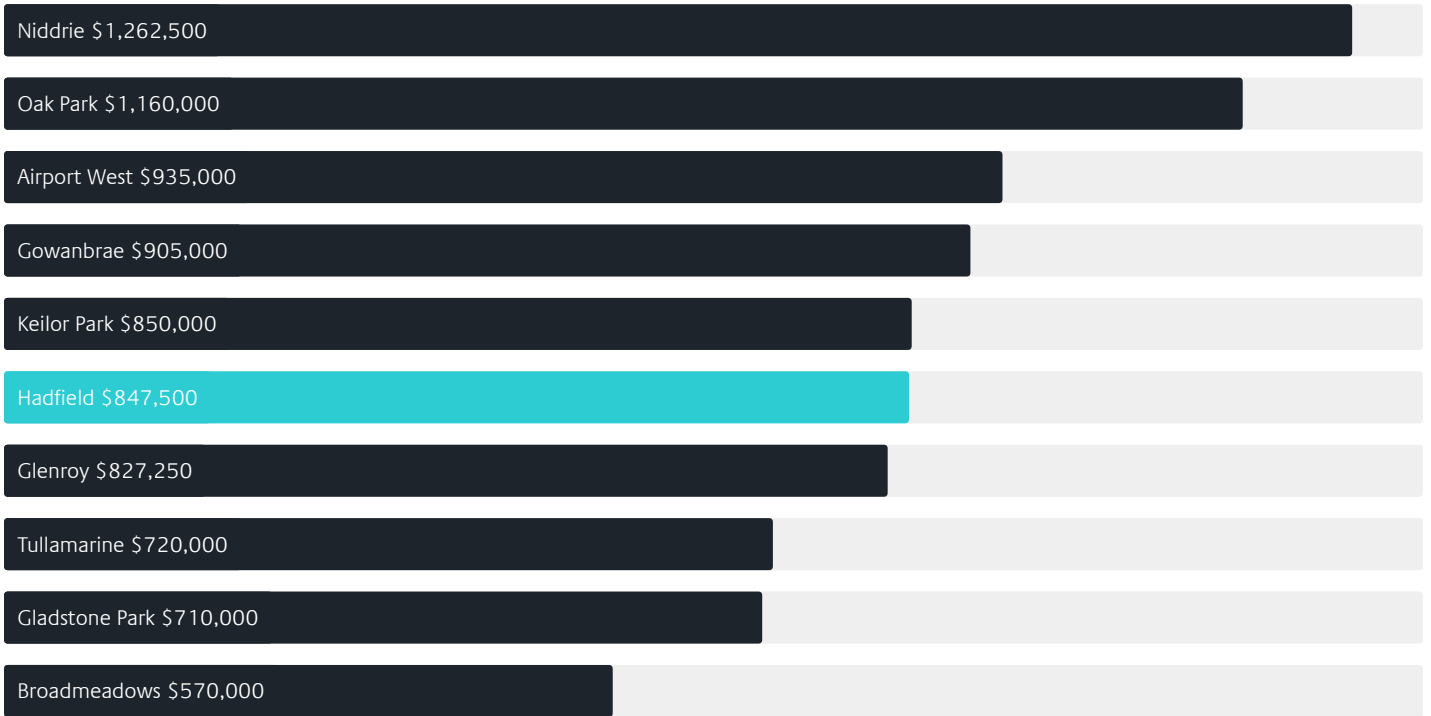
-1.53% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 44%
● Private 56%

Auction Clearance Rate^{*}

82.35%

Median Days on Market[^]

31 days

Average Hold Period^{*}

5.0 years

Insights

Dwelling Type[^]



● Houses 71% ● Units 29%

Ownership[^]



● Owned Outright 40% ● Mortgaged 35% ● Rented 25%

Population[^]

6,269

Median Asking Rent per week^{*}

\$530

Population Growth[^]

11.75%

Rental Yield^{*}

3.31%

Median Age[^]













36 years

Median Household Size[^]













2.5 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 South St Hadfield	3	House	\$1,013,000	29 Mar 2025
 117 West St Hadfield	3	House	\$860,000	29 Mar 2025
 1 Everitt St Hadfield	3	House	\$862,000	27 Mar 2025
 15 Exeter St Hadfield	3	House	\$910,000	26 Mar 2025
 2 Talbot St Hadfield	4	House	\$882,000	24 Mar 2025
 201A/19 South St Hadfield	2	Apartment	\$380,000	24 Mar 2025
 35 Sutherland St Hadfield	3	House	\$901,000	22 Mar 2025
 67 East St Hadfield	3	House	\$762,500	22 Mar 2025
 3 Eileen St Hadfield	2	House	\$800,000	12 Mar 2025
 8 Curtin Av Hadfield	4	House	\$915,000	08 Mar 2025
 110 East St Hadfield	5	House	\$885,000	01 Mar 2025
 7 Francis St Hadfield	0	House	\$1,110,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Bond St Hadfield	3	House	\$765,000	24 Feb 2025
 83 The Loop Hadfield	3	House	\$990,000	24 Feb 2025
 41 West St Hadfield	3	House	\$800,000	22 Feb 2025
 2 Lockley St Hadfield	3	House	\$820,000	22 Feb 2025
 36 Angus St Hadfield	4	House	\$1,075,000	22 Feb 2025
 44 Hilton St Hadfield	3	House	\$901,000	18 Feb 2025
 30 Volga St Hadfield	5	House	\$1,100,000	13 Feb 2025
 11a Surrey St Hadfield	4	House	\$1,015,000	11 Feb 2025
 5 Eileen St Hadfield	3	House	\$805,000	08 Feb 2025
 1 South Box Ct Hadfield	3	Townhouse	\$771,000	30 Jan 2025
 2/20 Middle St Hadfield	3	Townhouse	\$840,000	24 Jan 2025
 21 Barunah St Hadfield	3	House	\$845,000	23 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/107 West St Hadfield	2	Unit	\$490,000	18 Jan 2025
 204A/19 South St Hadfield	2	Subdivided Unit/Villa/Townhouse	\$360,000	14 Jan 2025
 1/42 Fairmount St Hadfield	4	House	\$600,000	14 Jan 2025
 3/1 Knole St Hadfield	2	Unit	\$380,000	13 Jan 2025
 22 Battersea St Hadfield	3	House	\$830,000	10 Jan 2025
 206/15 South St Hadfield	1	Apartment	\$330,000	30 Dec 2024
 53 Halsbury St Hadfield	3	House	\$810,000	21 Dec 2024
 13 Barunah St Hadfield	3	House	\$900,000	20 Dec 2024
 2/1 Barunah St Hadfield	3	Strata Unit/Flat	\$740,000	16 Dec 2024
 6/10-12 Edgar St Hadfield	2	Unit	\$458,500	12 Dec 2024
 2 Dickinson St Hadfield	3	House	\$860,000	10 Dec 2024
 50 Walter St Hadfield	3	Townhouse	\$810,000	04 Dec 2024

Jellis Craig

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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