



Clayton

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

CLAYTON SUBURB REPORT

Median house price¹

Median
\$1.40m

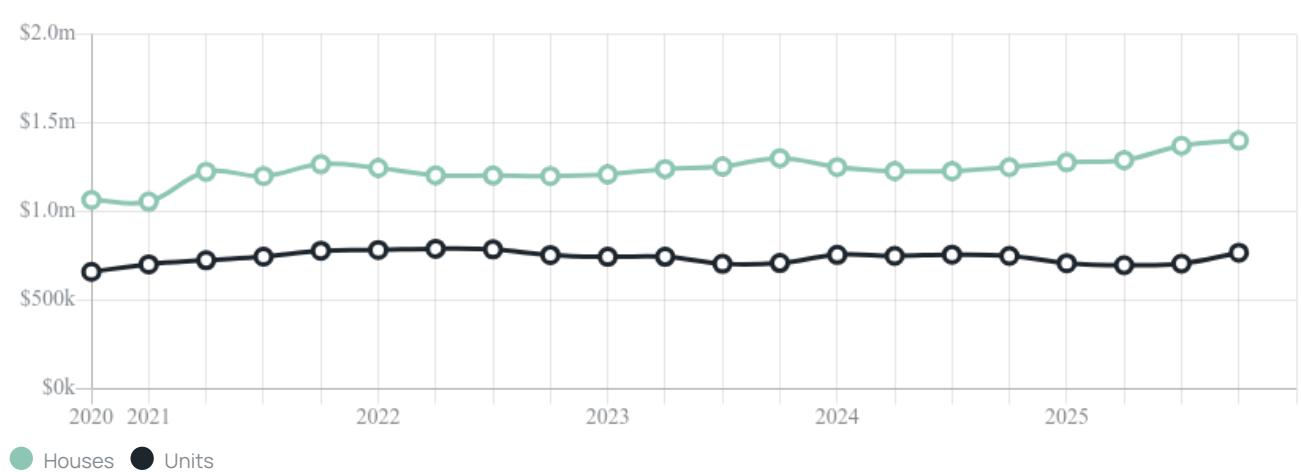
Quarterly price change
2.19% 

Median unit price¹

Median
\$768k

Quarterly price change
8.78% 

Quarterly price change¹



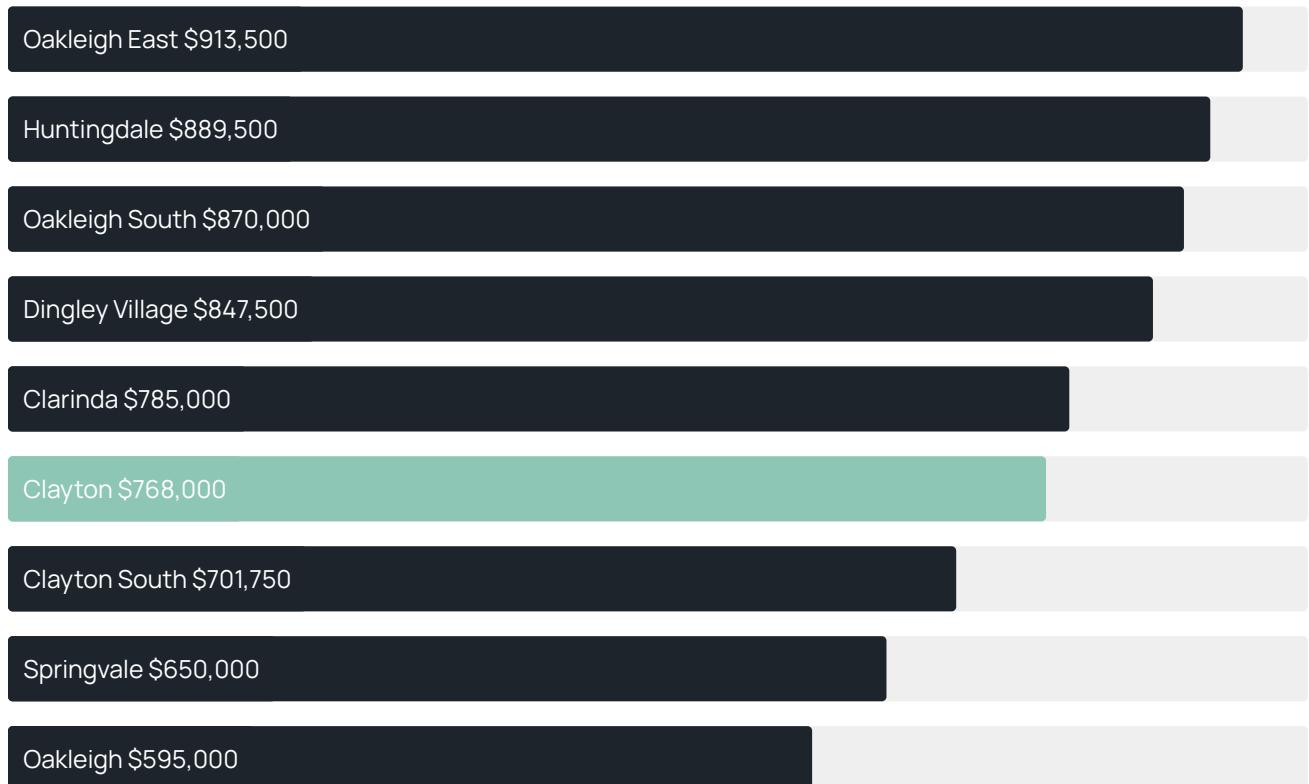
Surrounding Suburbs

CLAYTON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

CLAYTON SUBURB REPORT

Sale method²



● Auction 44%
● Private 56%

Auction clearance rate³

82.93%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

6.1 years

Insights

Dwelling type⁵



● Houses 36% ● Units 64%

Ownership⁵



● Owned outright 22% ● Mortgaged 20% ● Rented 58%

Population⁵

18,988

Population growth⁵

-1.91%

Median age⁵

28 years

Median asking rent¹

\$650 per week

Rental yield¹

2.63%

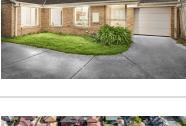
Median household size⁵

2.5 people

CLAYTON SUBURB REPORT

Recent Clayton 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
 5/9-13 Rose St Clayton	3	Townhouse	\$725,000	28 Jan 2026
 5/2 Monash Green Dr Clayton	2	Apartment	\$435,000	19 Jan 2026
 901/864 Blackburn Rd Clayton	2	Apartment	\$525,000	14 Jan 2026
 503/864 Blackburn Rd Clayton	2	Apartment	\$570,000	10 Jan 2026
 4a Florence Av Clayton	3	Townhouse	\$870,000	06 Jan 2026
 9/1 Greenfield Dr Clayton	2	Apartment	\$430,000	29 Dec 2025
 2/13 Jaguar Dr Clayton	3	Unit	\$804,000	23 Dec 2025
 257 Clayton Rd Clayton	3	House	\$2,380,000	23 Dec 2025
 314/1453 North Rd Clayton	1	Apartment	\$170,000	20 Dec 2025
 2/24 Burton Av Clayton	2	Strata Unit/Flat	\$417,500	13 Dec 2025

Sold Properties

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 G21/6 Clarkson Ct Clayton	1	Apartment	\$320,000	11 Dec 2025
 7 Yarram Cr Clayton	7	House	\$1,650,000	11 Dec 2025
 902/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$571,000	11 Dec 2025
 1112/864 Blackburn Rd Clayton	2	Strata Unit/Flat	\$590,000	09 Dec 2025
 1/40 Marshall Av Clayton	3	Flat/Unit/Apartment	\$750,000	07 Dec 2025
 23 View St Clayton	6	House	\$1,201,000	06 Dec 2025
 1007/2 Connam Av Clayton	2	Strata Unit/Flat	\$570,000	06 Dec 2025
 10/1452-1454 North Rd Clayton	2	Unit	\$645,000	06 Dec 2025
 1/3 Koonawarra St Clayton	5	Townhouse	\$1,100,000	06 Dec 2025
 3/28 Francis St Clayton	3	Unit	\$894,000	06 Dec 2025

Sold Properties

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/1 Greenfield Dr Clayton	2	Strata Unit/Flat	\$420,000	04 Dec 2025
 G5/124 Clayton Rd Clayton	1	Apartment	\$360,000	03 Dec 2025
 6/1796-1800 Dandenong Rd Clayton	2	Unit	\$515,000	03 Dec 2025
 1/63 Carinish Rd Clayton	2	Unit	\$630,000	02 Dec 2025
 1/23 Glenbrook Av Clayton	3	Unit	\$920,000	29 Nov 2025
 1/46 Kionga St Clayton	4	Unit	\$755,000	29 Nov 2025
 603/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$557,000	29 Nov 2025
 4/34-36 Ormond Rd Clayton	3	Townhouse	\$917,000	29 Nov 2025
 1/8 Fortuna St Clayton	4	Townhouse	\$890,000	29 Nov 2025
 124 Moriah St Clayton	3	House	\$1,070,000	29 Nov 2025



Jellis Craig Mount Waverley
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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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