



Drysdale

# Suburb Report



Your connection to property insights



**JellisCraig**

DRYSDALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$760k

Quarterly price change

-0.65% ↓

Median unit price<sup>1</sup>

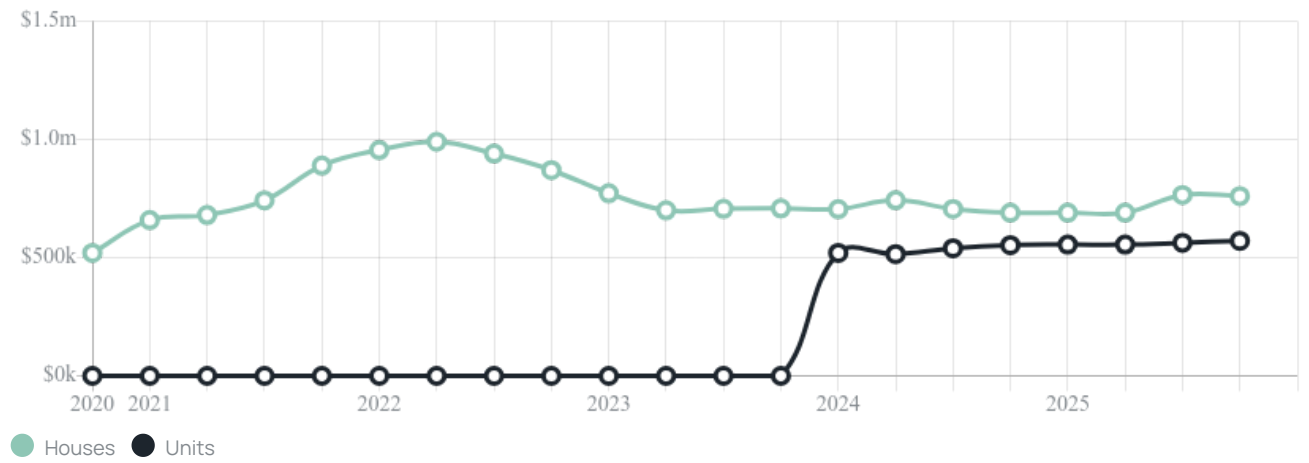
Median

\$571k

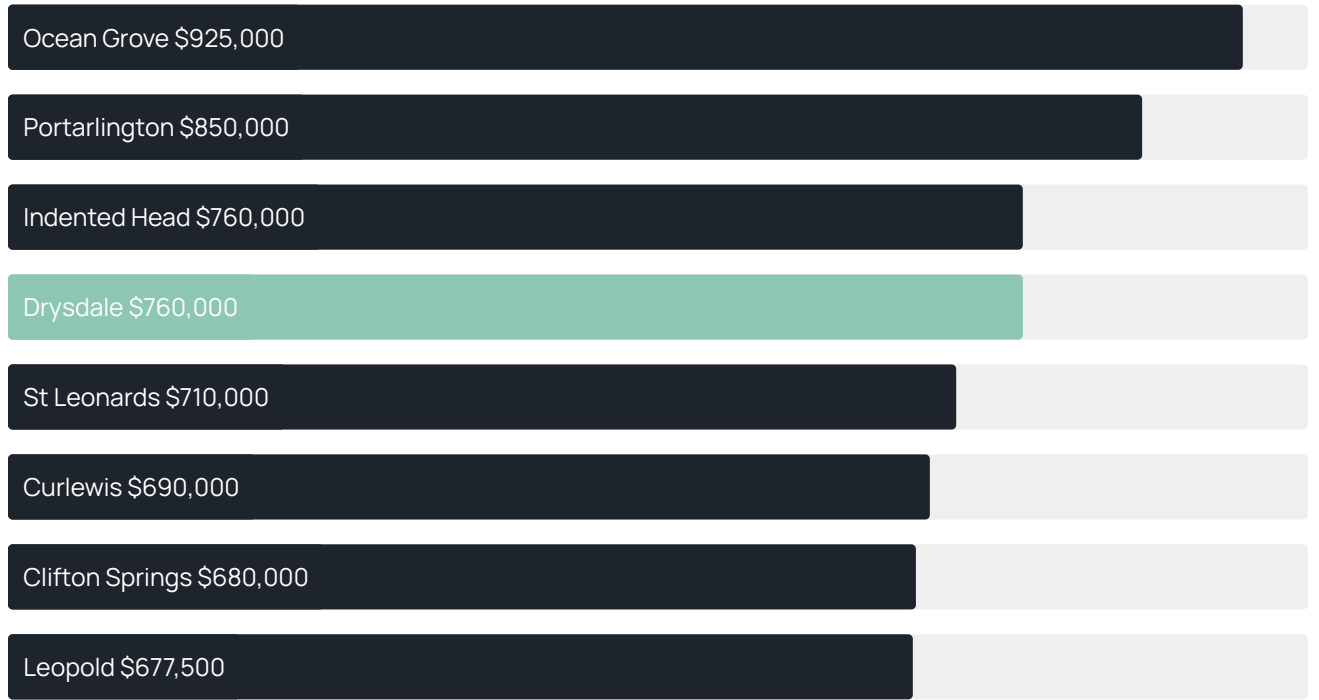
Quarterly price change

1.55% ↑

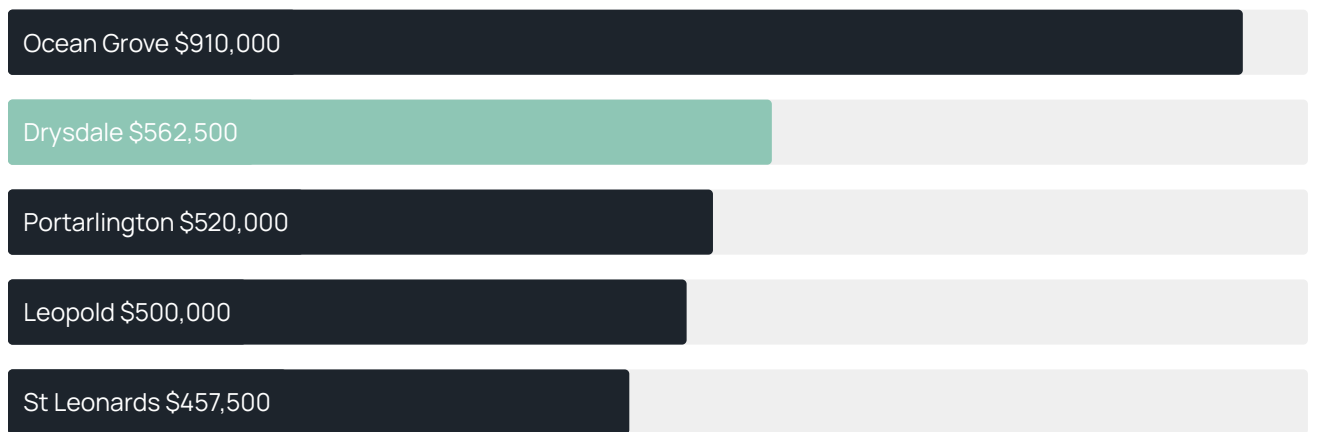
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 3%
- Private 97%

Auction clearance rate<sup>3</sup>

100%

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

44 days

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

44 groups

Average hold period<sup>1</sup>

7.2 years

Dwelling type<sup>5</sup>



- Houses 89%
- Units 11%

Ownership<sup>5</sup>



- Owned outright 53%
- Mortgaged 34%
- Rented 13%

Population<sup>5</sup>

4,976

Median asking rent<sup>1</sup>

\$490 per week

Median age<sup>5</sup>

52 years

Rental yield<sup>1</sup>

3.55%











Median household size<sup>5</sup>

2.3 people











DRYSDALE SUBURB REPORT

Recent Drysdale 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
 9/23-27 Clifton Springs Rd Drysdale	2	House	\$495,000	11 Mar 2026
 198-212 Murradoc Rd Drysdale	3	House	\$1,450,000	11 Mar 2026
 102-110 Martins Rd Drysdale	5	House	\$1,400,000	04 Mar 2026
 14 De Burgh Rd Drysdale	3	House	\$707,000	09 Feb 2026
 12 Ridley St Drysdale	4	House	\$950,000	06 Feb 2026
 1/7 Carolanne Dr Drysdale	3	House	\$565,000	05 Feb 2026
 19 Ridley St Drysdale	4	House	\$715,000	05 Feb 2026
 35 Serene Tce Drysdale	3	House	\$635,000	05 Feb 2026
 9/53-55 Wyndham St Drysdale	3	House	\$580,000	02 Feb 2026
 2/117 High St Drysdale	3	House	\$850,000	30 Jan 2026

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/102 Barrands La Drysdale	2	Flat/Unit/Apartment	\$610,000	30 Jan 2026
 4 Macauley Way Drysdale	4	House	\$750,000	30 Jan 2026
 1 Oakland Dr Drysdale	3	House	\$850,000	28 Jan 2026
 14 Macauley Way Drysdale	4	House	\$775,000	27 Jan 2026
 2/17 Tony St Drysdale	2	Unit	\$555,000	16 Jan 2026
 12 Newfields Dr Drysdale	4	House	\$755,000	14 Jan 2026
 28 Granville St Drysdale	2	House	\$530,000	13 Jan 2026
 1/34 Carolanne Dr Drysdale	2	House	\$475,000	07 Jan 2026
 12 Granville St Drysdale	3	House	\$495,000	23 Dec 2025
 25 De Burgh Rd Drysdale	2	House	\$520,000	22 Dec 2025

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Heritage Mews Drysdale	4	House	\$775,000	18 Dec 2025
 2/71 High St Drysdale	3	Unit	\$605,000	05 Dec 2025
 24 Leonard Dr Drysdale	4	House	\$770,000	05 Dec 2025
 3/35 High St Drysdale	2	Unit	\$440,000	04 Dec 2025
 29-31 Filbay Cr Drysdale	4	House	\$1,437,500	03 Dec 2025
 13 Macauley Way Drysdale	4	House	\$743,000	02 Dec 2025
 1/33 Collins St Drysdale	2	Unit	\$572,500	02 Dec 2025
 1/70 Clifton Springs Rd Drysdale	3	Unit	\$600,000	01 Dec 2025
 26 Glengarry Ct Drysdale	3	House	\$645,000	01 Dec 2025
 2/8 David St Drysdale	2	Unit	\$500,000	28 Nov 2025



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 01/04/2026

- 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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