



Clarinda

# Suburb Report



Your connection to property insights



JellisCraig

CLARINDA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.05m

Quarterly price change

0.00% ↓

Median unit price<sup>1</sup>

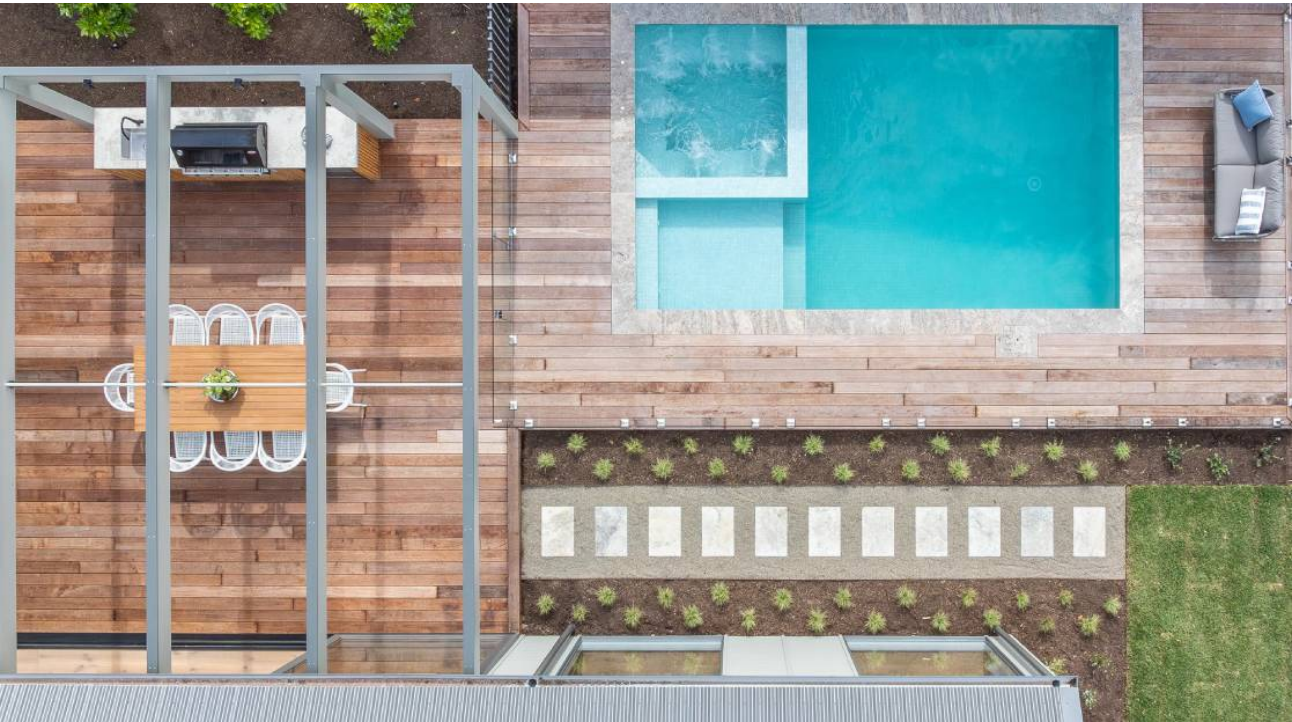
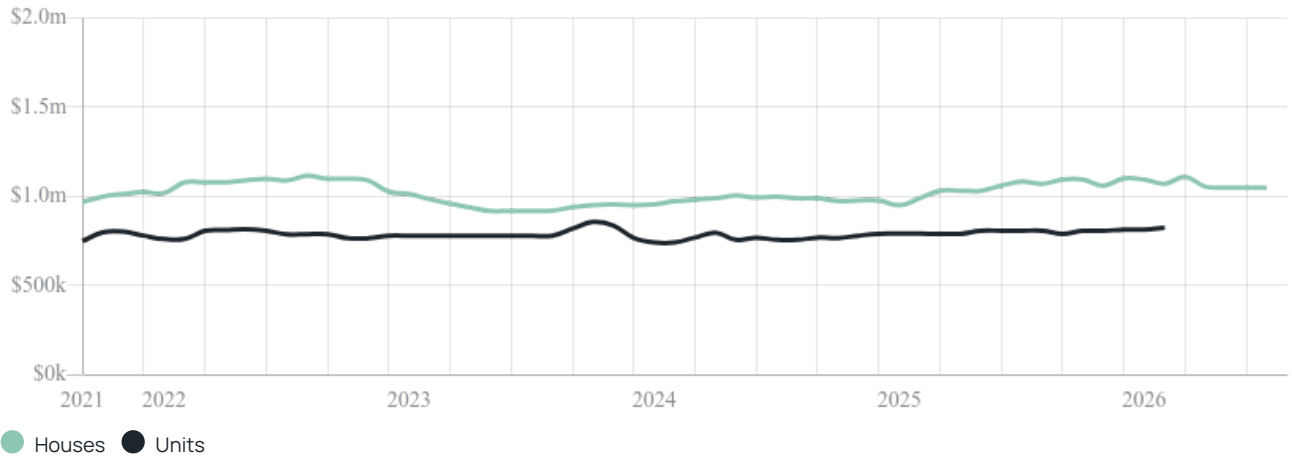
Median

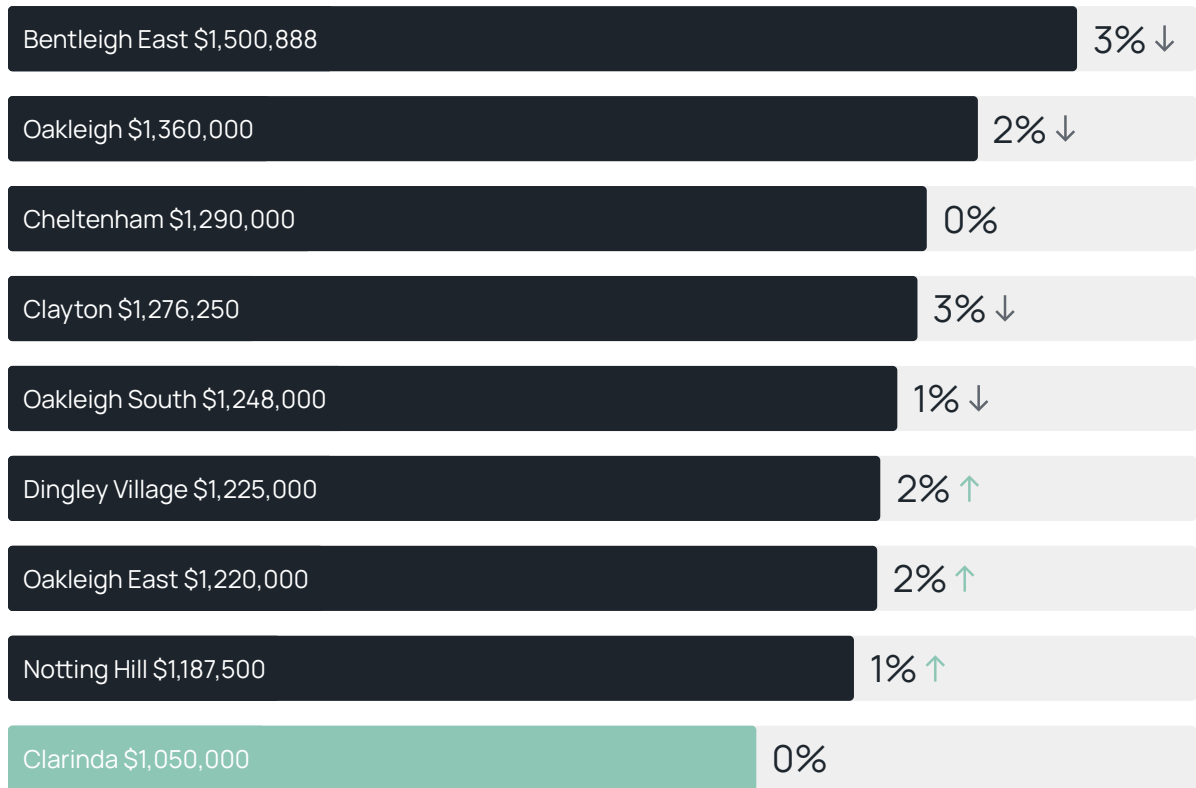
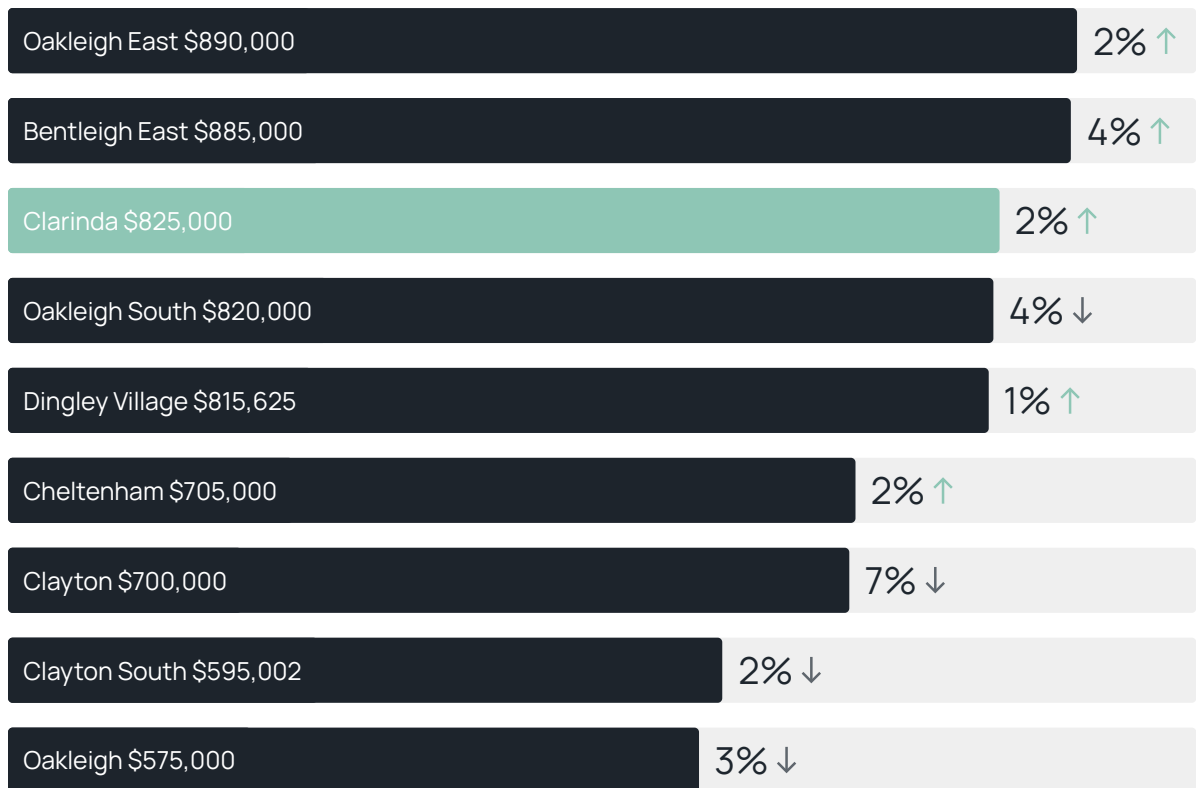
\$825k

Quarterly price change

1.23% ↑

Clarinda quarterly median property prices<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 65%  
● Private 35%

Auction clearance rate<sup>3</sup>

60%

Median days on market<sup>3</sup>

House

Unit

30 days

26 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

46 groups

Average hold period<sup>1</sup>

House

Unit

21.8 years

12.8 years

Dwelling type<sup>5</sup>

● Houses 99% ● Units 1%

Ownership<sup>5</sup>

● Owned outright 45% ● Mortgaged 31% ● Rented 24%

Population<sup>5</sup>

7,441

Median asking rent per week<sup>1</sup>

Unit

\$650

\$590

Population growth<sup>5</sup>

-0.53%

Rental yield<sup>1</sup>

House

Unit

3.63%

4.64%

Median age<sup>5</sup>

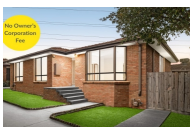
45 years

Median household size<sup>5</sup>

2.7 people

### Recent Clarinda sales<sup>2</sup>

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

| Address                                                                                                                | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  19 Sundowner Avenue<br>Clarinda      | 3        | House     | \$834,000   | 22 Aug 2026 |
|  3/40 Crawford Road<br>Clarinda       | 4        | Townhouse | \$1,300,000 | 07 Aug 2026 |
|  1/5 Coral Court<br>Clarinda          | 3        | Unit      | \$843,000   | 25 Jul 2026 |
|  1/53 Schneider Crescent<br>Clarinda | 3        | Unit      | Undisclosed | 25 Jul 2026 |
|  6 Wandoo Avenue<br>Clarinda        | 4        | Townhouse | \$1,575,000 | 11 Jul 2026 |
|  14 Clarinda Road<br>Clarinda       | 3        | House     | Undisclosed | 27 Jun 2026 |
|  2 Rosella Avenue<br>Clarinda       | 3        | House     | Undisclosed | 19 Jun 2026 |
|  1/24 Elder Street<br>Clarinda      | 3        | Townhouse | \$898,500   | 06 Jun 2026 |
|  54 Bunney Road<br>Clarinda         | 3        | House     | \$925,000   | 05 Jun 2026 |
|  7 Bodley Street<br>Clarinda        | 3        | House     | Undisclosed | 28 May 2026 |

## CLARINDA SUBURB REPORT

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  13 Inverness Street<br>Clarinda    | 3        | House     | \$916,000   | 20 May 2026 |
|  25 Carbine Avenue<br>Clarinda      | 3        | House     | \$1,050,000 | 12 May 2026 |
|  25 Arunta Crescent<br>Clarinda     | 4        | House     | \$1,907,000 | 09 May 2026 |
|  1/54 Clarinda Road<br>Clarinda     | 3        | Townhouse | \$805,000   | 09 May 2026 |
|  13 Rosewall Place<br>Clarinda     | 4        | House     | \$905,000   | 08 May 2026 |
|  3/71-109 Bourke Road<br>Clarinda | 1        | Unit      | \$295,000   | 24 Apr 2026 |
|  12 Bodley Street<br>Clarinda     | 4        | House     | \$970,000   | 18 Apr 2026 |
|  20 Tammany Drive<br>Clarinda     | 3        | House     | \$1,055,000 | 18 Apr 2026 |
|  52 Davanzo Avenue<br>Clarinda    | 3        | House     | \$951,000   | 18 Apr 2026 |
|  4 Christopher Court<br>Clarinda  | 4        | House     | \$1,050,000 | 18 Apr 2026 |



## CLARINDA SUBURB REPORT

| Address                                                                                                                 | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  9 Botany Court<br>Clarinda            | 4        | House     | \$1,111,000 | 18 Apr 2026 |
|  46 Davanzo<br>Avenue<br>Clarinda      | 4        | House     | \$950,000   | 15 Apr 2026 |
|  8B Rowson Grove<br>Clarinda           | 3        | Townhouse | \$970,000   | 14 Apr 2026 |
|  1/30 Springs Road<br>Clarinda         | 3        | Townhouse | \$1,062,000 | 11 Apr 2026 |
|  10 Schneider<br>Crescent<br>Clarinda | 4        | House     | \$1,466,888 | 10 Apr 2026 |
|  2/11 Arunta<br>Crescent<br>Clarinda | 3        | Townhouse | \$970,000   | 26 Mar 2026 |
|  58 Jacobs Drive<br>Clarinda         | 4        | House     | \$1,380,000 | 21 Mar 2026 |
|  26A Newcombe<br>Court<br>Clarinda   | 4        | Townhouse | \$1,170,000 | 26 Feb 2026 |
|  39 Carbine<br>Avenue<br>Clarinda    | 3        | House     | \$1,125,000 | 21 Feb 2026 |
|  6/41-49 Tully<br>Road<br>Clarinda   | 2        | Unit      | \$710,000   | 21 Feb 2026 |



**Jellis Craig Mount Waverley**  
280 Stephensons Road, Mount Waverley  
03 8849 8088

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/09/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).