



# Drysdale Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## DRYSDALE SUBURB REPORT

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

Median  
\$760k

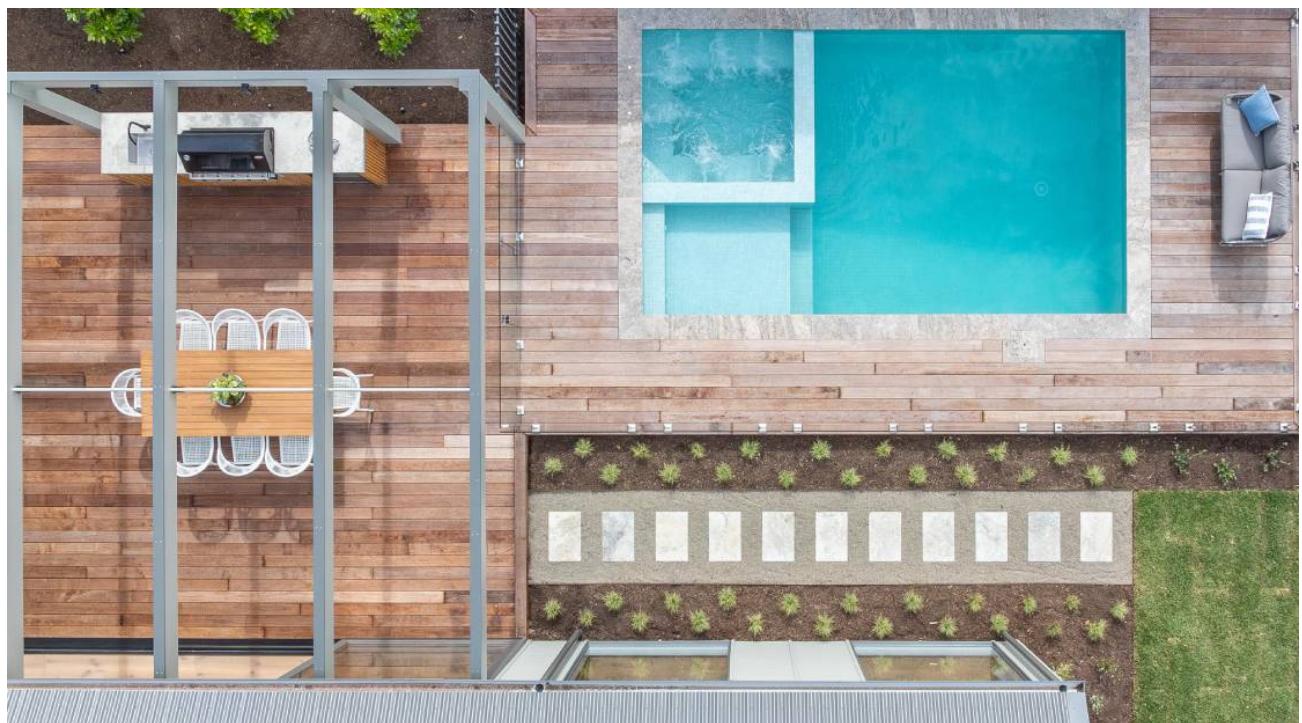
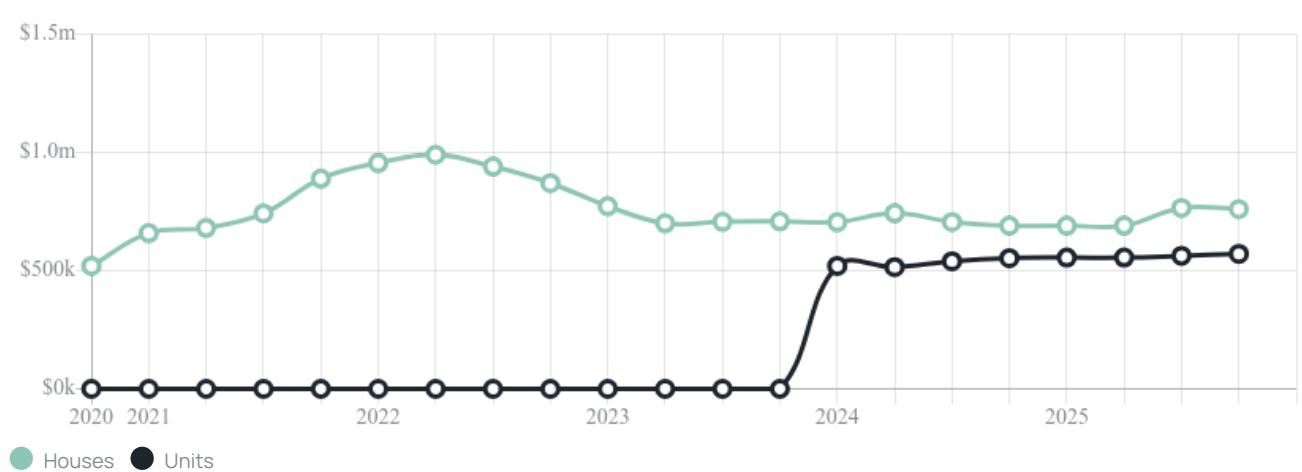
Quarterly price change  
-0.65% ↓

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

Median  
\$571k

Quarterly price change  
1.55% ↑

### Quarterly price change<sup>1</sup>



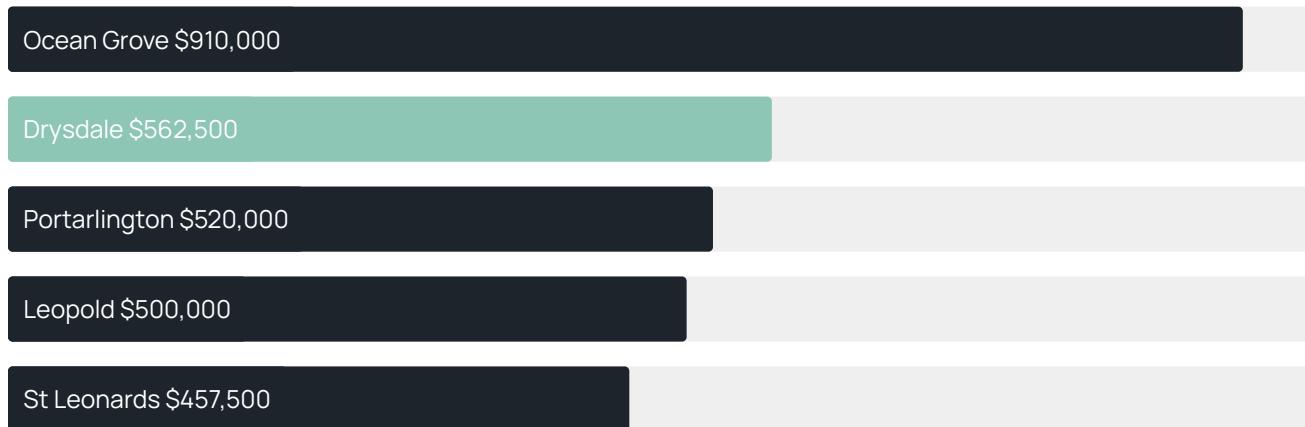
# Surrounding Suburbs

## DRYSDALE SUBURB REPORT

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



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



# Sales Snapshot

DRYSDALE SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 3%  
● Private 97%

## Auction clearance rate<sup>3</sup>

100%

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

35 days

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

35 groups

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## Average hold period<sup>1</sup>

7.2 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 89% ● Units 11%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

4,976

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## Median age<sup>5</sup>

52 years

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## Median asking rent<sup>1</sup>

\$490 per week

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## Rental yield<sup>1</sup>

3.55%

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## Median household size<sup>5</sup>

2.3 people

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

Address	Bedrooms	Type	Price	Sold
 2/117 High St Drysdale	3	House	\$850,000	30 Jan 2026
 14 Macauley Way Drysdale	4	House	\$775,000	27 Jan 2026
 23 Regency Dr Drysdale	4	House	\$700,000	17 Jan 2026
 25 De Burgh Rd Drysdale	2	House	\$520,000	22 Dec 2025
 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
 13 Macauley Way Drysdale	4	House	\$743,000	02 Dec 2025
 1/70 Clifton Springs Rd Drysdale	3	Unit	\$600,000	01 Dec 2025

# Sold Properties

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Glengarry Ct Drysdale	3	House	\$645,000	01 Dec 2025
 2/8 David St Drysdale	2	Unit	\$500,000	28 Nov 2025
 11 Heritage Mews Drysdale	4	House	\$905,000	27 Nov 2025
	4	House	\$698,000	27 Nov 2025
 14 David St Drysdale	2	House	\$645,000	25 Nov 2025
 1/9 Duke St Drysdale	2	Unit	\$503,000	24 Nov 2025
 37 Palmerston St Drysdale	3	House	\$745,000	24 Nov 2025
 1/33 Newcombe St Drysdale	3	House	\$589,000	24 Nov 2025
 33 De Burgh Rd Drysdale	5	House	\$820,000	23 Nov 2025
	3	House	\$775,000	22 Nov 2025

# Sold Properties

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Waterhaven Blvd Drysdale	4	House	\$912,500	04 Nov 2025
 17 Bennett St Drysdale	3	House	\$650,000	30 Oct 2025
 65 Clifton Springs Rd Drysdale	2	House	\$587,500	28 Oct 2025
 48 Serene Tce Drysdale	3	House	\$650,000	22 Oct 2025
 115 Barrands La Drysdale	4	House	\$760,000	15 Oct 2025
 38 Carolanne Dr Drysdale	4	House	\$530,000	11 Oct 2025
 11 Ridley St Drysdale	3	House	\$650,000	08 Oct 2025
 1/68 Clifton Springs Rd Drysdale	3	Unit	\$580,000	07 Oct 2025
 15b David St Drysdale	2	House	\$570,000	07 Oct 2025
 56 Farmhouse Av Drysdale	4	House	\$765,000	03 Oct 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.



Data is current as of PDF generation date 01/02/2026

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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