



Clayton

Suburb Report



Your connection to property insights



JellisCraig

CLAYTON SUBURB REPORT

Median house price¹

Median

\$1.23m

Quarterly price change

-1.76% ↓

Median unit price¹

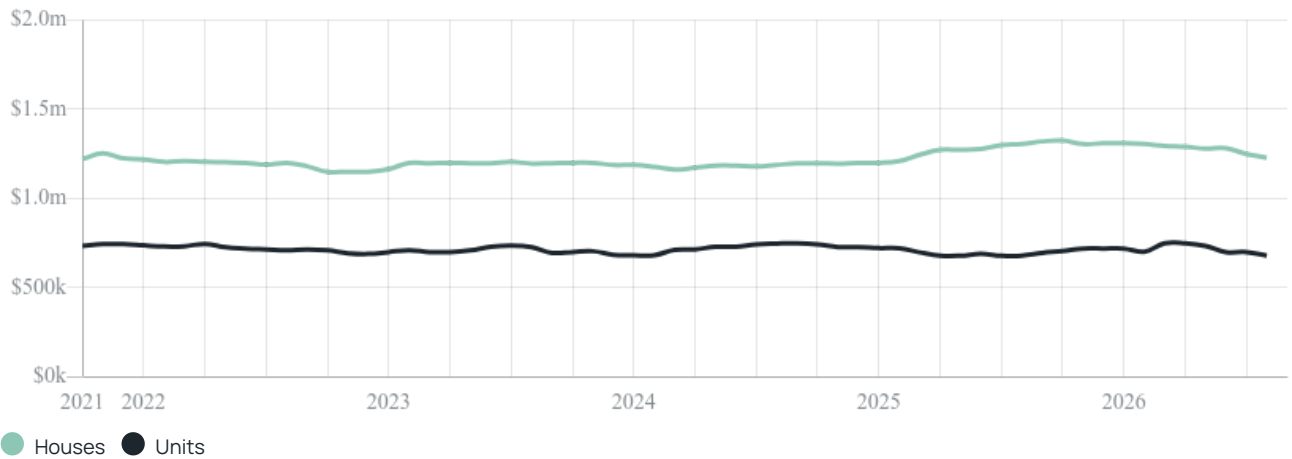
Median

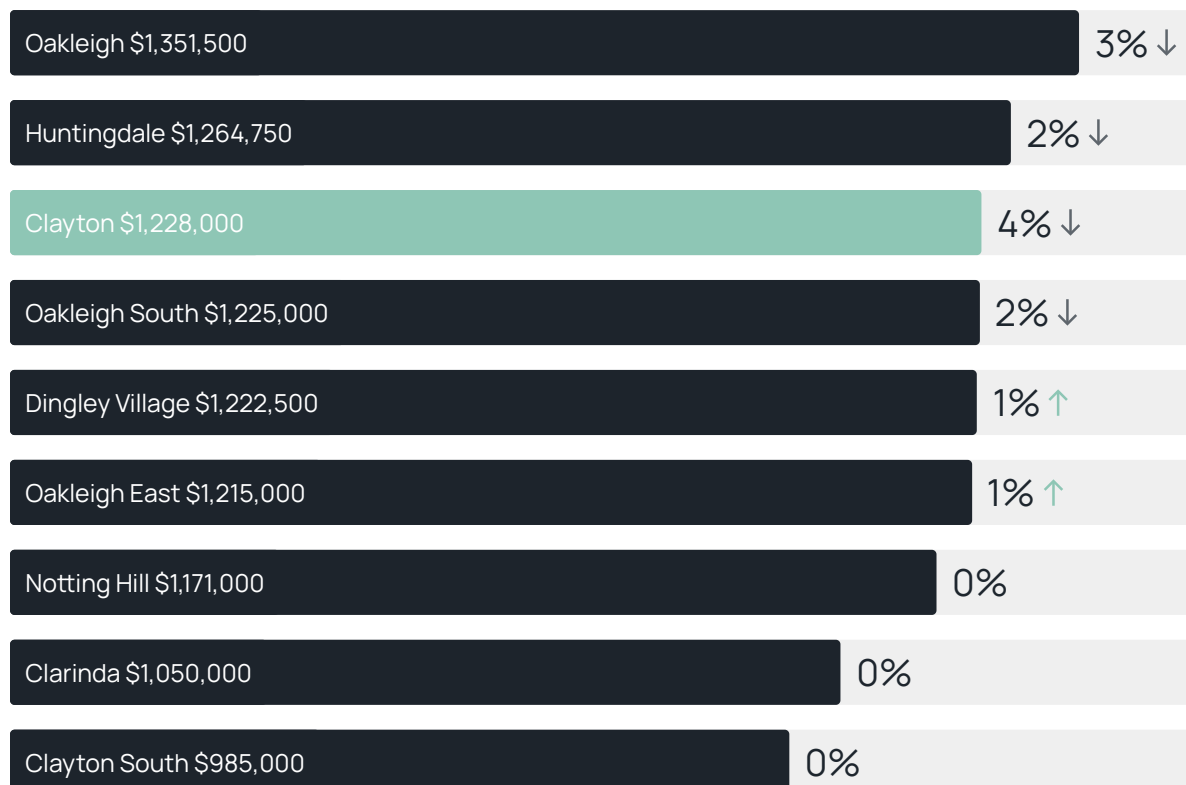
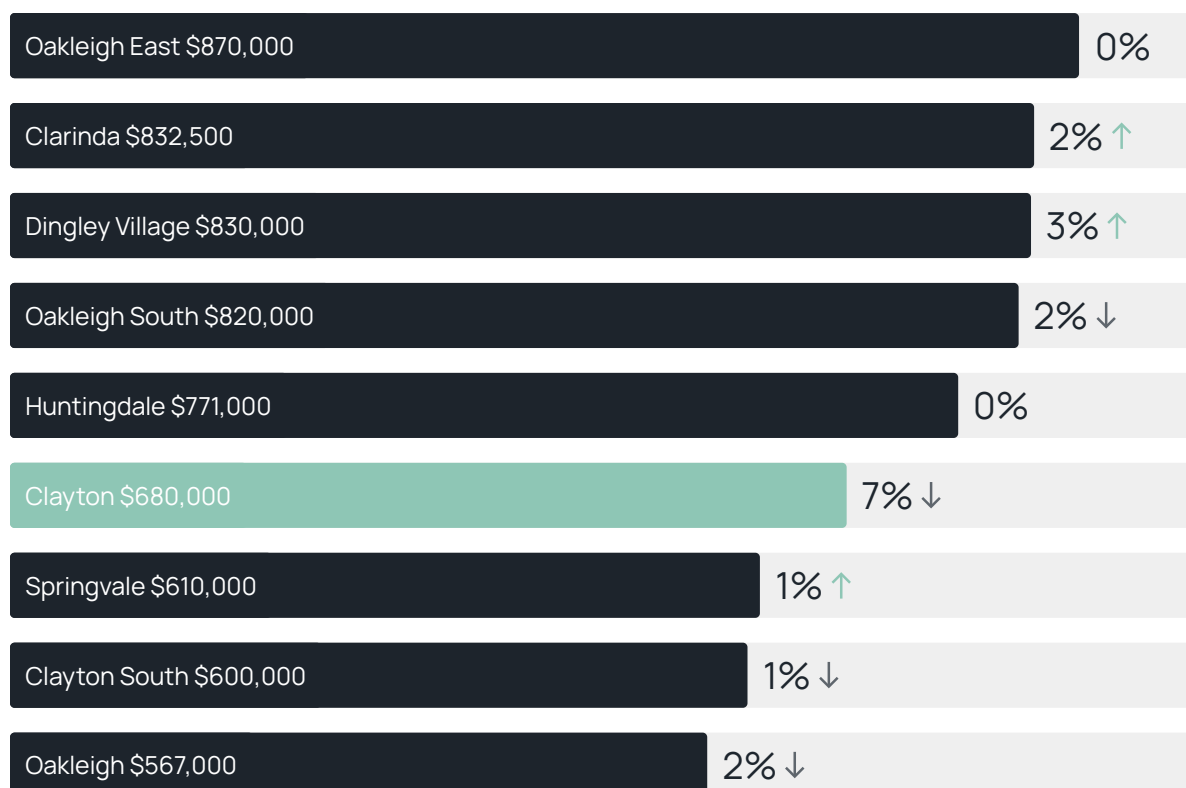
\$680k

Quarterly price change

-2.86% ↓

Clayton quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 46%
● Private 54%

Auction clearance rate³

72.92%

Median days on market³

House

Unit

30 days

32 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

House

Unit

15.7 years

10.4 years

Dwelling type⁵

● Houses 62% ● Units 38%

Ownership⁵

● Owned outright 19% ● Mortgaged 18% ● Rented 63%

Population⁵

18,988

Median asking rent per week¹

Unit

\$650

\$610

Population growth⁵

-1.91%

Rental yield¹

House

Unit

3.11%

5.3%

Median age⁵

28 years

Median household size⁵

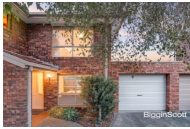
2.5 people

Recent Clayton sales²

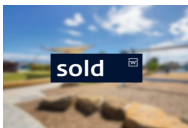
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 106/864 Blackburn Road Clayton	2	Apartment	\$560,000	29 Sep 2026
 D308/29 Browns Road Clayton	1	Apartment	\$385,000	24 Sep 2026
 6/1439 Centre Road Clayton	2	Unit	\$630,500	21 Sep 2026
 1/29 Lillian Street Clayton	4	Unit	Undisclosed	19 Sep 2026
 43 Eva Street Clayton	3	House	\$1,188,000	19 Sep 2026
 2/6 Wright Street Clayton	2	Unit	\$492,000	19 Sep 2026
 10/24-26 Burton Avenue Clayton	2	Apartment	\$428,000	18 Sep 2026
 3/80 Moriah Street Clayton	5	House	\$960,000	17 Sep 2026
 39/29 Browns Road Clayton	3	Townhouse	Undisclosed	17 Sep 2026
 110/1453-1457 North Road Clayton	2	Apartment	Undisclosed	16 Sep 2026

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/17 Belmont Avenue Clayton	4	Townhouse	\$985,000	15 Sep 2026
 122/1728 Dandenong Road Clayton	1	Apartment	\$164,500	14 Sep 2026
 4/8-10 Evelyn Street Clayton	3	Unit	Undisclosed	14 Sep 2026
 16 Kiongga Street Clayton	3	House	Undisclosed	12 Sep 2026
 3 Shady Mews Clayton	2	Townhouse	Undisclosed	12 Sep 2026
 304/29C Browns Road Clayton	2	Apartment	Undisclosed	11 Sep 2026
 1201/868 Blackburn Road Clayton	2	Apartment	\$440,000	10 Sep 2026
 3402/2 Connam Avenue Clayton	2	Apartment	Undisclosed	09 Sep 2026
 3/30 Dennis Street Clayton	4	Townhouse	\$920,000	05 Sep 2026
 57 Manton Road Clayton	5	House	\$1,100,000	05 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 3/5 Auguste Avenue Clayton	4	Townhouse	\$893,000	05 Sep 2026
 116 Browns Road Clayton	4	Townhouse	Undisclosed	04 Sep 2026
 G9/9 Renver Road Clayton	2	Apartment	\$500,000	03 Sep 2026
 9/14-16 Wright Street Clayton	3	Townhouse	\$730,000	02 Sep 2026
 2/24 Madeleine Road Clayton	3	Unit	Undisclosed	01 Sep 2026
 1/24 Madeleine Road Clayton	3	Unit	\$976,000	29 Aug 2026
 1/44 Madeleine Road Clayton	4	Unit	Undisclosed	29 Aug 2026
 51 Beddoe Avenue Clayton	8	House	\$2,200,000	27 Aug 2026
 M-City 704/868 Blackburn Road Clayton	2	Apartment	\$570,000	27 Aug 2026
 4/21 Francis Street Clayton	2	House	\$675,000	26 Aug 2026



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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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