



Clayton

# Suburb Report



Your connection to property insights



**JellisCraig**

CLAYTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.38m

Quarterly price change

-1.55% ↓

Median unit price<sup>1</sup>

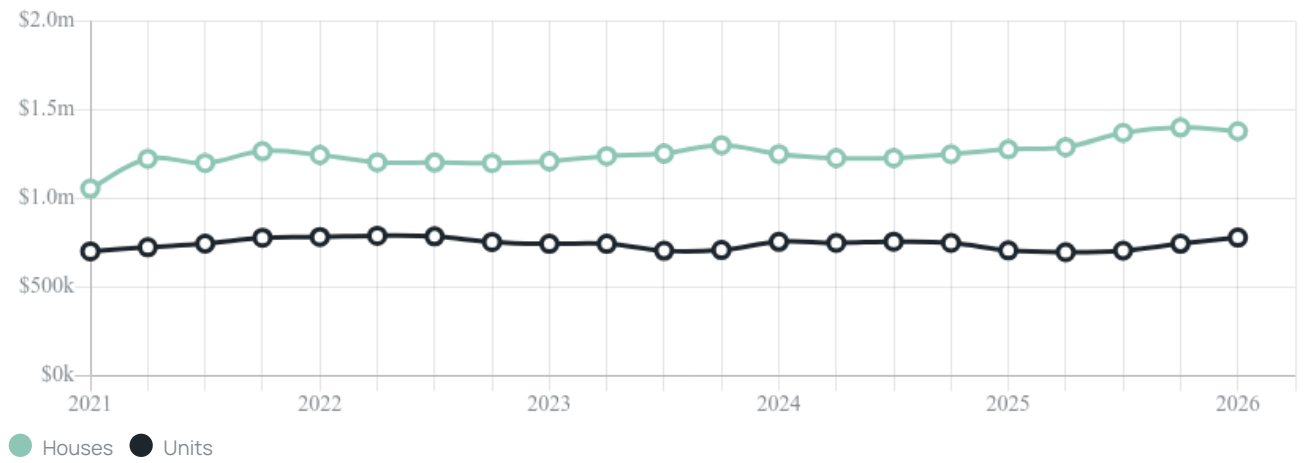
Median

\$780k

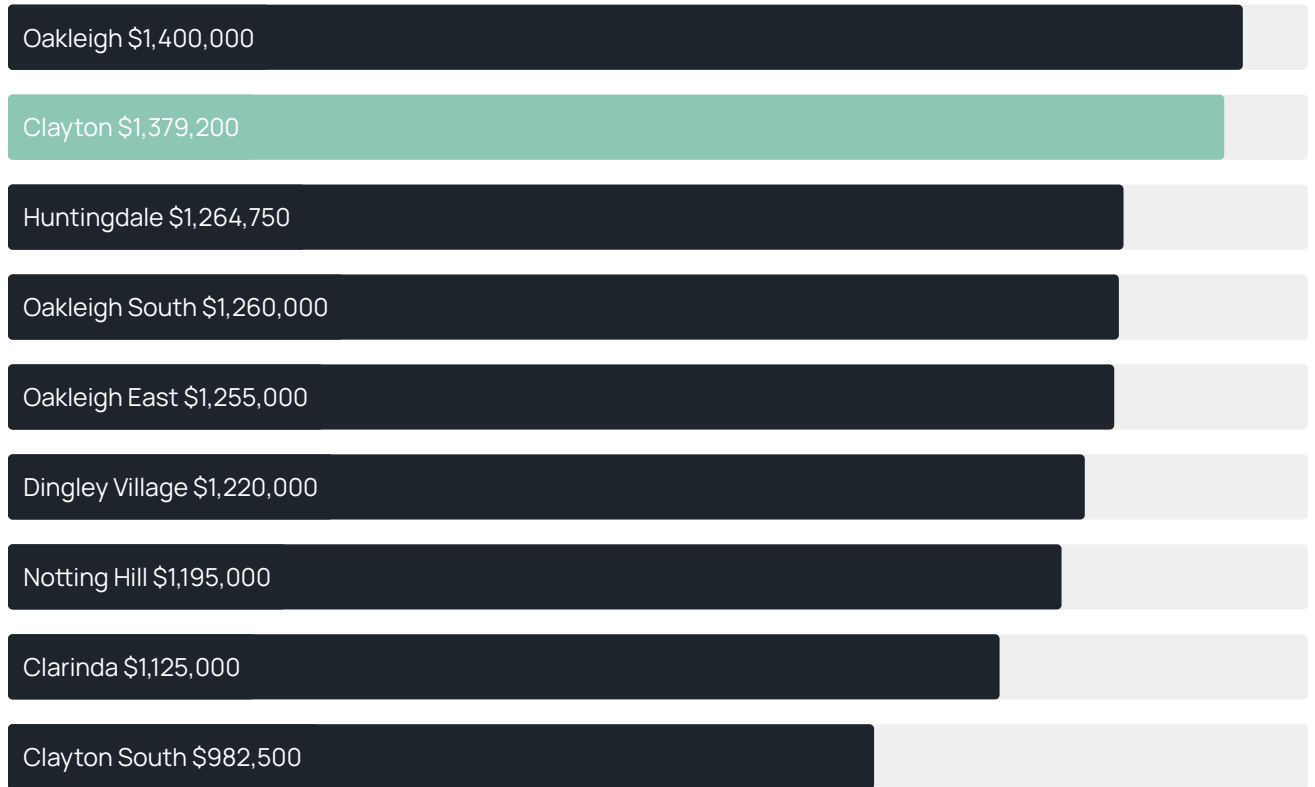
Quarterly price change

4.66% ↑

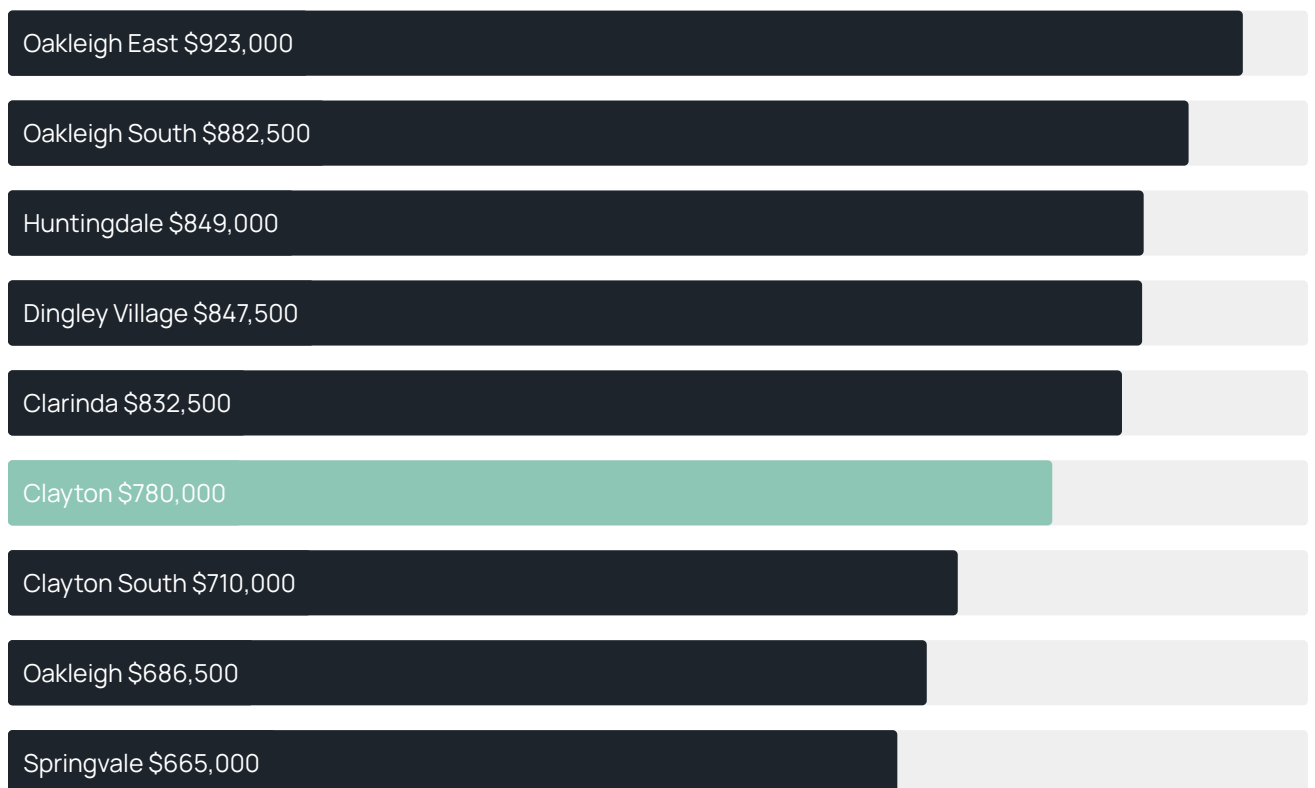
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 67%  
● Private 33%

Auction clearance rate<sup>3</sup>

74.55%

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

30 days

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

30 groups

Average hold period<sup>1</sup>

6.1 years

Dwelling type<sup>5</sup>



● Houses 36% ● Units 64%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

18,988

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

-1.91%

Rental yield<sup>1</sup>

2.63%

Median age<sup>5</sup>

28 years





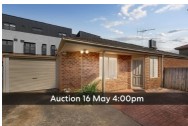





Median household size<sup>5</sup>

2.5 people




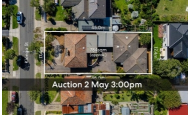



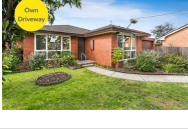
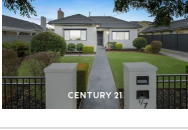

## CLAYTON SUBURB REPORT

### 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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 201/29a Browns Rd Clayton	2	Apartment	\$440,000	26 May 2026
 2/51 Margaret St Clayton	4	Townhouse	\$1,018,000	23 May 2026
 1/42 Edinburgh St Clayton	3	Townhouse	\$746,000	23 May 2026
 58 Jaguar Dr Clayton	3	House	\$1,005,000	19 May 2026
 3/3 Marshall Av Clayton	2	Unit	\$680,000	15 May 2026
 2/4-6 Manatunga St Clayton	2	Apartment	\$415,000	13 May 2026
 68 Scotsburn Av Clayton	3	House	\$958,500	09 May 2026
 30 Scotsburn Av Clayton	3	House	\$1,060,500	09 May 2026
 75 Carinish Rd Clayton	3	House	\$1,180,000	09 May 2026
 4 Gentle St Clayton	3	Townhouse	\$1,074,000	09 May 2026

## CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/1 Seascape St Clayton	2	Unit	\$635,000	08 May 2026
 306/6 Clarkson Ct Clayton	2	Apartment	\$550,000	07 May 2026
 11/7 Renver Rd Clayton	2	Townhouse	\$620,000	02 May 2026
 72 Kionga St Clayton	6	House	\$1,501,000	02 May 2026
 1 Lantana St Clayton	4	House	\$1,395,000	29 Apr 2026
 37 Glenbrook Av Clayton	3	Land	\$1,360,000	27 Apr 2026
 54 Kionga St Clayton	3	House	\$1,160,000	18 Apr 2026
 1/17 Francis St Clayton	2	Unit	\$705,000	18 Apr 2026
 1/7 Colonel St Clayton	2	Unit	\$855,000	18 Apr 2026
 10/10-12 Murray St Clayton	2	Unit	\$625,000	18 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 13 Marshall Av Clayton	6	House	\$1,960,000	18 Apr 2026
 41 Marshall Av Clayton	5	House	\$1,722,000	16 Apr 2026
 31 Eva St Clayton	3	House	\$1,506,000	11 Apr 2026
 2/25 Dunstan St Clayton	3	Unit	\$920,000	11 Apr 2026
 15/2 Greenfield Dr Clayton	2	Apartment	\$420,000	11 Apr 2026
 2/1943 Dandenong Rd Clayton	5	Townhouse	\$921,000	11 Apr 2026
 2/67 Marshall Av Clayton	8	Townhouse	\$1,250,000	11 Apr 2026
 208/29d Browns Rd Clayton	2	Apartment	\$488,000	09 Apr 2026
 120/11 Renver Rd Clayton	2	Apartment	\$535,000	09 Apr 2026
 74 Prince Charles St Clayton	2	House	\$872,000	07 Apr 2026



**Jellis Craig Mount Waverley**  
280 Stephenson's 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.

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Data is current as of PDF generation date 01/06/2026

- 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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