

# *Suburb* **INSIGHTS**

**3166**  
HUGHESDALE



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.43m**

Quarterly Price Change

**0.63% ↑**

## Median Unit Price\*

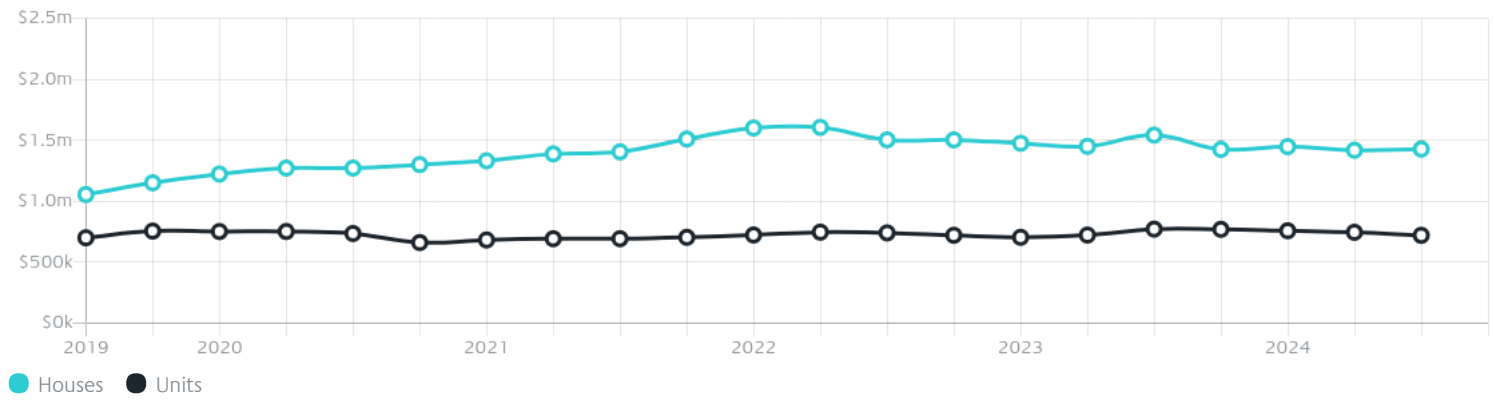
Median

**\$720k**

Quarterly Price Change

**-3.35% ↓**

## Quarterly Price Change\*



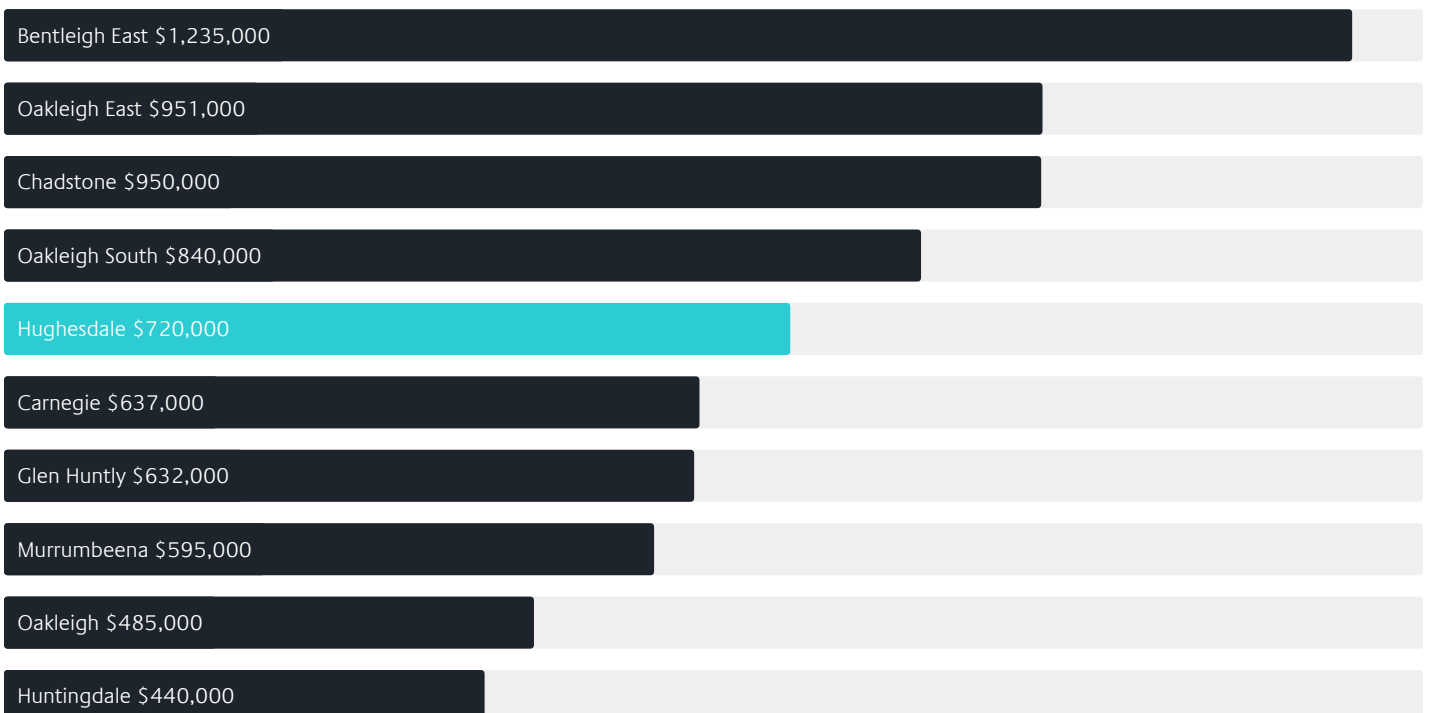
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 83%  
● Private 18%

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

87.88%

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

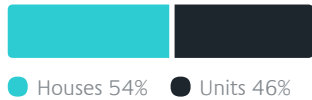
24 days

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

6.9 years

# Insights

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



● Houses 54% ● Units 46%

## Ownership<sup>^</sup>



● Owned Outright 34% ● Mortgaged 35% ● Rented 31%

## Population<sup>^</sup>

7,563

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

\$680

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

0.09%

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

2.48%

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













38 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
 9 Fellows St Hughesdale	3	House	\$1,808,000	30 Nov 2024
 5/47-49 Willesden Rd Hughesdale	2	Unit	\$822,000	30 Nov 2024
 5 Rugby Rd Hughesdale	3	House	\$1,428,000	27 Nov 2024
 5 Fellows St Hughesdale	4	House	\$1,752,500	16 Nov 2024
 4/24 Maroo St Hughesdale	3	Unit	\$945,000	09 Nov 2024
 2/13 Eleebana Av Hughesdale	3	Unit	\$1,102,500	09 Nov 2024
 4/7 Carlisle Cr HUGHESDALE	2	Unit	\$770,000	09 Nov 2024
 6 Calembeena Av Hughesdale	4	House	\$1,830,000	26 Oct 2024
 306/175 Kangaroo Rd Hughesdale	2	Apartment	\$512,500	24 Oct 2024
 4/24 Poath Rd Hughesdale	3	Townhouse	\$1,250,000	15 Oct 2024
 143 Warrigal Rd Hughesdale	3	House	\$965,000	15 Oct 2024
 1045 North Rd Hughesdale	3	House	\$1,250,000	14 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/1 Canterbury St Hughesdale	2	Townhouse	\$860,000	03 Oct 2024
 1a Normanby St Hughesdale	5	House	\$1,200,000	30 Sep 2024
 147 Warrigal Rd HUGHESDALE	3	House	\$1,300,000	29 Sep 2024
 8 Austin St Hughesdale	3	House	\$1,132,000	26 Sep 2024
 16/1328 Dandenong Rd Hughesdale	2	Flat/Unit/Apartment	\$320,000	23 Sep 2024
 35 Latrobe St Hughesdale	4	House	\$1,270,000	21 Sep 2024
 1316 Dandenong Rd Hughesdale	3	House	\$1,481,000	21 Sep 2024
 1/162 Kangaroo Rd Hughesdale	4	Townhouse	\$1,223,000	21 Sep 2024
 13/50 Poath Rd Hughesdale	2	Apartment	\$555,000	21 Sep 2024
 2/8 Paget St Hughesdale	3	Townhouse	\$1,285,000	21 Sep 2024
 104 Kangaroo Rd Hughesdale	4	House	\$1,451,000	21 Sep 2024
 1/158 Kangaroo Rd Hughesdale	2	Apartment	\$555,000	19 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/50 Euston Rd Hughesdale	2	Apartment	\$800,000	19 Sep 2024
 1 Moorookyle Av Hughesdale	3	House	\$1,565,000	14 Sep 2024
 212/59-63 Warrigal Rd Hughesdale	2	Apartment	\$548,000	02 Sep 2024
 22 Normanby St Hughesdale	4	House	\$1,200,000	24 Aug 2024
 1318 Dandenong Rd Hughesdale	4	House	\$2,000,000	24 Aug 2024
 4/13 Swindon Rd Hughesdale	2	Unit	\$545,000	23 Aug 2024
 52 Carlisle Cr Hughesdale	5	House	\$2,050,000	23 Aug 2024
 6 Barkly St Hughesdale	4	House	\$2,120,000	03 Aug 2024
 4/16 Fellows St Hughesdale	2	Unit	\$835,000	03 Aug 2024
 205/29-31 Swindon Rd Hughesdale	2	Apartment	\$540,000	31 Jul 2024
 7/5 Crewe Rd Hughesdale	3	Strata Unit/Flat	\$475,000	30 Jul 2024
 5/590 Neerim Rd Hughesdale	2	Unit	\$720,000	21 Jul 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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