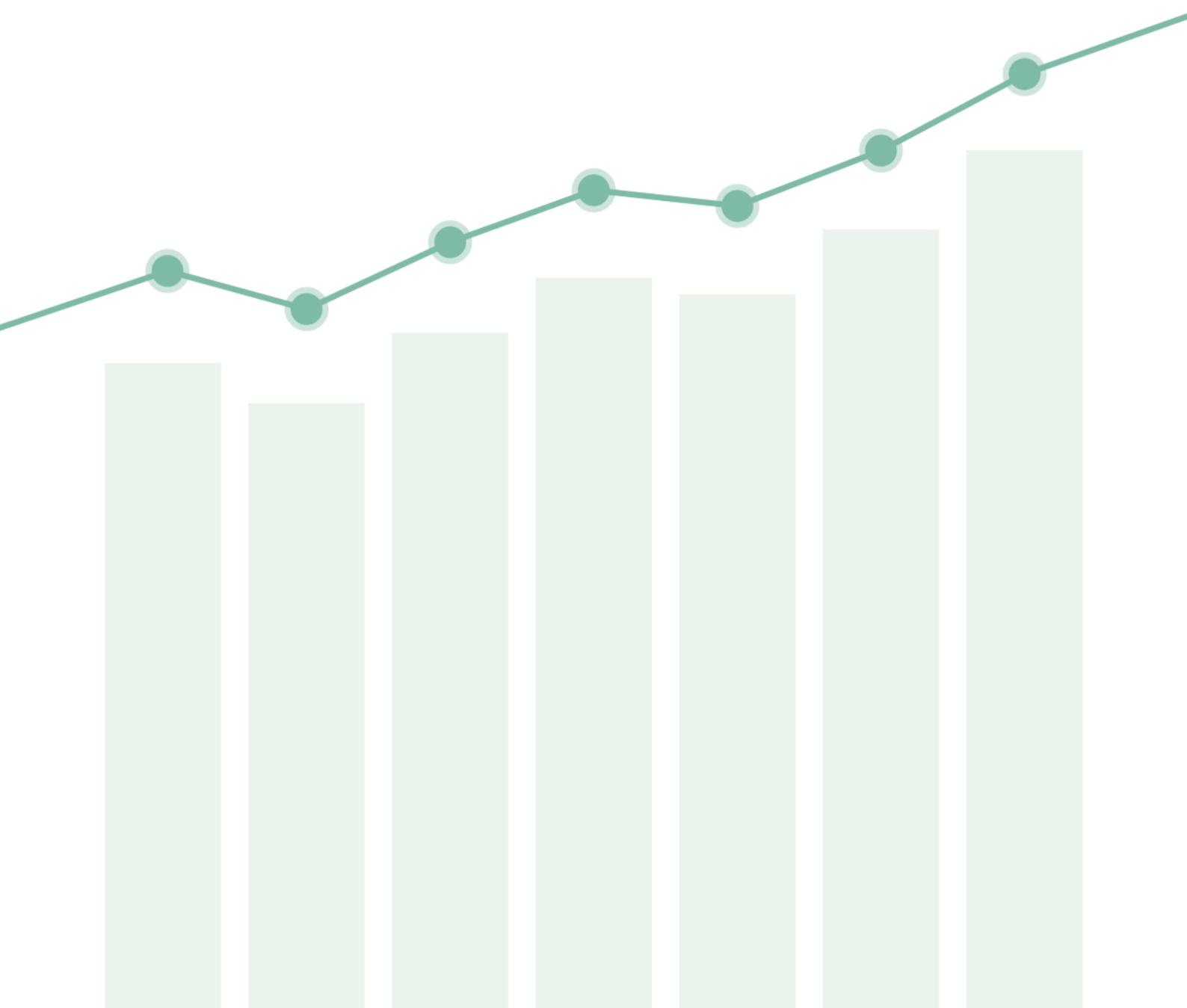


JellisCraig

CLAYTON

Suburb Report

Know your neighbourhood.



Property Prices

CLAYTON SUBURB REPORT

Median House Price^{*}

Median
\$1.36m

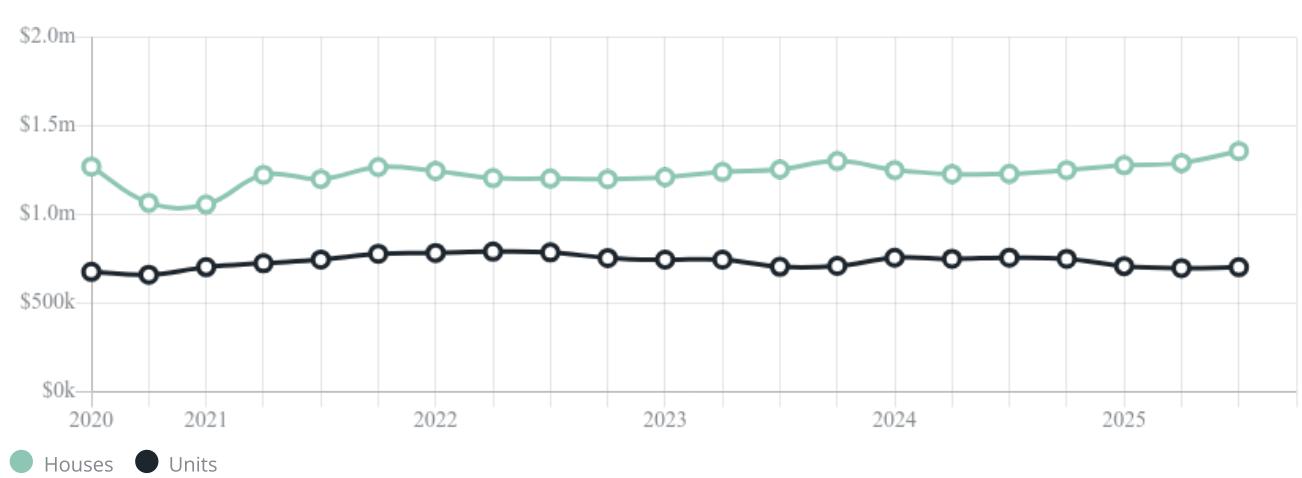
Quarterly Price Change
5.23% 

Median Unit Price^{*}

Median
\$703k

Quarterly Price Change
0.75% 

Quarterly Price Change^{*}



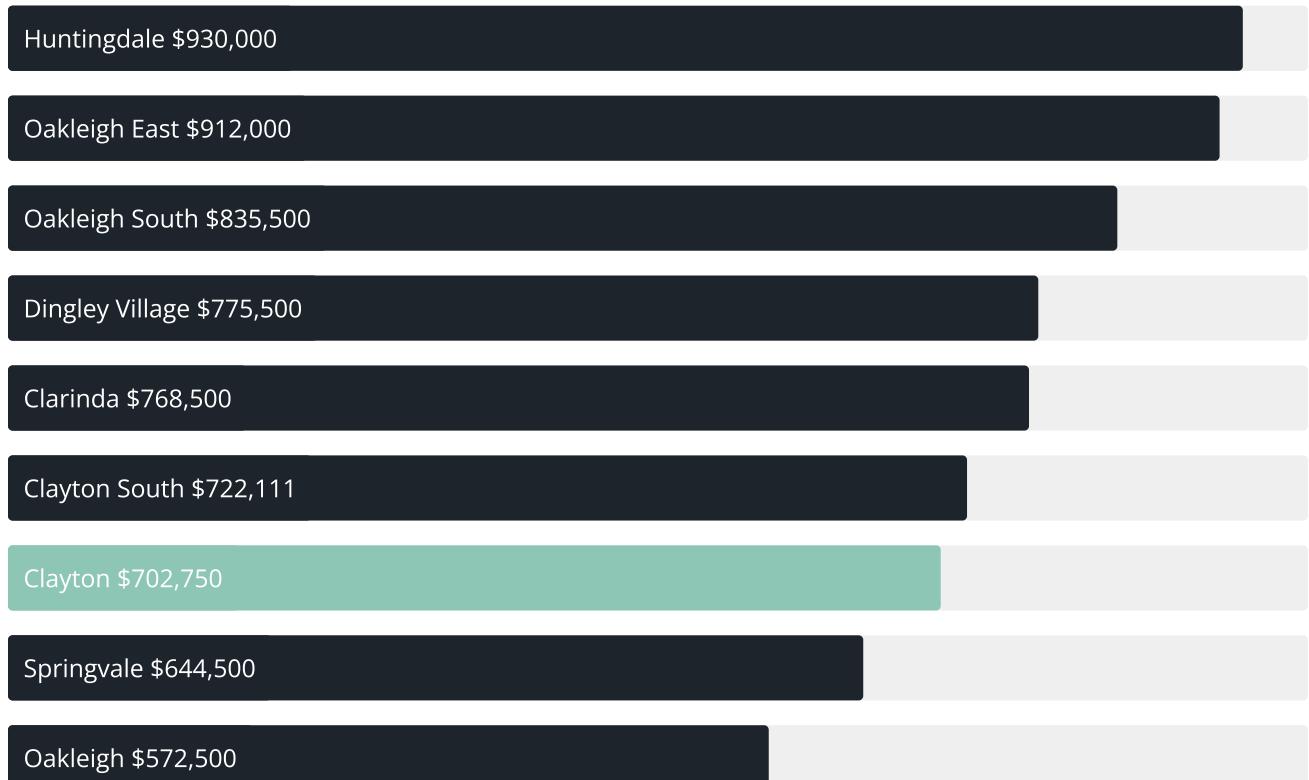
Surrounding Suburbs

CLAYTON SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



Sales Snapshot

CLAYTON SUBURB REPORT

Sale Method^{*}



● Auction 65%
● Private 35%

Auction Clearance Rate^{*}

85.25%

Median Days on Market[^]

29 days

Average Hold Period^{*}

6.1 years

Insights

Dwelling Type[^]



● Houses 36% ● Units 64%

Ownership[^]



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

Population[^]

18,988

Population Growth[^]

-1.91%

Median Age[^]

28 years

Median Asking Rent per week^{*}

\$650

Rental Yield^{*}

2.63%

Median Household Size[^]

2.5 people

Sold Properties

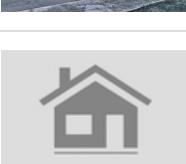
CLAYTON SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 2/13 Jaguar Dr Clayton	3	Unit	\$804,000	23 Dec 2025
 257 Clayton Rd Clayton	3	House	\$2,380,000	23 Dec 2025
 G21/6 Clarkson Ct Clayton	1	Apartment	\$320,000	11 Dec 2025
 23 View St Clayton	6	House	\$1,201,000	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
 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

Sold Properties

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/58 Kanooka Gr Clayton	3	Townhouse	\$790,000	29 Nov 2025
 4/34-36 Ormond Rd Clayton	3	Townhouse	\$917,000	29 Nov 2025
 1/23 Glenbrook Av Clayton	3	Unit	\$920,000	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
 3/25 Evelyn St Clayton	4	Townhouse	\$1,110,000	28 Nov 2025
 1a Morton St Clayton	3	Townhouse	\$820,000	27 Nov 2025
 2/12 Flora Rd Clayton	3	House	\$850,000	27 Nov 2025
 2/43 Alice St Clayton	3	Unit	\$930,000	25 Nov 2025
 2/5 Faulkner St Clayton	4	Townhouse	\$1,280,000	22 Nov 2025

Sold Properties

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 209/29d Browns Rd Clayton	2	Strata Unit/Flat	\$545,000	21 Nov 2025
 1453 North Rd Clayton	1	House	\$165,000	20 Nov 2025
 5/1303 Centre Rd Clayton	3	Townhouse	\$855,000	18 Nov 2025
 205/9 Renver Rd Clayton	1	Strata Unit/Flat	\$460,500	17 Nov 2025
 2/84 Wellington Rd Clayton	4	Townhouse	\$750,500	16 Nov 2025
 3/1498 North Rd Clayton	3	Flat/Unit/Apartment	\$600,000	16 Nov 2025
 11 Harlington St Clayton	3	House	\$1,016,000	15 Nov 2025
 1/4 Koonawarra St Clayton	3	Unit	\$951,500	15 Nov 2025
 4/60 Prince Charles St Clayton	4	Townhouse	\$1,367,000	15 Nov 2025
 3/50 Madeleine Rd Clayton	3	Townhouse	\$975,000	15 Nov 2025



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280 Stephensons Road, Mount Waverley
03 8849 8088
jelliscraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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