

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$850k**

Quarterly Price Change

**0.14% ↑**

## Median Unit Price\*

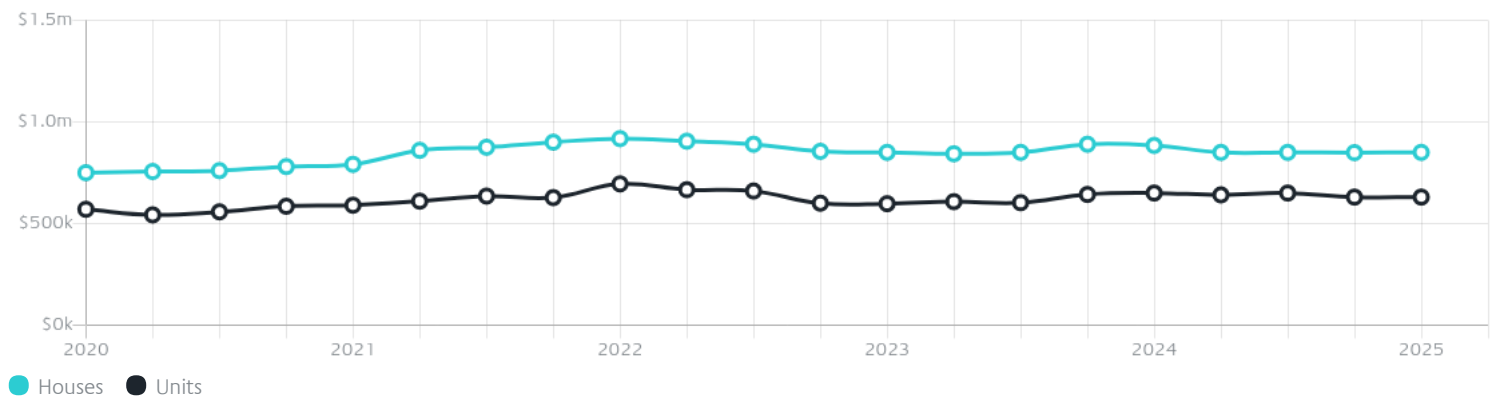
Median

**\$630k**

Quarterly Price Change

**0.00% ↓**

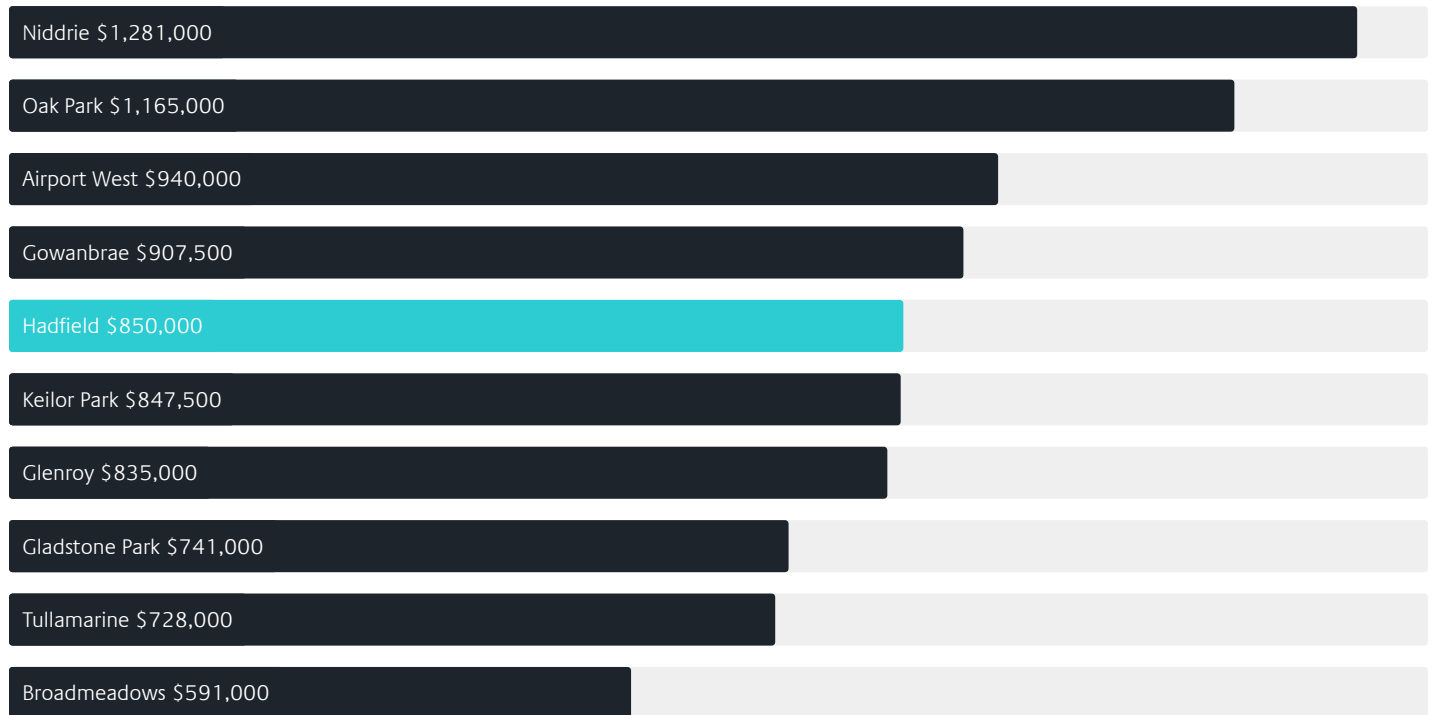
## Quarterly Price Change\*



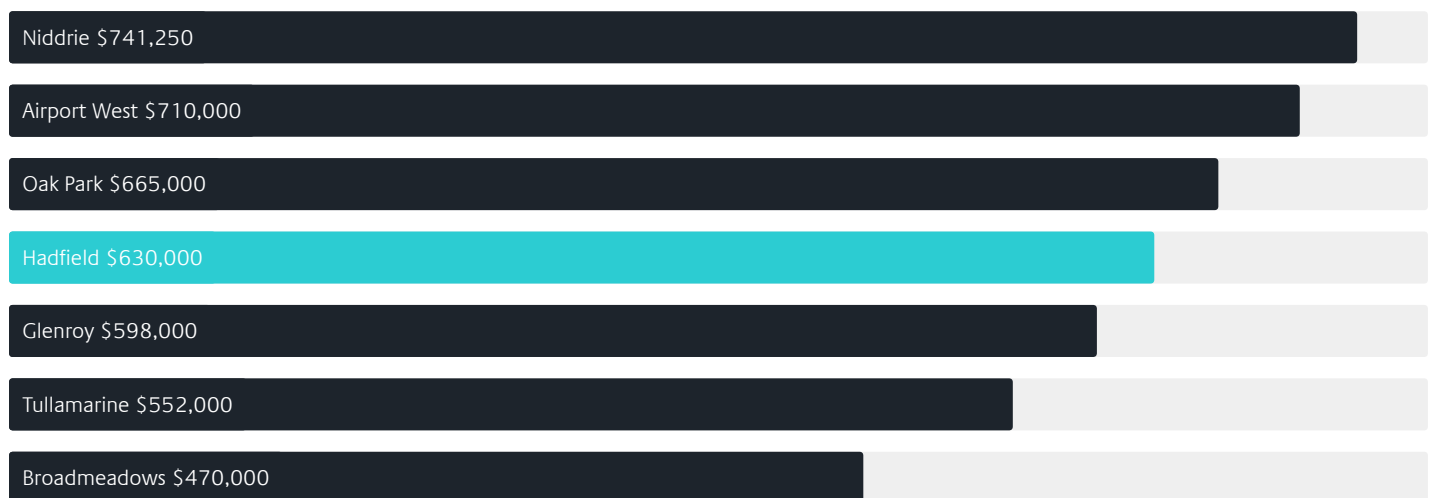
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 43%  
● Private 58%

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

94.12%

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

32 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>

\$560

Population Growth<sup>^</sup>

11.75%

Rental Yield<sup>\*</sup>

3.31%

Median Age<sup>^</sup>







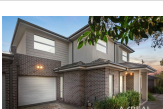
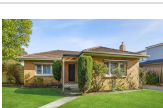

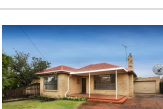


36 years

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
 7 Lawrence St Hadfield	4	House	\$1,650,000	29 Jun 2025
 1/12 Sherwood St Hadfield	3	House	\$805,000	28 Jun 2025
 6 Volga St Hadfield	3	House	\$895,000	28 Jun 2025
 12 Hilton St Hadfield	2	House	\$807,500	28 Jun 2025
 39 Angus St Hadfield	3	House	\$780,000	28 Jun 2025
 3/132 Middle St Hadfield	2	Townhouse	\$535,000	21 Jun 2025
 3/1 Regent St Hadfield	3	Townhouse	\$600,000	19 Jun 2025
 19 East St Hadfield	3	House	\$830,000	17 Jun 2025
 7 Copper La Hadfield	3	Townhouse	\$610,000	13 Jun 2025
 63 East St HADFIELD	3	House	\$790,000	06 Jun 2025
 133 South St Hadfield	3	House	\$550,000	06 Jun 2025
 26b Dickinson St Hadfield	4	Townhouse	\$855,000	03 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 26 Oxford St Hadfield	3	House	\$806,000	03 Jun 2025
 3 / 1 Eileen St Hadfield	2	House	\$580,000	01 Jun 2025
 64a South St Hadfield	4	Townhouse	\$1,200,000	31 May 2025
 10 / 14 Caringa St Hadfield	2	Unit	\$398,000	22 May 2025
 7b Walter St Hadfield	3	Townhouse	\$750,000	20 May 2025
 104B / 19 South St Hadfield	2	Apartment	\$395,000	15 May 2025
 5 Stonewood Cirt Hadfield	3	Townhouse	\$620,000	14 May 2025
 1 Neil St Hadfield	2	House	\$650,000	13 May 2025
 1 / 18 Hilton St Hadfield	2	Flat / Unit / Apartment	\$650,000	05 May 2025
 95 East St HADFIELD	3	House	\$820,000	30 Apr 2025
 1 / 3 Patience St HADFIELD	3	Townhouse	\$662,500	29 Apr 2025
 2 / 105 Middle St Hadfield	2	Townhouse	\$477,500	28 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11a Middle St Hadfield	2	Townhouse	\$620,000	28 Apr 2025
 26a Dickinson St Hadfield	4	Townhouse	\$885,000	26 Apr 2025
 16 Regent St Hadfield	3	House	\$816,000	26 Apr 2025
 7a Walter St Hadfield	4	House	\$812,000	24 Apr 2025
 24a South St HADFIELD	4	Townhouse	\$920,000	12 Apr 2025
 10b St James St Hadfield	3	House	\$920,000	11 Apr 2025
 94 Hilton St Hadfield	3	House	\$665,000	11 Apr 2025
 4/23 Win Malee St Hadfield	2	Townhouse	\$570,000	05 Apr 2025
 117 West St Hadfield	3	House	\$822,000	03 Apr 2025
 3/28 Barunah St Hadfield	3	Townhouse	\$650,000	02 Apr 2025
 14 Thames St Hadfield	5	House	\$972,500	31 Mar 2025
 11 South St Hadfield	3	House	\$1,013,000	29 Mar 2025



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[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.

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