

# JellisCraig

HUGHESDALE

# Suburb Report

Know your neighbourhood.



HUGHESDALE SUBURB REPORT

Median House Price\*

Median

\$1.45m

Quarterly Price Change

3.57% ↑

Median Unit Price\*

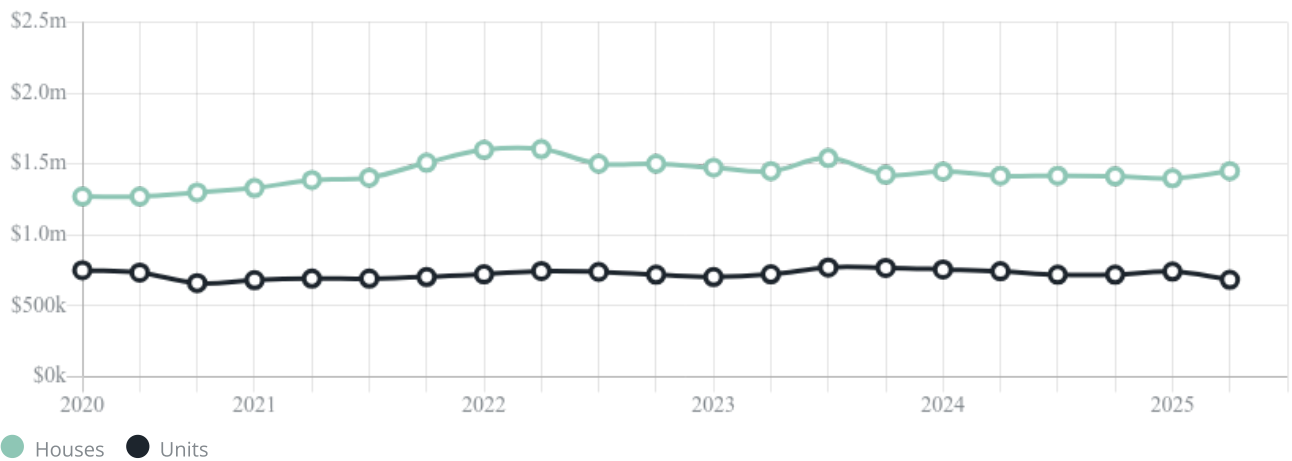
Median

\$684k

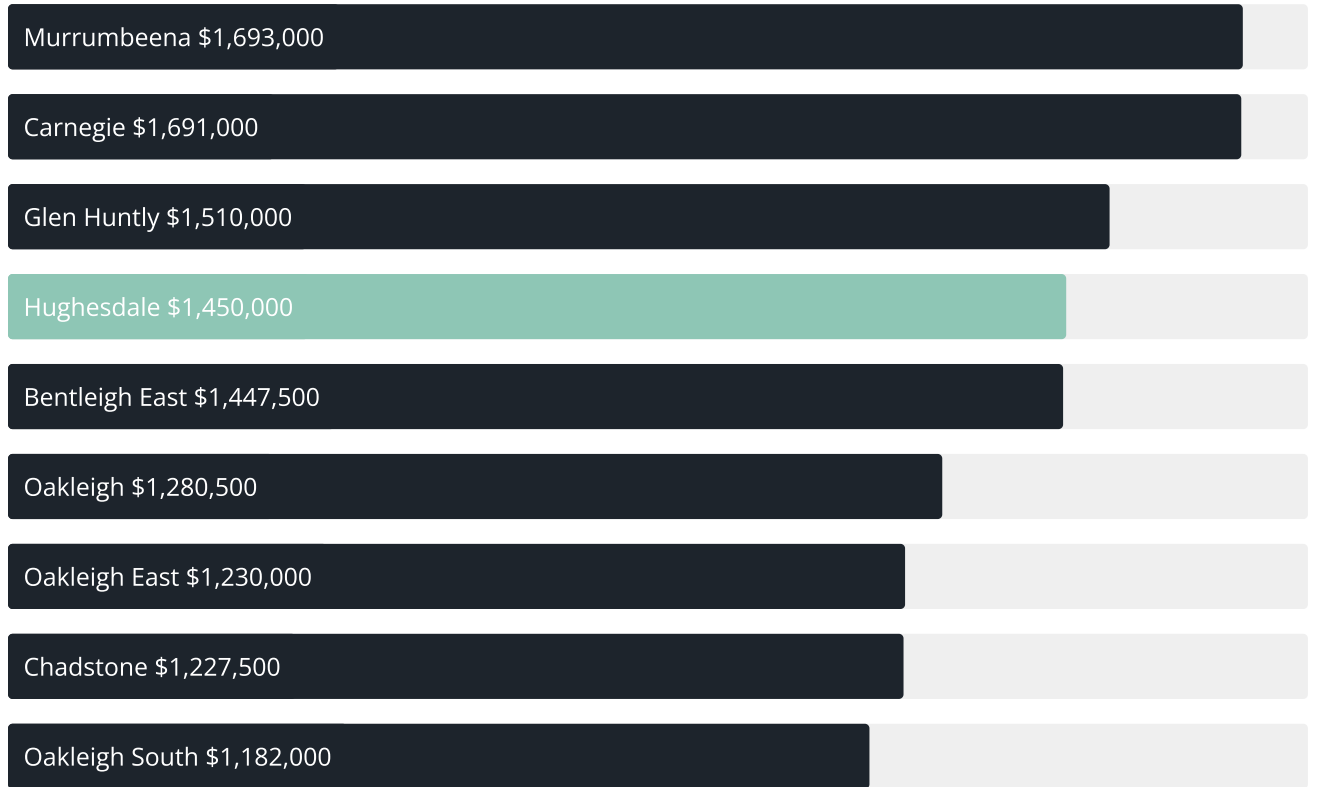
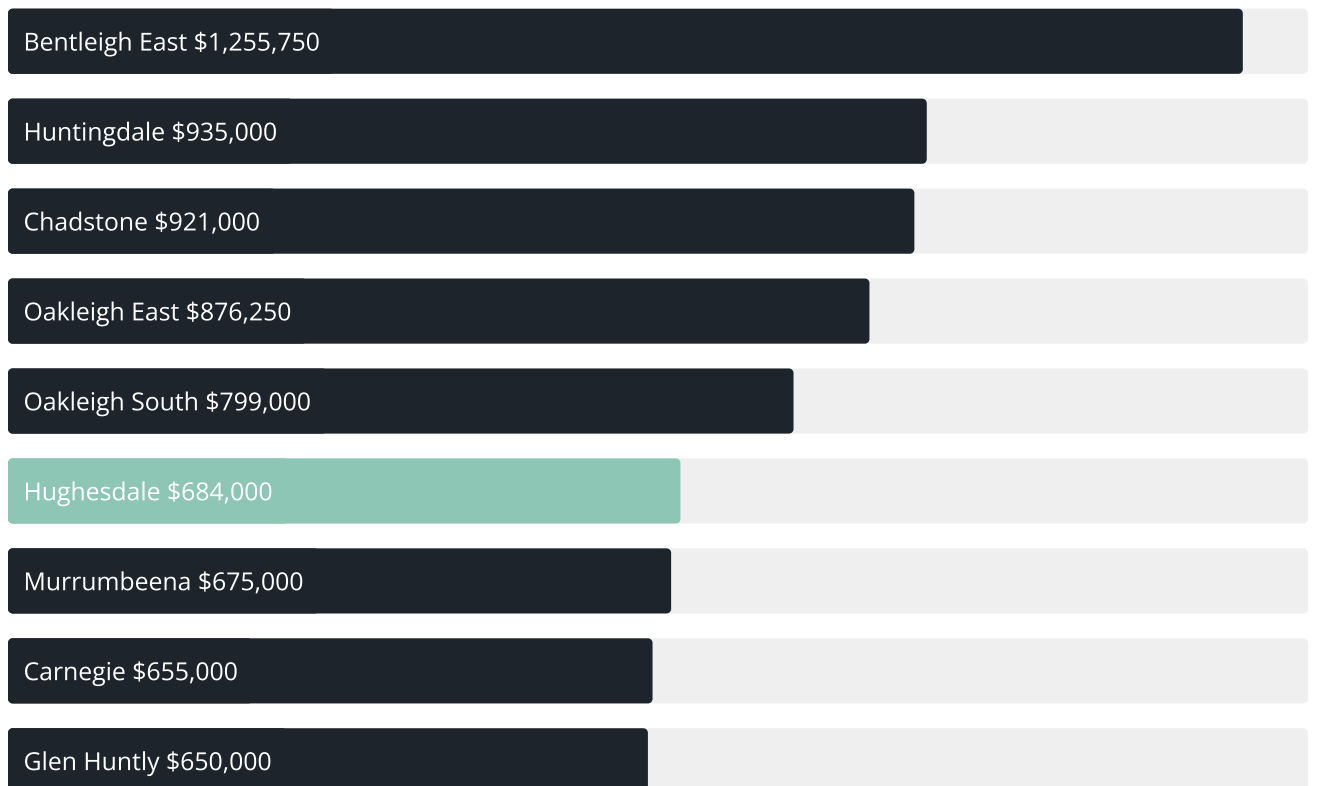
Quarterly Price Change

-7.81% ↓

Quarterly Price Change\*



## HUGHESDALE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## HUGHESDALE SUBURB REPORT

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

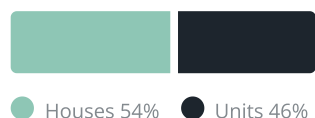
95.83%

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

25 days

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

6.9 years

Dwelling Type<sup>^</sup>Ownership<sup>^</sup>Population<sup>^</sup>

7,563

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

\$660

Population Growth<sup>^</sup>

0.09%

Rental Yield<sup>\*</sup>

2.48%

Median Age<sup>^</sup>




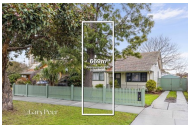






38 years

Median Household Size<sup>^</sup>











2.5 people

## HUGHESDALE SUBURB REPORT











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
 48 Latrobe St Hughesdale	4	House	\$1,215,000	20 Sep 2025
 11/50 Poath Rd Hughesdale	2	Apartment	\$490,000	20 Sep 2025
 4 Callander St Hughesdale	4	House	\$2,530,000	20 Sep 2025
 33 Normanby St Hughesdale	3	House	\$1,350,000	20 Sep 2025
 1/1087-1089 North Rd Hughesdale	2	Townhouse	\$770,000	12 Sep 2025
 13 Argyle Cl Hughesdale	5	House	\$1,828,000	06 Sep 2025
 304/1384 Dandenong Rd Hughesdale	1	Apartment	\$250,000	04 Sep 2025
 3/41 Paddington Rd Hughesdale	2	Unit	\$695,000	31 Aug 2025
 5/14-18 Hotham St HUGHESDALE	2	Unit	\$774,000	30 Aug 2025
 11 Richardson St Hughesdale	4	House	\$1,700,000	30 Aug 2025

## HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Simmonds St Hughesdale	3	House	\$1,460,000	30 Aug 2025
 10 Richardson St Hughesdale	3	House	\$1,550,000	28 Aug 2025
 1/596 Neerim Rd HUGHESDALE	2	Unit	\$672,000	20 Aug 2025
 72 Willesden Rd Hughesdale	3	House	\$1,080,000	18 Aug 2025
 3/32 Poath Rd Hughesdale	2	House	\$880,000	09 Aug 2025
 8 Wilbur Cr Hughesdale	3	House	\$1,530,000	02 Aug 2025
 1/2 Simmonds St HUGHESDALE	2	House	\$1,160,000	26 Jul 2025
 1/103 Willesden Rd Hughesdale	2	Townhouse	\$810,000	26 Jul 2025
 2/1 Bletchley Rd HUGHESDALE	3	Townhouse	\$948,500	26 Jul 2025
 1/31 Darling St Hughesdale	3	House	\$1,095,000	26 Jul 2025

## HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/10 Rugby Rd Hughesdale	2	Unit	\$692,000	22 Jul 2025
 19 Federation Wlk Hughesdale	3	House	\$1,100,000	14 Jul 2025
 12a Carlisle Cr Hughesdale	3	House	\$1,745,000	12 Jul 2025
 158 Poath Rd Hughesdale	3	House	\$1,315,000	11 Jul 2025
 2/99 Willesden Rd Hughesdale	2	Townhouse	\$645,000	09 Jul 2025
 3/99 Willesden Rd Hughesdale	2	Flat/Unit/Apartment	\$651,000	02 Jul 2025
 8/23 Willesden Rd Hughesdale	2	Strata Unit/Flat	\$375,000	30 Jun 2025
 1067 North Rd Hughesdale	3	House	\$1,021,000	28 Jun 2025
 10/19-21 Willesden Rd Hughesdale	2	Apartment	\$530,000	27 Jun 2025
 311/28 Swindon Rd Hughesdale	2	Apartment	\$580,000	25 Jun 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.