

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$848k**

Quarterly Price Change

**-0.29% ↓**

## Median Unit Price\*

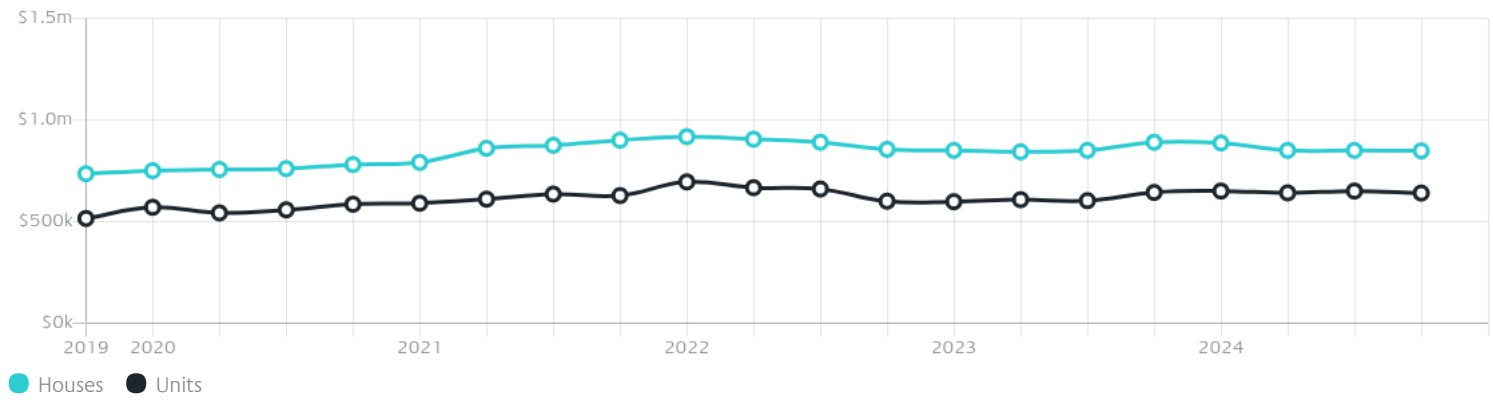
Median

**\$640k**

Quarterly Price Change

**-1.53% ↓**

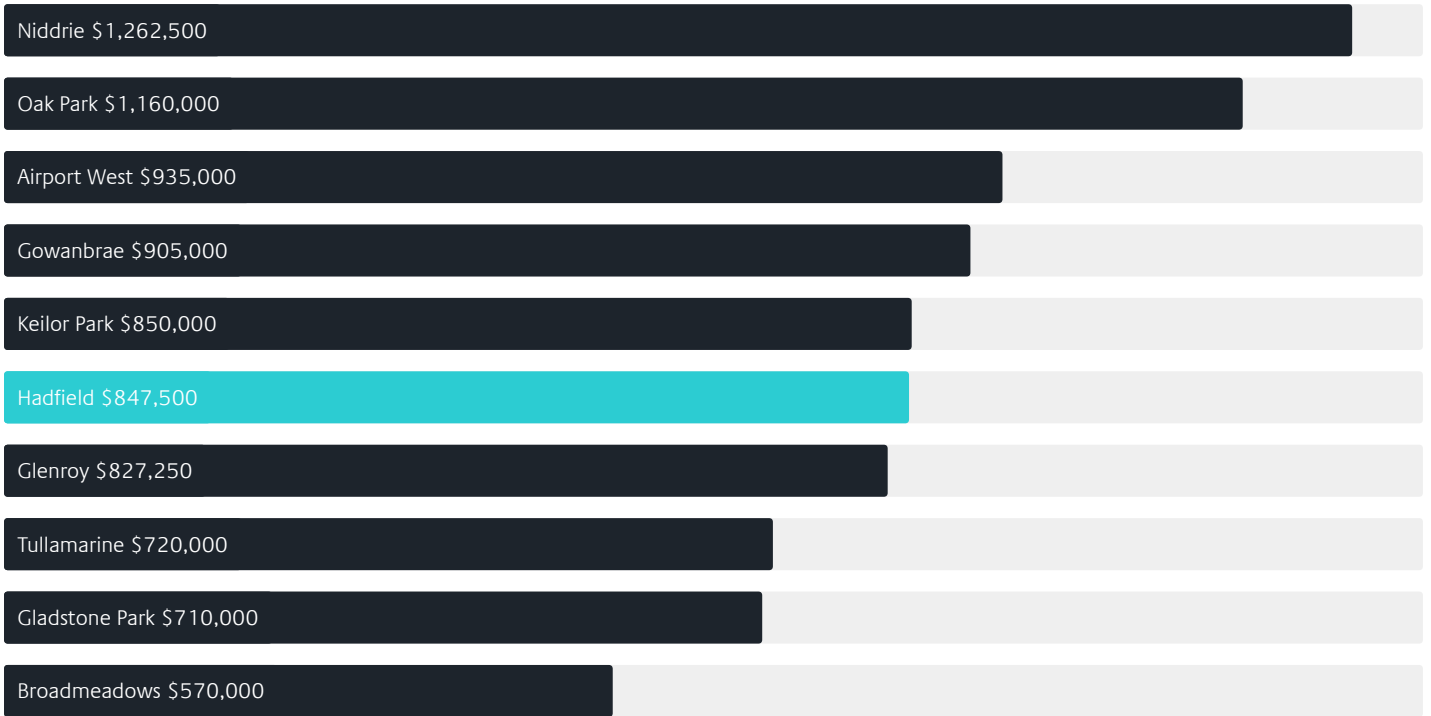
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 34%  
● Private 66%

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

100%

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

34 days

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

5.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 71% ● Units 29%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

6,269

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

\$530

## Population Growth<sup>^</sup>

11.75%

## Rental Yield<sup>\*</sup>

3.31%

## Median Age<sup>^</sup>













36 years

## Median Household Size<sup>^</sup>










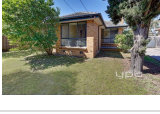
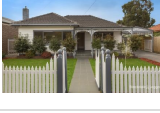

2.5 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 South Box Ct Hadfield	3	Townhouse	\$771,000	30 Jan 2025
 2/20 Middle St Hadfield	3	Townhouse	\$840,000	24 Jan 2025
 5/107 West St Hadfield	2	Unit	\$490,000	18 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
 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
 3/10 Volga St Hadfield	3	Townhouse	\$742,000	02 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/153 West St Hadfield	2	Townhouse	\$585,000	02 Dec 2024
 6/10 Edgar St Hadfield	2	Villa	\$458,500	29 Nov 2024
 3/166 West St Hadfield	2	Townhouse	\$590,000	28 Nov 2024
 67 Domain St Hadfield	3	House	\$750,000	27 Nov 2024
 24 Bedford St Hadfield	4	House	\$1,062,500	23 Nov 2024
 1/174 West St Hadfield	3	Unit	\$600,000	22 Nov 2024
 2/48 Volga St Hadfield	2	Townhouse	\$485,000	21 Nov 2024
 11 Exeter St Hadfield	4	House	\$850,000	18 Nov 2024
 6 Fairmount St Hadfield	3	House	\$960,000	16 Nov 2024
 152 East St Hadfield	3	House	\$801,000	16 Nov 2024
 24 Talbot St Hadfield	3	House	\$850,000	15 Nov 2024
 2/10 Volga St Hadfield	3	Townhouse	\$760,000	14 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 25 Stonewood Cirt Hadfield	3	Townhouse	\$675,000	12 Nov 2024
 29 Neil St Hadfield	4	House	\$850,000	11 Nov 2024
 10 Fairmount St Hadfield	4	House	\$760,000	09 Nov 2024
 19 Neil St Hadfield	3	House	\$905,000	09 Nov 2024
 14 Angus St Hadfield	3	House	\$835,000	08 Nov 2024
 2 Katoomba St Hadfield	3	House	\$710,000	08 Nov 2024
 40 Hilton St Hadfield	3	House	\$810,000	07 Nov 2024
 1 / 15 Oxford St Hadfield	3	Unit	\$730,000	05 Nov 2024
 11b Surrey St Hadfield	4	House	\$1,075,000	30 Oct 2024
 67 Middle St Hadfield	3	House	\$770,000	30 Oct 2024
 1 / 186 West St Hadfield	3	House	\$613,000	26 Oct 2024
 1 / 121 West St Hadfield	3	Townhouse	\$650,000	25 Oct 2024

# Jellis Craig

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Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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