

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.41m**

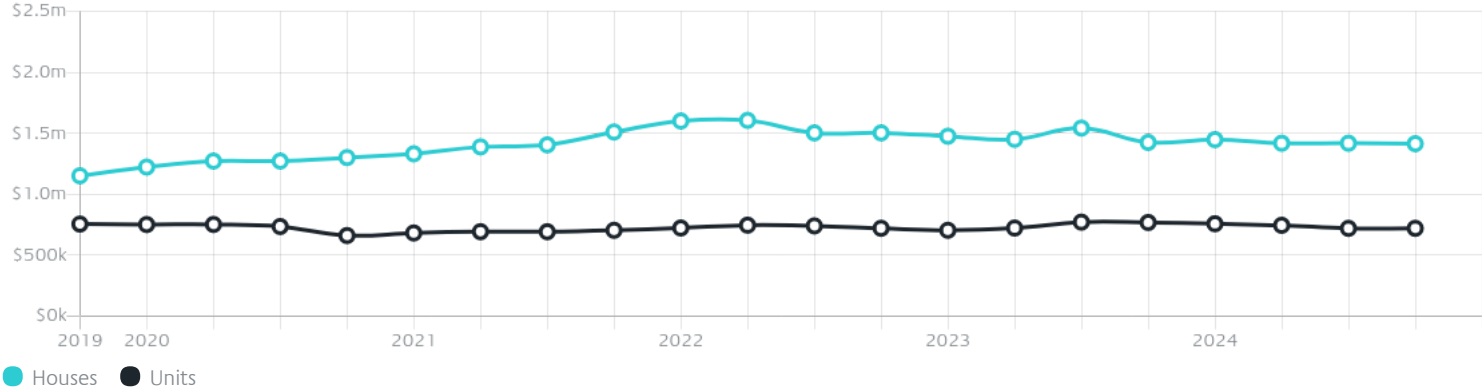
Quarterly Price Change  
**-0.28% ↓**

## Median Unit Price\*

Median  
**\$720k**

Quarterly Price Change  
**0.00% ↓**

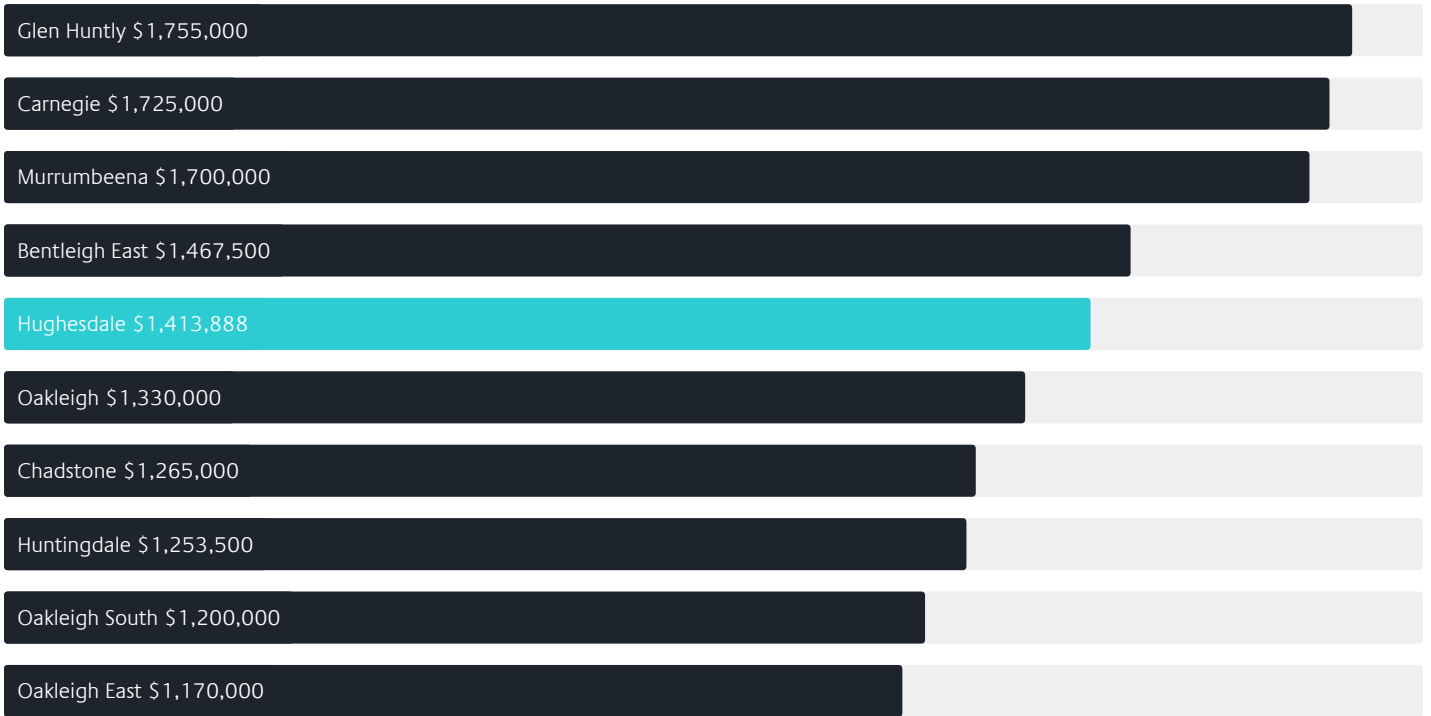
## Quarterly Price Change\*



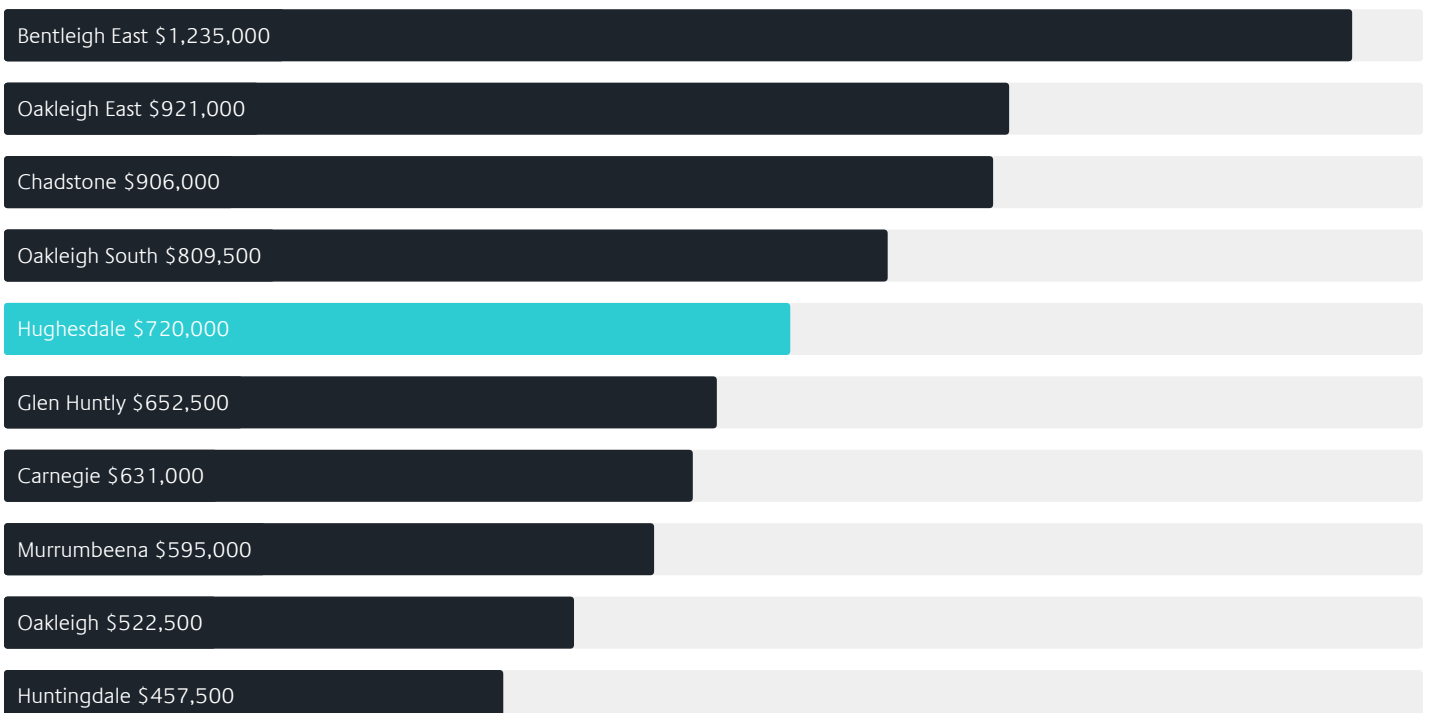
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 59%  
● Private 41%

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

92.31%

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

47 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>

\$650

## 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~







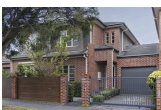





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 7/16 Fellows St HUGHESDALE	2	Unit	\$742,000	22 Feb 2025
 13 Austin St HUGHESDALE	3	House	\$1,296,000	22 Feb 2025
 10 Rendell Ct Hughesdale	2	House	\$1,050,000	22 Feb 2025
 20 Dalston Rd Hughesdale	3	House	\$1,450,000	22 Feb 2025
 204/1344 Dandenong Rd Hughesdale	2	Apartment	\$480,000	21 Feb 2025
 2/36 Darling St HUGHESDALE	2	Townhouse	\$880,000	15 Feb 2025
 203/1344 Dandenong Rd Hughesdale	1	Apartment	\$375,000	04 Feb 2025
 3/2 Paddington Rd Hughesdale	2	Apartment	\$395,000	03 Feb 2025
 102/29-31 Swindon Rd Hughesdale	2	Apartment	\$490,000	17 Jan 2025
 25/262-274 Poath Rd Hughesdale	3	Townhouse	\$990,000	21 Dec 2024
 107 Carlisle Cr Hughesdale	3	House	\$800,000	18 Dec 2024
 27/50 Poath Rd Hughesdale	2	Apartment	\$531,000	17 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Normanby St Hughesdale	4	House	\$2,091,000	07 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
 1125 North Rd Hughesdale	4	House	\$1,030,000	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
 2/149 Kangaroo Rd Hughesdale	4	Flat/Unit/Apartment	\$1,450,000	12 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/24 Maroo St Hughesdale	3	Unit	\$945,000	09 Nov 2024
 131 Warrigal Rd Hughesdale	3	House	\$1,200,000	02 Nov 2024
 6 Calembena Av Hughesdale	4	House	\$1,830,000	26 Oct 2024
 306/175 Kangaroo Rd Hughesdale	2	Apartment	\$512,500	24 Oct 2024
 143 Warrigal Rd Hughesdale	3	House	\$965,000	15 Oct 2024
 1/168 Kangaroo Rd Hughesdale	3	Unit	\$890,000	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



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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