



Clayton

Suburb Report



Your connection to property insights



JellisCraig

CLAYTON SUBURB REPORT

Median house price¹

Median

\$1.28m

Quarterly price change

-1.26% ↓

Median unit price¹

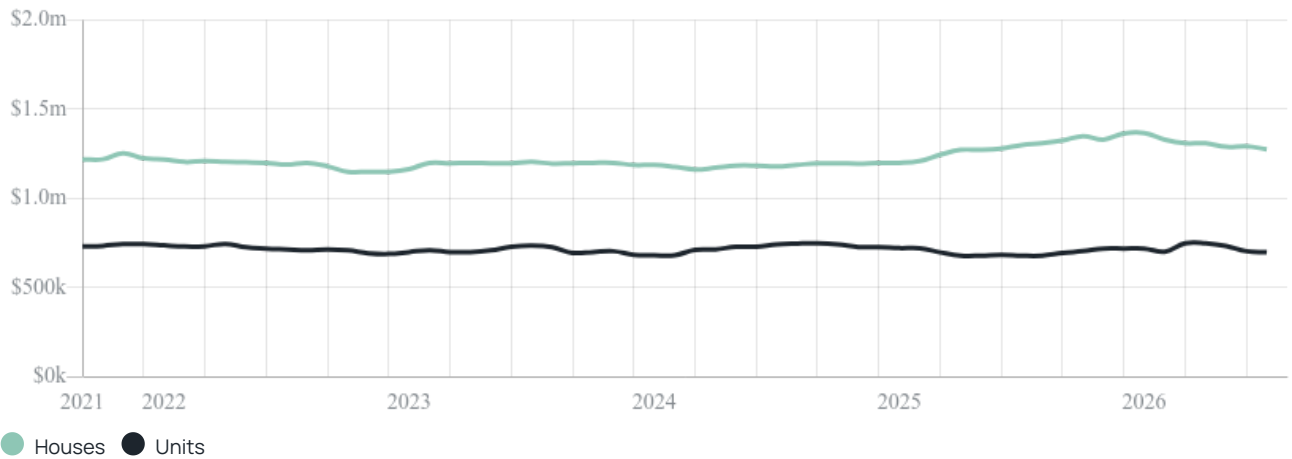
Median

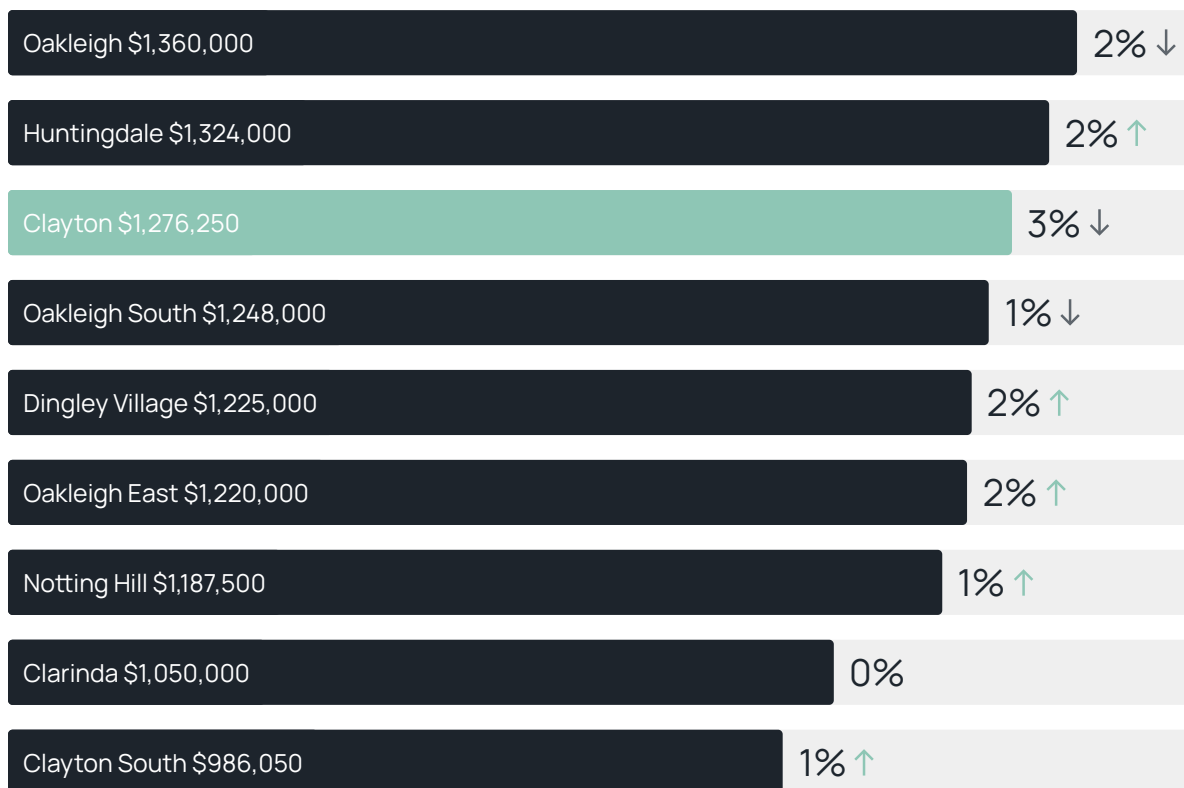
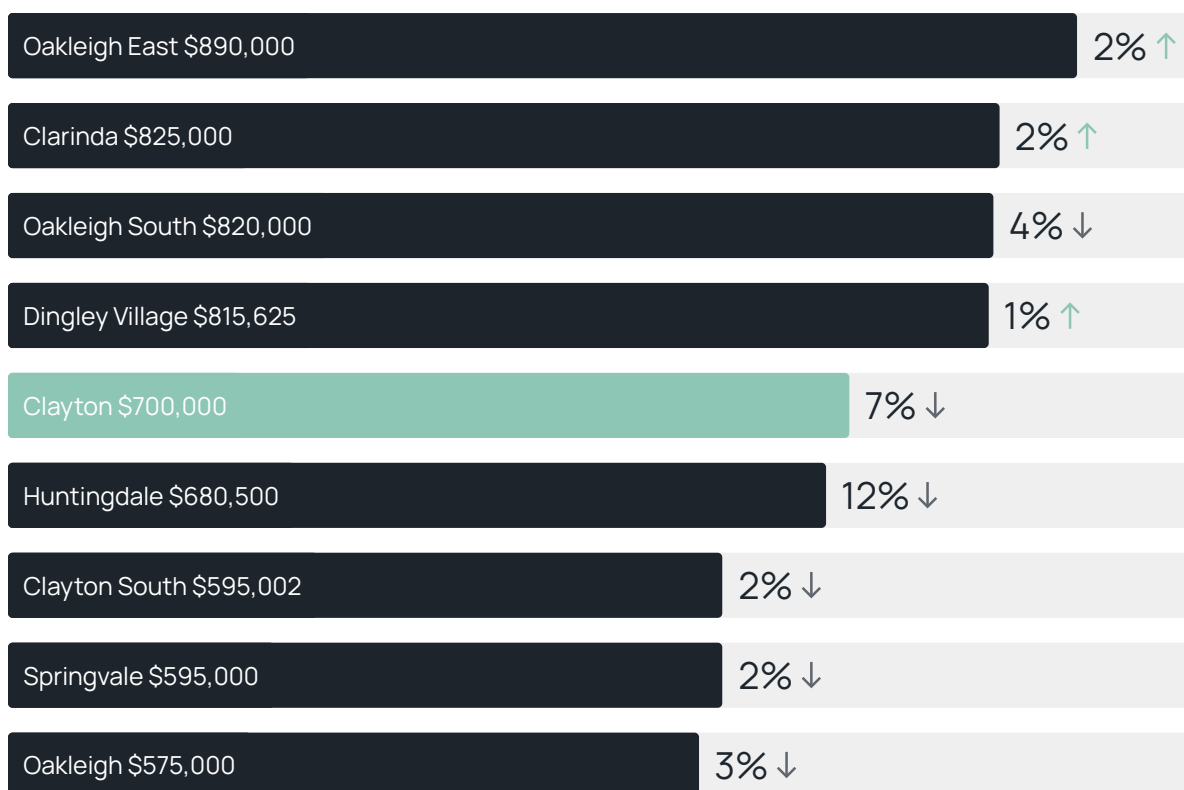
\$700k

Quarterly price change

-0.71% ↓

Clayton quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

63.46%

Median days on market³

House

Unit

30 days

32 days

Jellis Craig average inspection attendance per listing⁴

25 groups

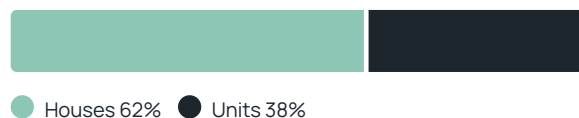
Average hold period¹

House

Unit

15.8 years

10.7 years

Dwelling type⁵Population⁵

18,988

Ownership⁵Median asking rent per week¹

Unit

\$650

\$600

Population growth⁵

-1.91%

Rental yield¹

House

Unit

2.93%

5.35%

Median age⁵

28 years

Median household size⁵

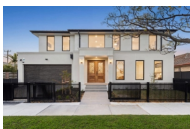
2.5 people

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
 1/24 Madeleine Road Clayton	3	Unit	\$976,000	29 Aug 2026
 51 Beddoe Avenue Clayton	8	House	\$2,200,000	27 Aug 2026
 4/21 Francis Street Clayton	2	House	\$675,000	26 Aug 2026
 74 Jaguar Drive Clayton	3	House	Undisclosed	22 Aug 2026
 M-City 815/2 Connam Avenue Clayton	1	Apartment	\$385,000	22 Aug 2026
 15 Fortuna Street Clayton	3	Townhouse	\$830,000	22 Aug 2026
 1/74 Harlington Street Clayton	4	Unit	\$840,000	22 Aug 2026
 1/28 Kionga Street Clayton	3	Unit	\$810,000	22 Aug 2026
 46A Eva Street Clayton	4	Townhouse	\$1,010,000	22 Aug 2026
 2/203 Clayton Road Clayton	3	Unit	Undisclosed	21 Aug 2026

CLAYTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/1 Monash Green Drive Clayton	2	Apartment	\$415,000	20 Aug 2026
 35 Evelyn Street Clayton	3	House	Undisclosed	17 Aug 2026
 1/56 Marshall Avenue Clayton	7	Townhouse	\$1,493,000	15 Aug 2026
 G7/29A Browns Road Clayton	2	Apartment	\$460,000	15 Aug 2026
 22/1 Greenfield Drive Clayton	2	Apartment	\$440,000	15 Aug 2026
 807/2 Connam Avenue Clayton	2	Apartment	\$530,000	14 Aug 2026
 1/11 DUNSTAN ST Clayton	5	Townhouse	Undisclosed	14 Aug 2026
 31/1 Greenfield Drive Clayton	2	Apartment	Undisclosed	14 Aug 2026
 3/10 Lantana Street Clayton	4	Townhouse	Undisclosed	13 Aug 2026
 6-8 Parker Street Clayton	4	House	\$2,720,000	13 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 33/163 Carinish Road Clayton	2	Townhouse	\$640,000	13 Aug 2026
 M-City 612/864 Blackburn Road Clayton	2	Apartment	\$520,000	10 Aug 2026
 40 Browns Road Clayton	3	House	\$1,120,000	07 Aug 2026
 6/1 Monash Green Drive Clayton	2	Apartment	\$425,000	03 Aug 2026
 120 Browns Road Clayton	3	Townhouse	Undisclosed	01 Aug 2026
 6/74-76 Browns Road Clayton	2	Unit	\$680,000	01 Aug 2026
 68 Kionga Street Clayton	3	House	\$1,250,000	29 Jul 2026
 3303/2 Connam Avenue Clayton	3	Apartment	Undisclosed	29 Jul 2026
 1/20 Thompson Street Clayton	4	Townhouse	\$920,000	29 Jul 2026
 17/29 Browns Road Clayton	3	Townhouse	\$780,000	28 Jul 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 01/09/2026

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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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