

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.41m**

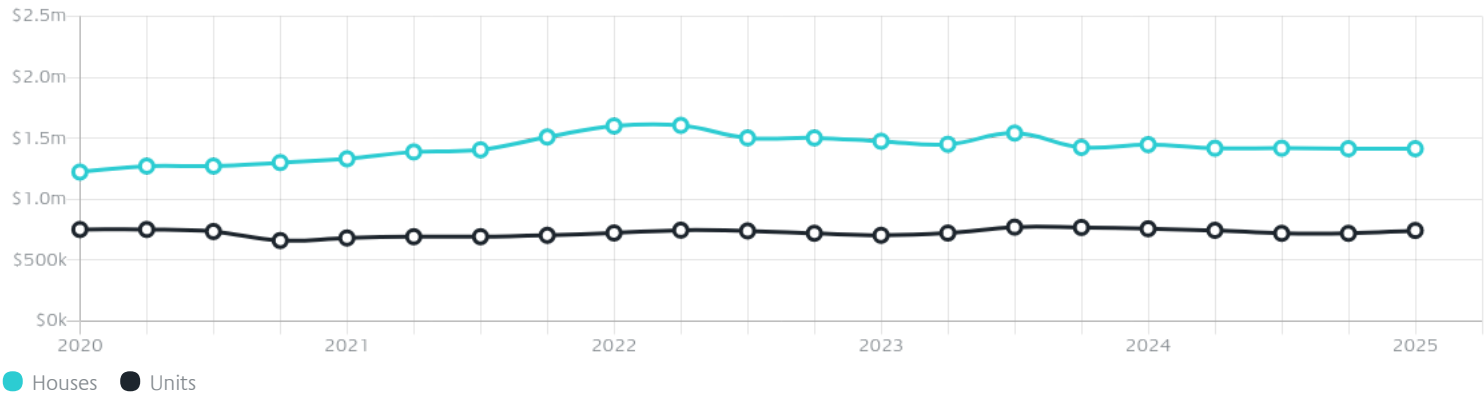
Quarterly Price Change  
**0.00% ↓**

## Median Unit Price\*

Median  
**\$744k**

Quarterly Price Change  
**3.26% ↑**

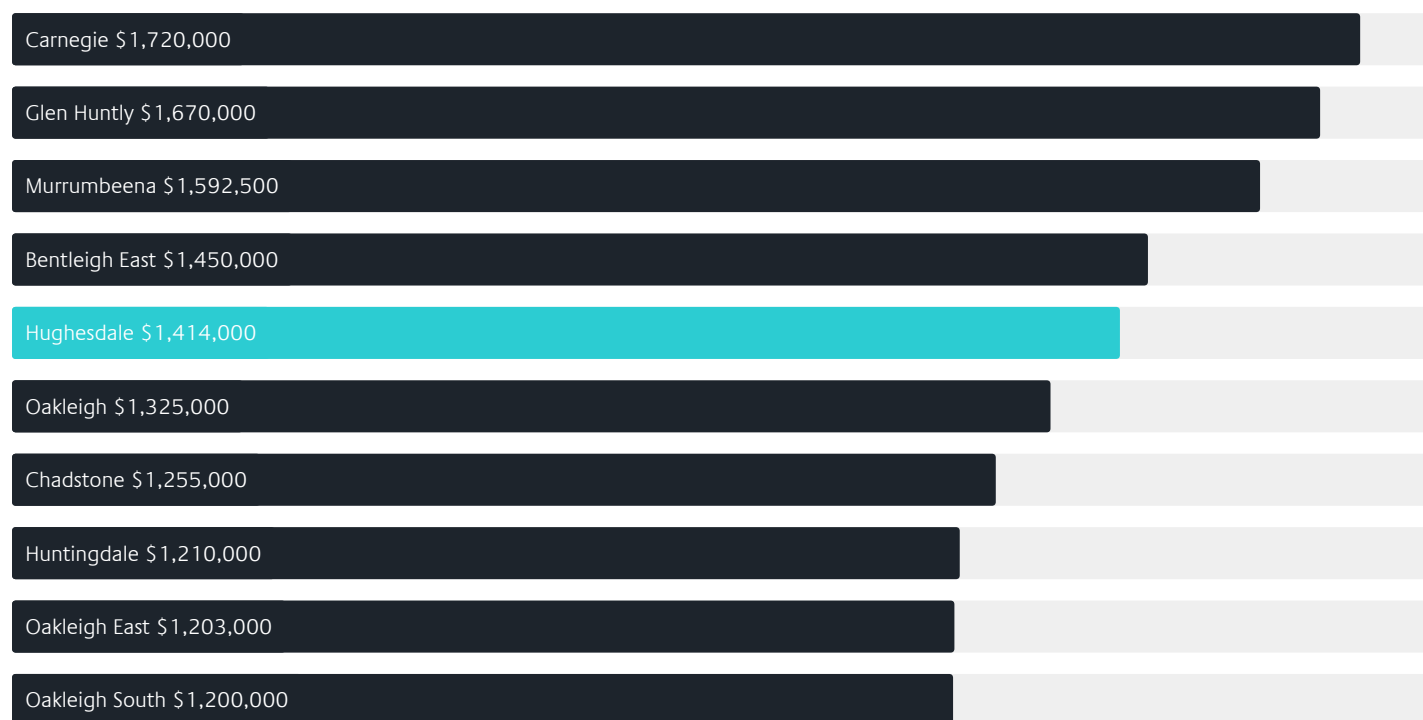
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 57%  
● Private 43%

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

68.75%

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

30 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>

\$750

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
 1067 North Rd Hughesdale	3	House	\$1,021,000	28 Jun 2025
 27 Darling St Hughesdale	3	House	\$1,690,000	18 Jun 2025
 10 Eleebana Av Hughesdale	5	House	\$2,130,000	16 Jun 2025
 4/25 Paddington Rd Hughesdale	2	Unit	\$700,000	04 Jun 2025
 45 Euston Rd Hughesdale	4	House	\$1,910,000	31 May 2025
 2/47-49 Willesden Rd Hughesdale	2	Unit	\$811,000	31 May 2025
 32 Willesden Rd Hughesdale	4	House	\$1,500,000	27 May 2025
 2/10 Clapham Rd Hughesdale	3	Unit	\$1,140,000	14 May 2025
 3/7 Bletchley Rd Hughesdale	3	Townhouse	\$965,000	07 May 2025
 72a Carlisle Cr Hughesdale	2	House	\$777,778	30 Apr 2025
 175 Warrigal Rd Hughesdale	3	House	\$1,020,000	28 Apr 2025
 35 Willesden Rd Hughesdale	2	House	\$1,566,000	26 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 35 Long Pl Hughesdale	3	House	\$1,025,000	17 Apr 2025
 2/52 Willesden Rd Hughesdale	3	Townhouse	\$962,000	16 Apr 2025
 8/23 Swindon Rd Hughesdale	2	Unit	\$670,000	16 Apr 2025
 1/38 Moorookyle Av Hughesdale	3	House	\$1,280,000	12 Apr 2025
 7/9 Clapham Rd Hughesdale	2	Apartment	\$485,000	11 Apr 2025
 22 Calembeena Av Hughesdale	3	House	\$1,402,185	07 Apr 2025
 G4/93 Warrigal Rd Hughesdale	2	Strata Unit/Flat	\$625,000	04 Apr 2025
 6/10 Crewe Rd Hughesdale	2	House	\$516,000	29 Mar 2025
 49 Calembeena Av Hughesdale	3	House	\$1,710,000	29 Mar 2025
 201/28 Swindon Rd Hughesdale	2	Strata Unit/Flat	\$530,000	29 Mar 2025
 78 Dallas Av Hughesdale	3	House	\$1,280,000	28 Mar 2025
 18 Arthur St Hughesdale	3	House	\$1,440,000	28 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/97 Carlisle Cr Hughesdale	3	Unit	\$1,140,000	22 Mar 2025
 12 Euston Rd Hughesdale	3	House	\$1,700,000	22 Mar 2025
 2/1 Paget St Hughesdale	3	Unit	\$1,221,000	22 Mar 2025
 5a Rugby Rd HUGHESDALE	2	House	\$1,112,000	20 Mar 2025
 8/50 Poath Rd HUGHESDALE	2	Apartment	\$535,000	19 Mar 2025
 3/15 Paget St Hughesdale	2	Unit	\$745,000	15 Mar 2025
 5 Federation Wlk Hughesdale	3	House	\$1,276,000	15 Mar 2025
 6 Paddington Rd Hughesdale	3	House	\$1,480,000	15 Mar 2025
 50 Bowen St Hughesdale	3	House	\$1,516,000	15 Mar 2025
 1/5 Crewe Rd Hughesdale	2	Apartment	\$455,000	06 Mar 2025
 110/175 Kangaroo Rd Hughesdale	2	Unit	\$420,000	05 Mar 2025
 91 Carlisle Cr Hughesdale	4	House	\$1,552,000	01 Mar 2025



Please contact your local Jellis Craig office

[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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