

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.41m

Quarterly Price Change

-0.28% ↓

Median Unit Price*

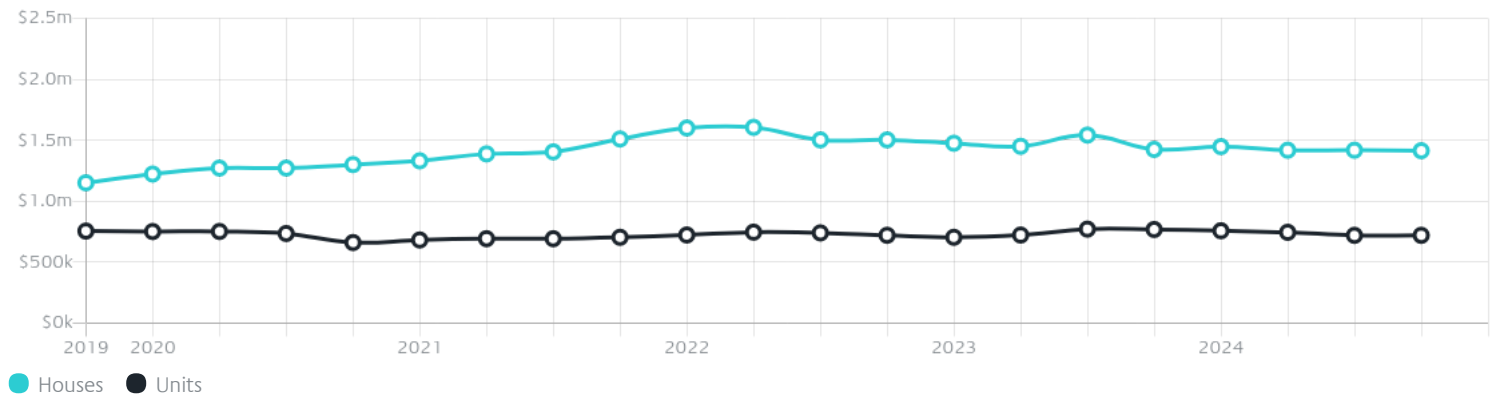
Median

\$720k

Quarterly Price Change

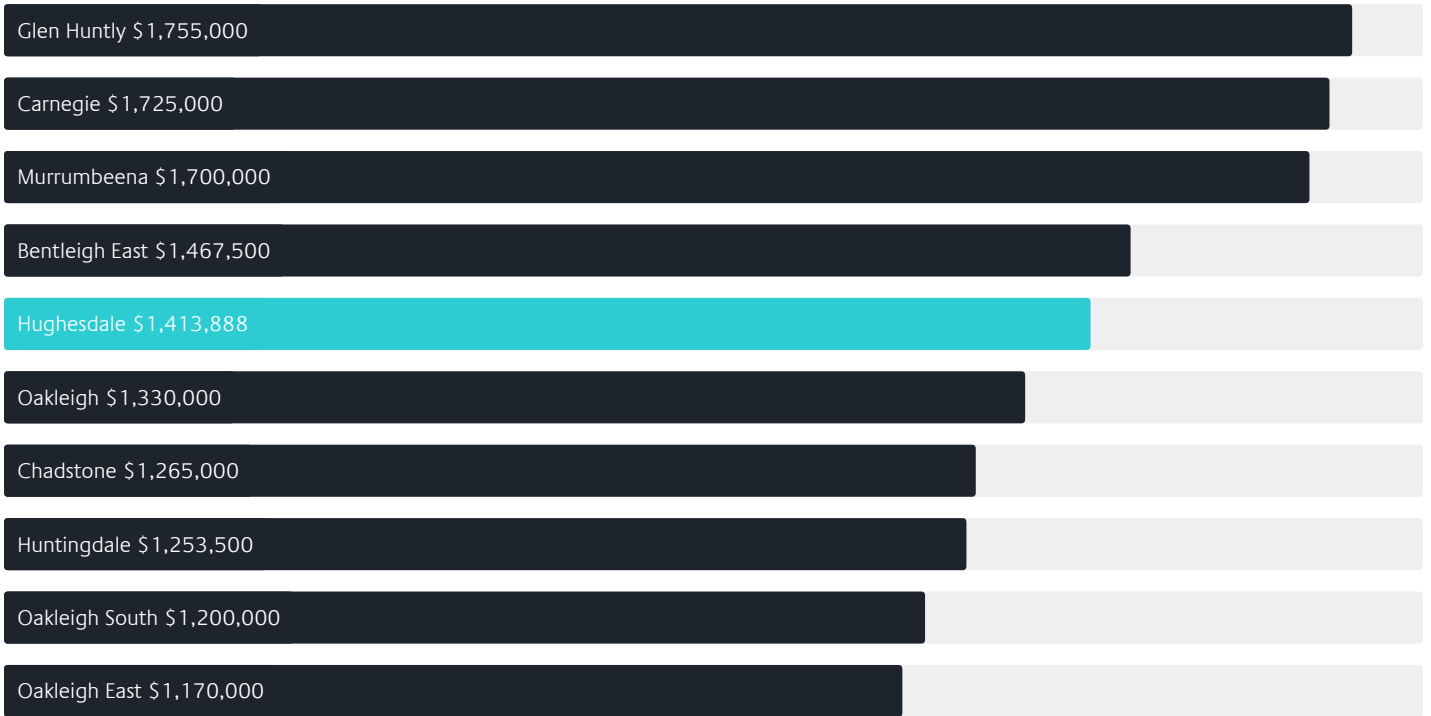
0.00% ↓

Quarterly Price Change*

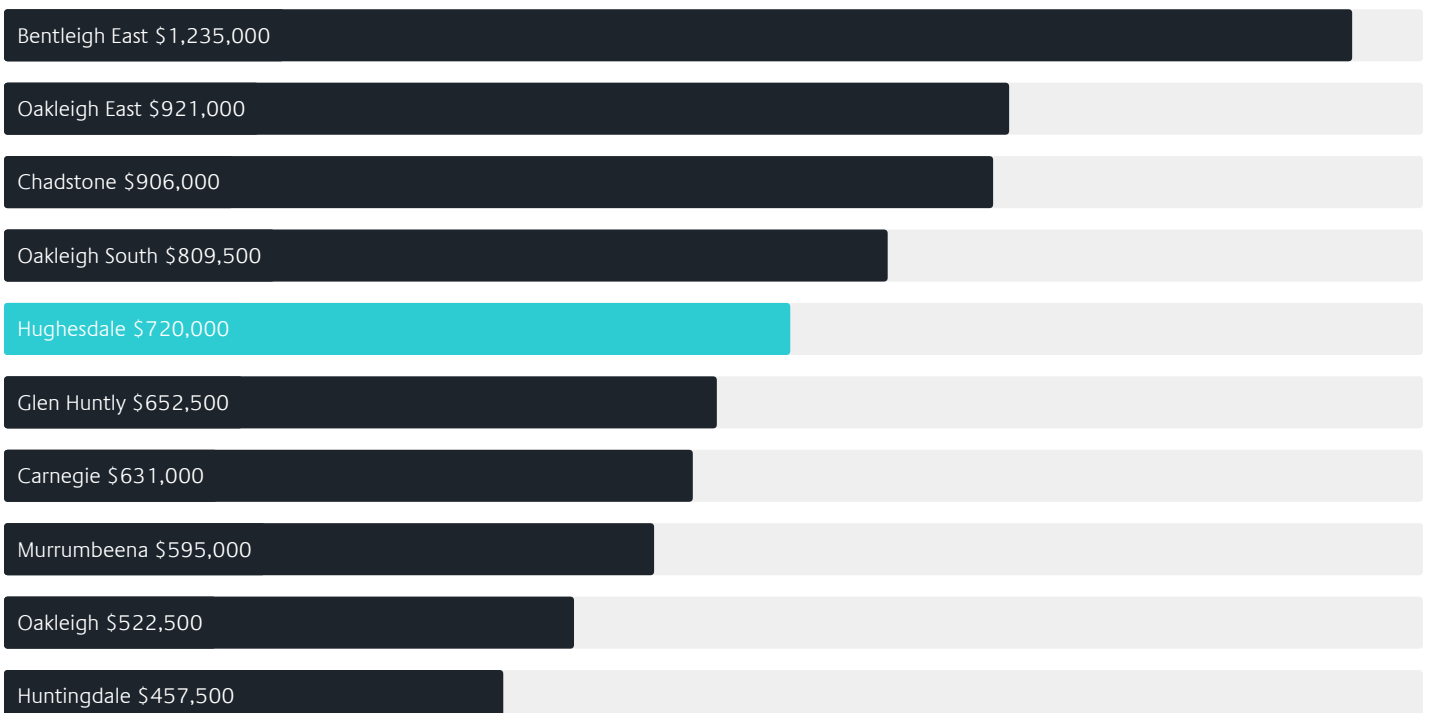


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 74%
● Private 26%

Auction Clearance Rate^{*}

88.24%

Median Days on Market[^]

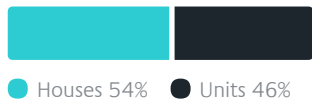
28 days

Average Hold Period^{*}

6.9 years

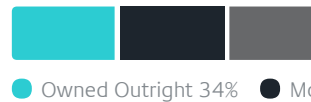
Insights

Dwelling Type[^]



● Houses 54% ● Units 46%

Ownership[^]



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

Population[^]

7,563

Median Asking Rent per week^{*}

\$650

Population Growth[^]

0.09%

Rental Yield^{*}

2.48%

Median Age[^]













38 years

Median Household Size[^]






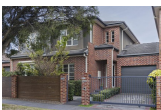






2.5 people

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
 25/262-274 Poath Rd Hughesdale	3	Townhouse	\$990,000	21 Dec 2024
 107 Carlisle Cr Hughesdale	3	House	\$800,000	18 Dec 2024
 10/262 Poath Rd Hughesdale	3	Flat/Unit/Apartment	\$821,000	04 Dec 2024
 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
 3/26 Maroo St Hughesdale	2	Flat/Unit/Apartment	\$450,000	18 Nov 2024
 5 Fellows St Hughesdale	4	House	\$1,752,500	16 Nov 2024
 4/7 Carlisle Cr HUGHESDALE	2	Unit	\$770,000	09 Nov 2024
 2/25 Darling St Hughesdale	4	House	\$1,550,000	09 Nov 2024
 2/13 Eleebana Av Hughesdale	3	Unit	\$1,102,500	09 Nov 2024
 4/24 Maroo St Hughesdale	3	Unit	\$945,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 131 Warrigal Rd Hughesdale	3	House	\$1,200,000	02 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
 1/168 Kangaroo Rd Hughesdale	3	Unit	\$890,000	15 Oct 2024
 143 Warrigal Rd Hughesdale	3	House	\$965,000	15 Oct 2024
 4/24 Poath Rd Hughesdale	3	Townhouse	\$1,250,000	15 Oct 2024
 1045 North Rd Hughesdale	3	House	\$1,250,000	14 Oct 2024
 3/23 Paddington Rd Hughesdale	2	Apartment	\$450,750	09 Oct 2024
 1a Preston Rd HUGHESDALE	3	House	\$1,850,000	05 Oct 2024
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1103 North Rd Hughesdale	3	House	\$1,030,000	27 Sep 2024
 8 Austin St Hughesdale	3	House	\$1,132,000	26 Sep 2024
 1/162 Kangaroo Rd Hughesdale	4	Townhouse	\$1,223,000	21 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
 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
 2/50 Euston Rd Hughesdale	2	Apartment	\$800,000	19 Sep 2024
 1/158 Kangaroo Rd Hughesdale	2	Apartment	\$555,000	19 Sep 2024
 1 Moorookyle Av Hughesdale	3	House	\$1,565,000	14 Sep 2024
 2/2 Paddington Rd Hughesdale	2	Apartment	\$380,000	06 Sep 2024



Please contact your local Jellis Craig office

jelliscraig.com.au

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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