



Clayton

# Suburb Report



Your connection to property insights



**JellisCraig**

CLAYTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.40m

Quarterly price change

2.19% ↑

Median unit price<sup>1</sup>

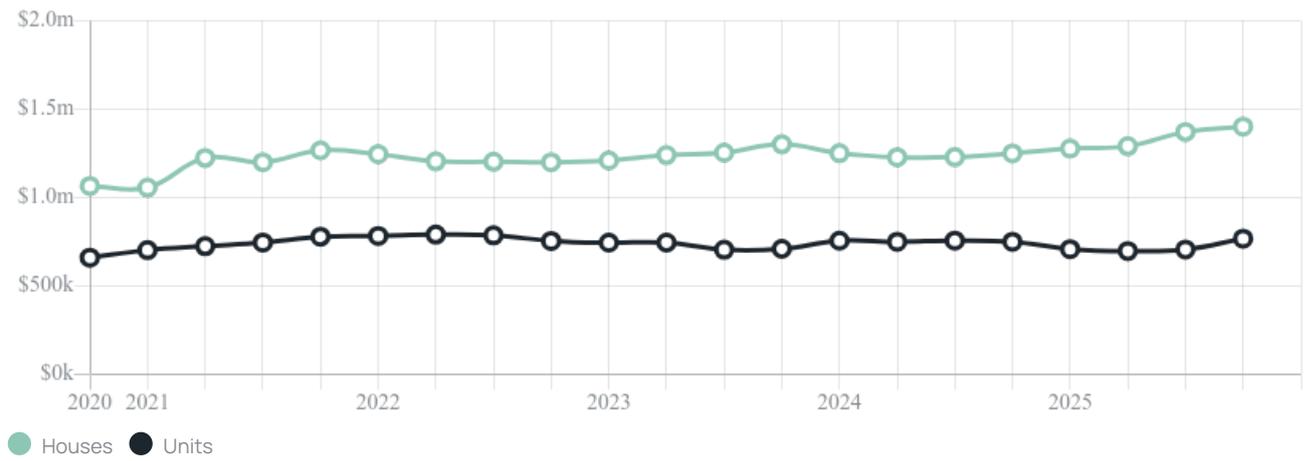
Median

\$768k

Quarterly price change

8.78% ↑

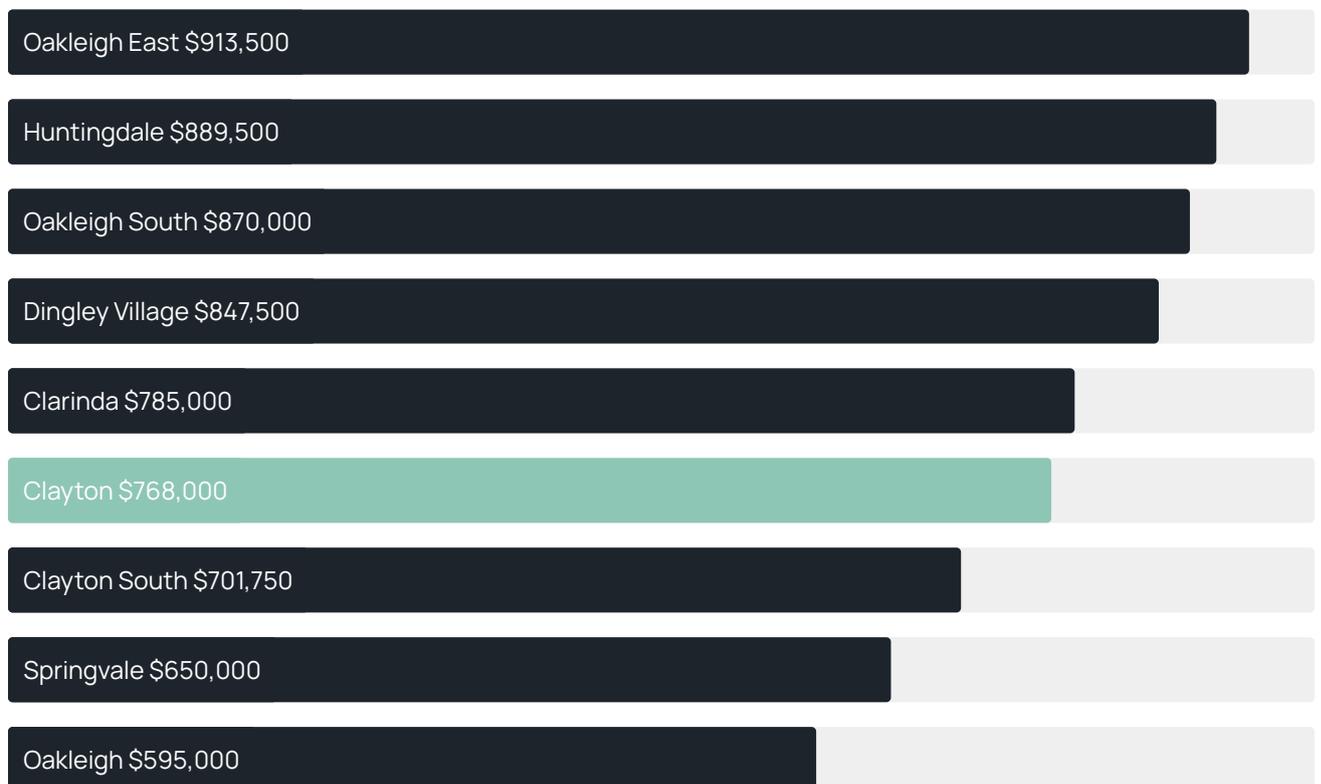
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

77.14%

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

30 days

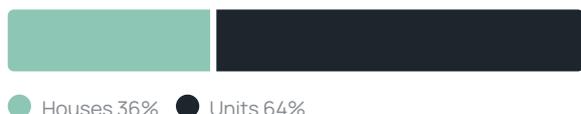
Jellis Craig average inspection attendance per listing<sup>4</sup>

30 groups

Average hold period<sup>1</sup>

6.1 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



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
 13/8-10 Browns Rd Clayton	2	Apartment	\$570,000	25 Feb 2026
 6/1802 Dandenong Rd Clayton	3	Unit	\$462,500	24 Feb 2026
 2/2 Mcbean St Clayton	3	Townhouse	\$855,000	21 Feb 2026
 10 Leaf Ct Clayton	2	Townhouse	\$626,000	20 Feb 2026
 1/63 Ormond Rd Clayton	3	Townhouse	\$935,000	14 Feb 2026
 2/34 Beddoe Av Clayton	3	Townhouse	\$860,000	14 Feb 2026
 41a Margaret St Clayton	3	Townhouse	\$1,068,888	14 Feb 2026
 2/13 Thompson St Clayton	6	Townhouse	\$1,268,000	10 Feb 2026
 G4/1453-1457 North Rd Clayton	1	Apartment	\$170,000	09 Feb 2026
 100 Kanooka Gr Clayton	3	House	\$1,375,000	07 Feb 2026

## CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1B/2 Glenbrook Av Clayton	5	Townhouse	\$1,255,000	07 Feb 2026
 613/2 Connam Av Clayton	2	Apartment	\$550,000	05 Feb 2026
 19/6 Clarkson Ct Clayton	1	Strata Unit/Flat	\$325,000	04 Feb 2026
 706/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$575,000	03 Feb 2026
 5/9-13 Rose St Clayton	3	Townhouse	\$725,000	28 Jan 2026
 2/14 Bettina St Clayton	2	Apartment	\$385,000	27 Jan 2026
 5/2 Monash Green Dr Clayton	2	Apartment	\$435,000	19 Jan 2026
 317/2 Connam Av Clayton	1	Strata Unit/Flat	\$385,000	16 Jan 2026
 806/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$560,000	16 Jan 2026
 901/864 Blackburn Rd Clayton	2	Apartment	\$525,000	14 Jan 2026

## CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1351 Centre Rd Clayton	5	House	\$990,000	11 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
 710/868 Blackburn Rd Clayton	2	Strata Unit/Flat	\$500,000	02 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
 6 Gentle St Clayton	3	House	\$988,000	16 Dec 2025
 2/24 Burton Av Clayton	2	Strata Unit/Flat	\$417,500	13 Dec 2025



**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 01/03/2026

- 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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