

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.41m**

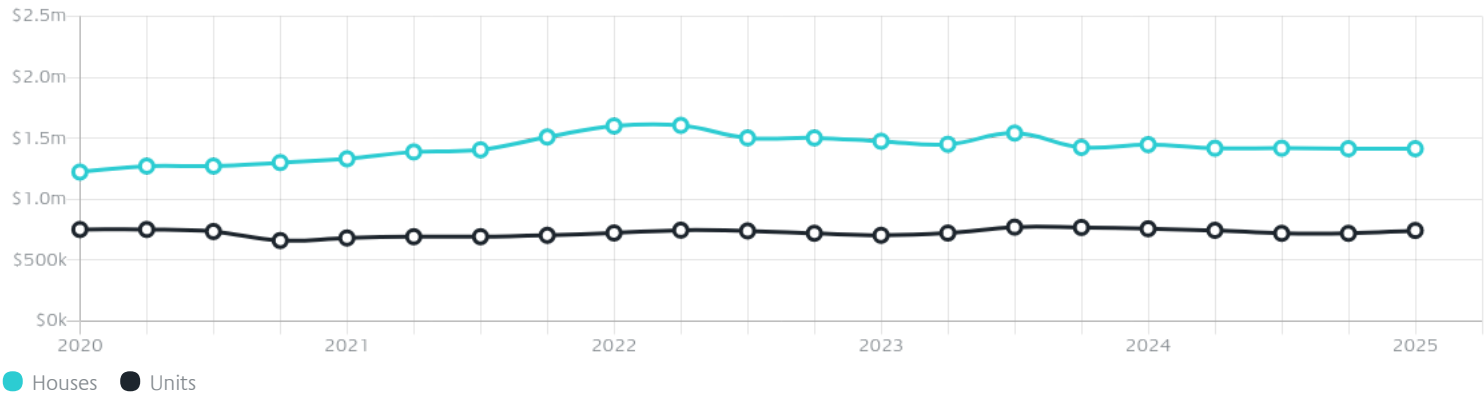
Quarterly Price Change  
**0.00% ↓**

## Median Unit Price\*

Median  
**\$744k**

Quarterly Price Change  
**3.26% ↑**

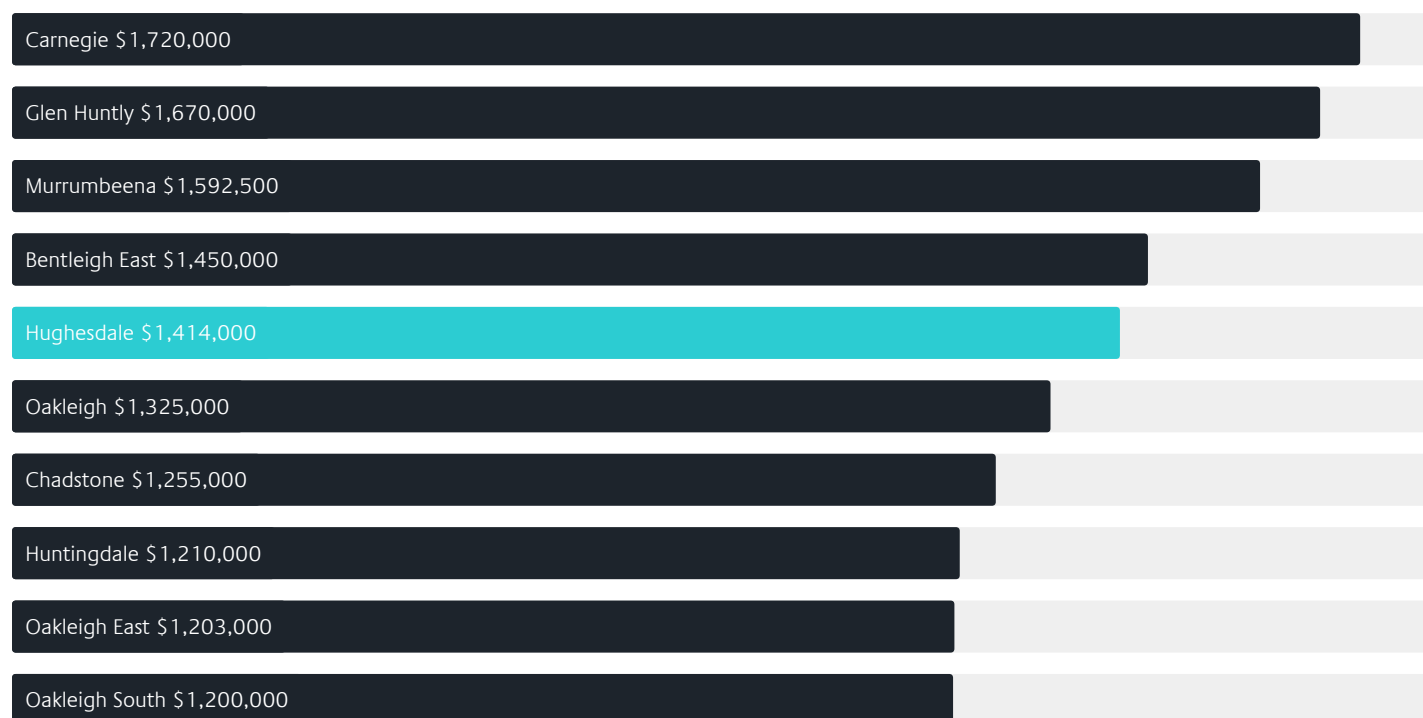
## Quarterly Price Change\*



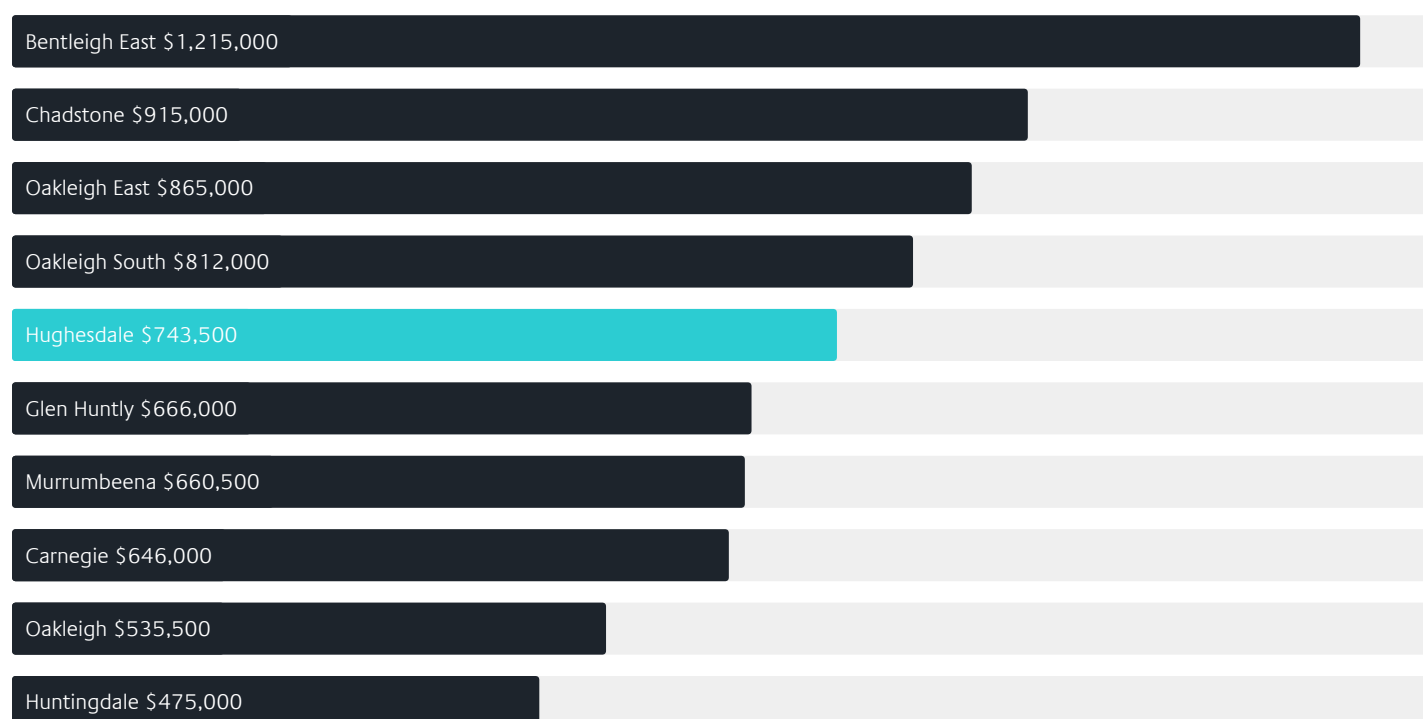
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 75%  
● Private 25%

Auction Clearance Rate\*

88.89%

Median Days on Market^

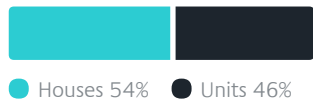
28 days

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\*

\$750

Population Growth^

0.09%

Rental Yield\*

2.48%

Median Age^













38 years

Median Household Size^













2.5 people

# Sold Properties~







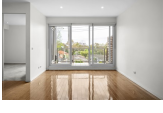





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 35 Willesden Rd Hughesdale	2	House	\$1,566,000	26 Apr 2025
 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
 49 Calembeena Av Hughesdale	3	House	\$1,710,000	29 Mar 2025
 6/10 Crewe Rd Hughesdale	2	House	\$516,000	29 Mar 2025
 18 Arthur St Hughesdale	3	House	\$1,440,000	28 Mar 2025
 12 Euston Rd Hughesdale	3	House	\$1,700,000	22 Mar 2025
 1/97 Carlisle Cr Hughesdale	3	Unit	\$1,140,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 50 Bowen St Hughesdale	3	House	\$1,516,000	15 Mar 2025
 3/15 Paget St Hughesdale	2	Unit	\$745,000	15 Mar 2025
 6 Paddington Rd Hughesdale	3	House	\$1,480,000	15 Mar 2025
 1/5 Crewe Rd Hughesdale	2	Apartment	\$455,000	06 Mar 2025
 91 Carlisle Cr Hughesdale	4	House	\$1,552,000	01 Mar 2025
 4/48 Barkly St Hughesdale	2	Unit	\$780,000	28 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
 7/16 Fellows St HUGHESDALE	2	Unit	\$742,000	22 Feb 2025
 13 Austin St HUGHESDALE	3	House	\$1,296,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 203/1344 Dandenong Rd Hughesdale	1	Apartment	\$375,000	04 Feb 2025
 3/2 Paddington Rd Hughesdale	2	Apartment	\$395,000	03 Feb 2025
 4 Clapham Rd Hughesdale	4	House	\$1,430,000	01 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
 8b Crewe Rd Hughesdale	3	House	\$1,290,000	12 Dec 2024
 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



Please contact your local Jellis Craig office

[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.

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