



Clayton South Suburb Report

Your connection to property insights



JellisCraig

Property Prices

CLAYTON SOUTH SUBURB REPORT

Median house price¹

Median
\$980k

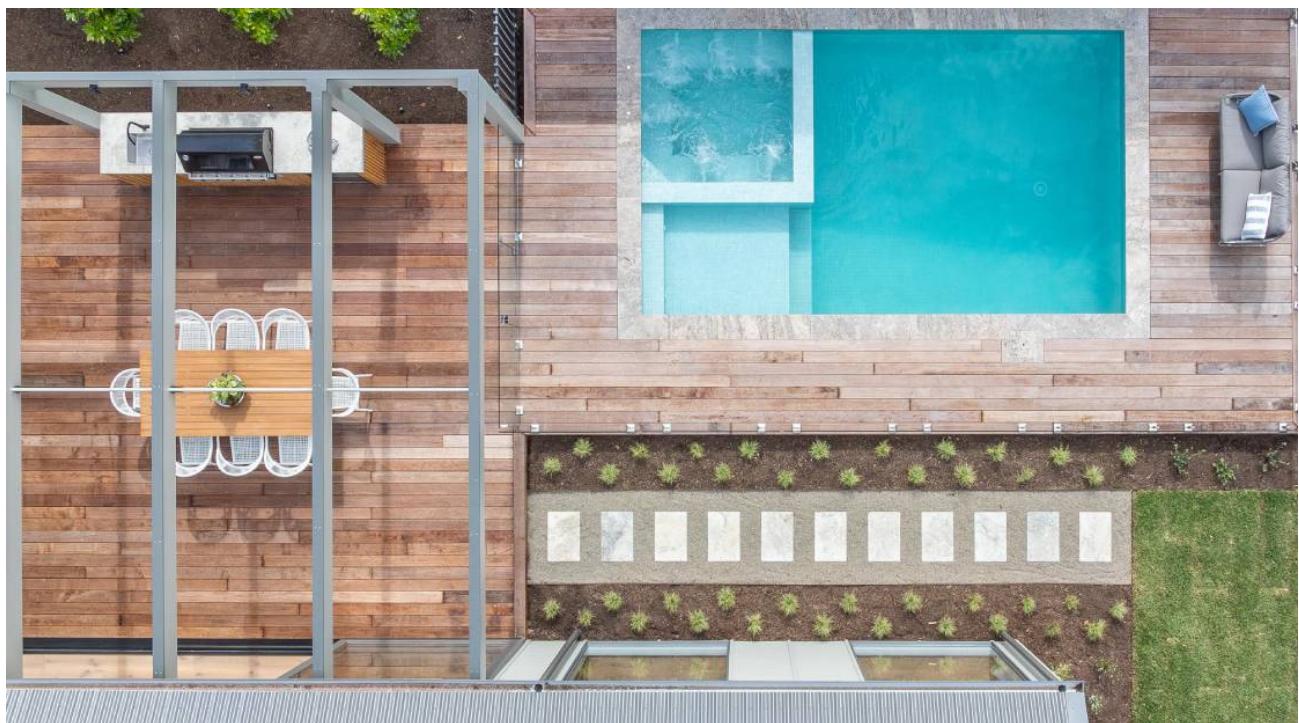
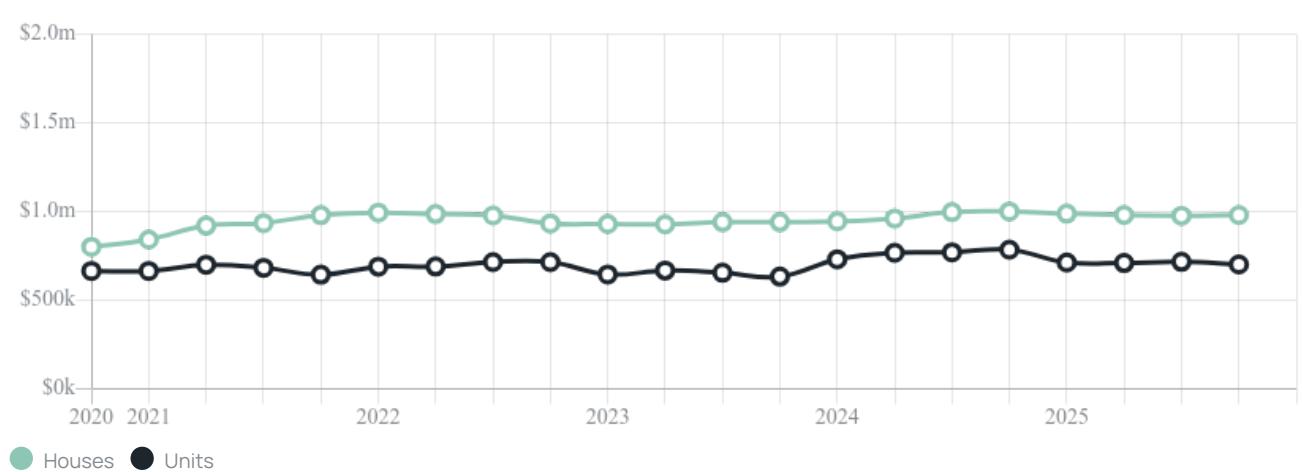
Quarterly price change
0.35% ↑

Median unit price¹

Median
\$702k

Quarterly price change
-1.99% ↓

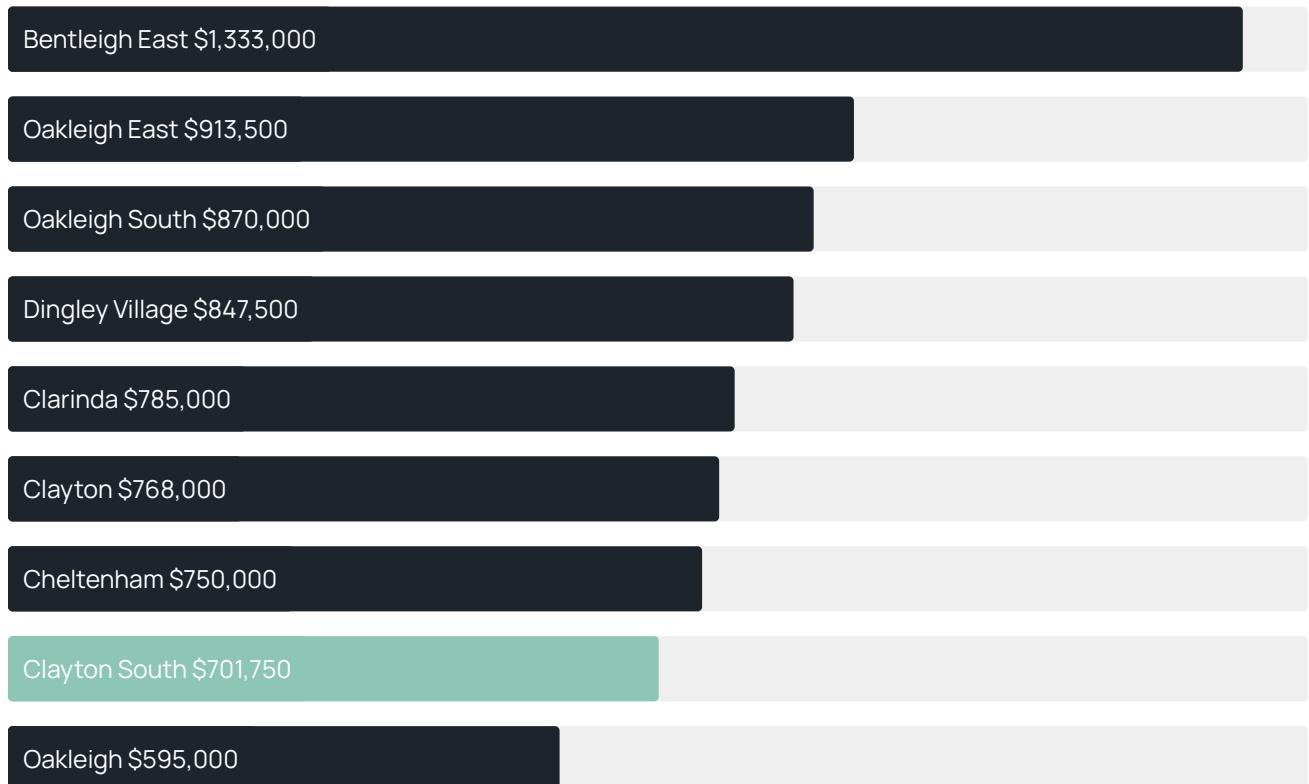
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

CLAYTON SOUTH SUBURB REPORT

Sale method²



● Auction 74%
● Private 26%

Auction clearance rate³

79.41%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

6.6 years

Insights

Dwelling type⁵



● Houses 56% ● Units 44%

Ownership⁵



● Owned outright 34% ● Mortgaged 29% ● Rented 36%

Population⁵

13,381

Median asking rent¹

\$620 per week

Population growth⁵

5.85%

Rental yield¹

3.1%

Median age⁵

34 years

Median household size⁵

2.7 people

CLAYTON SOUTH SUBURB REPORT

Recent Clayton South sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  1/1480 Centre Rd Clayton South | 2 | Unit | \$640,000 | 28 Jan 2026 |
|  1/31 Springs Rd Clayton South | 3 | Unit | \$750,000 | 27 Jan 2026 |
|  2/29 Mcmillan St Clayton South | 3 | Townhouse | \$893,000 | 20 Jan 2026 |
|  302/20 Lomandra Dr Clayton South | 3 | Apartment | \$735,000 | 19 Jan 2026 |
|  105/1408 Centre Rd Clayton South | 2 | Apartment | \$575,000 | 13 Jan 2026 |
|  112/60 Autumn Tce Clayton South | 2 | Apartment | \$468,000 | 06 Jan 2026 |
|  101/18 Lomandra Dr Clayton South | 2 | Apartment | \$502,000 | 05 Jan 2026 |
|  333/59 Autumn Tce Clayton South | 1 | Apartment | \$330,000 | 19 Dec 2025 |
|  2/13 Browning Av Clayton South | 2 | Unit | \$502,000 | 19 Dec 2025 |
|  32 Browning Av Clayton South | 6 | Unit | \$1,522,000 | 13 Dec 2025 |

Sold Properties

CLAYTON SOUTH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  7 Gerlach St Clayton South | 3 | Townhouse | \$950,000 | 13 Dec 2025 |
|  97 Rosebank Av Clayton South | 3 | Townhouse | \$877,000 | 13 Dec 2025 |
|  1/31 Tennyson Av Clayton South | 2 | Unit | \$710,000 | 13 Dec 2025 |
|  25 Kitson Rd Clayton South | 3 | House | \$985,000 | 13 Dec 2025 |
|  7 Rosebank Av Clayton South | 3 | House | \$1,075,000 | 07 Dec 2025 |
|  16 Evergreen Blvd Clayton South | 4 | Townhouse | \$1,052,500 | 06 Dec 2025 |
|  24 Bevan Av Clayton South | 3 | House | \$1,104,000 | 06 Dec 2025 |
|  20 Bevan Av Clayton South | 3 | House | \$957,000 | 06 Dec 2025 |
|  11 Koolena Cl Clayton South | 3 | House | \$1,025,000 | 05 Dec 2025 |
|  328/59 Autumn Tce Clayton South | 2 | Apartment | \$456,000 | 05 Dec 2025 |

Sold Properties

CLAYTON SOUTH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  18a Laura St Clayton South | 3 | Unit | \$950,000 | 30 Nov 2025 |
|  33 Warraweena Rd Clayton South | 3 | House | \$950,000 | 29 Nov 2025 |
|  2a Mcmillan St Clayton South | 3 | Townhouse | \$915,000 | 29 Nov 2025 |
|  1/18 Wordsworth Av Clayton South | 2 | Unit | \$590,004 | 29 Nov 2025 |
|  11 Milton Av Clayton South | 4 | House | \$980,000 | 27 Nov 2025 |
|  306/60 Autumn Tce Clayton South | 1 | Flat/Unit/Apartment | \$336,000 | 25 Nov 2025 |
|  3/16 Manoon Rd Clayton South | 3 | Flat/Unit/Apartment | \$960,000 | 23 Nov 2025 |
|  1/30 Burns Av Clayton South | 3 | Unit | \$645,000 | 22 Nov 2025 |
|  2/30 Burns Av Clayton South | 2 | Unit | \$605,000 | 22 Nov 2025 |
|  3/30 Burns Av Clayton South | 2 | Unit | \$605,000 | 22 Nov 2025 |



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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 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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