

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$850k**

Quarterly Price Change

**0.14% ↑**

## Median Unit Price\*

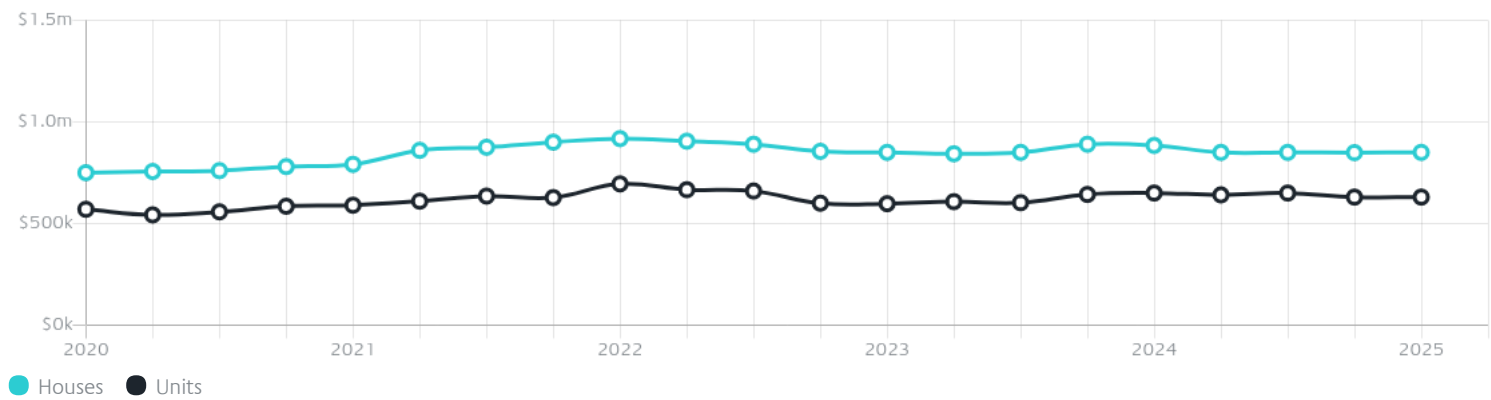
Median

**\$630k**

Quarterly Price Change

**0.00% ↓**

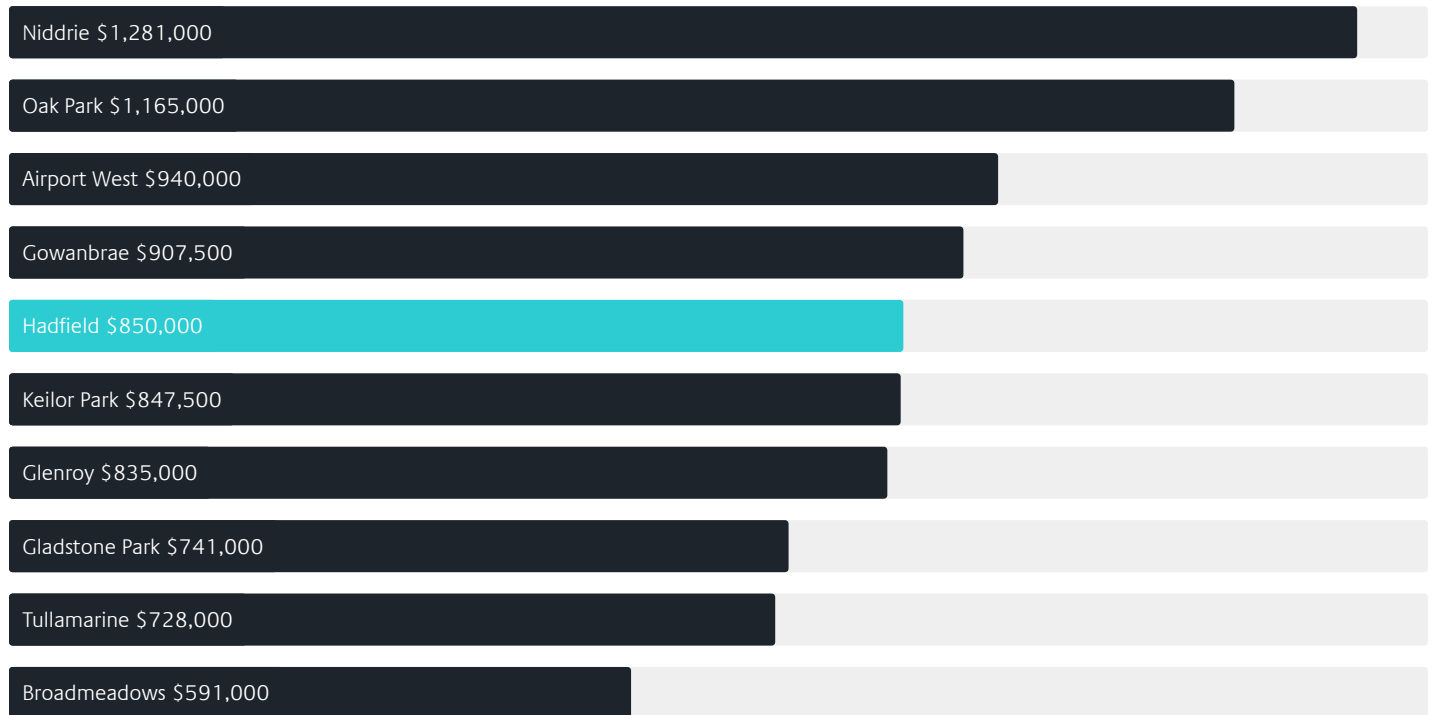
## Quarterly Price Change\*



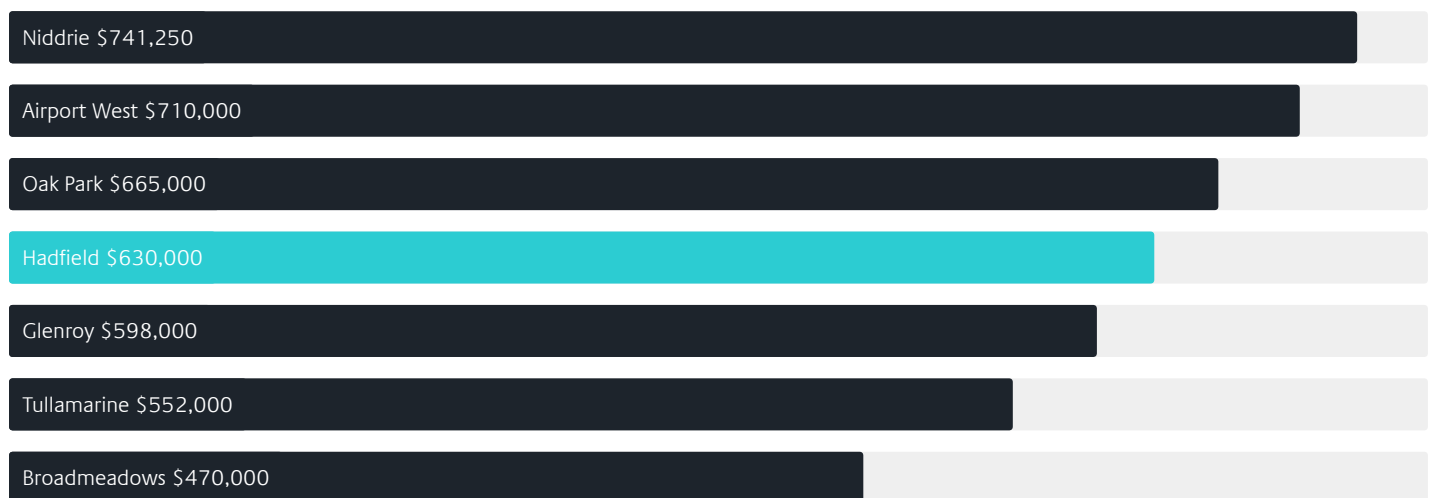
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 59%  
● Private 41%

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

82.61%

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

30 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>










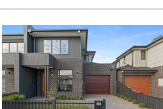


36 years

## 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 26a Dickinson St Hadfield	4	Townhouse	\$885,000	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
 4/23 Win Malee St Hadfield	2	Townhouse	\$570,000	05 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
 117 West St Hadfield	3	House	\$860,000	29 Mar 2025
 26a North St Hadfield	4	House	\$1,140,000	27 Mar 2025
 1 Katoomba St Hadfield	3	House	\$820,000	27 Mar 2025
 1 Everitt St Hadfield	3	House	\$862,000	27 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Exeter St Hadfield	3	House	\$910,000	26 Mar 2025
 201A/19 South St Hadfield	2	Apartment	\$380,000	24 Mar 2025
 2 Talbot St Hadfield	4	House	\$882,000	24 Mar 2025
 67 East St Hadfield	3	House	\$762,500	22 Mar 2025
 35 Sutherland St Hadfield	3	House	\$901,000	22 Mar 2025
 18 Talbot St Hadfield	3	House	\$891,000	14 Mar 2025
 3 Eileen St Hadfield	2	House	\$800,000	12 Mar 2025
 8 Curtin Av Hadfield	4	House	\$915,000	08 Mar 2025
 7 South Box Ct Hadfield	3	House	\$907,000	07 Mar 2025
 110 East St Hadfield	5	House	\$885,000	01 Mar 2025
 7 Francis St Hadfield	3	House	\$1,110,000	01 Mar 2025
 25 Barunah St Hadfield	2	House	\$850,000	25 Feb 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
 13C/14 Caringa St Hadfield	1	Unit	\$370,000	17 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
 66 South St Hadfield	3	House	\$855,000	30 Jan 2025



Pascoe Vale Office  
84 Cumberland Road, Pascoe Vale  
03 9989 9575

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

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.