

JellisCraig

DRYSDALE

Suburb Report

Know your neighbourhood.



DRYSDALE SUBURB REPORT

Median House Price*

Median

\$763k

Quarterly Price Change

10.50% ↑

Median Unit Price*

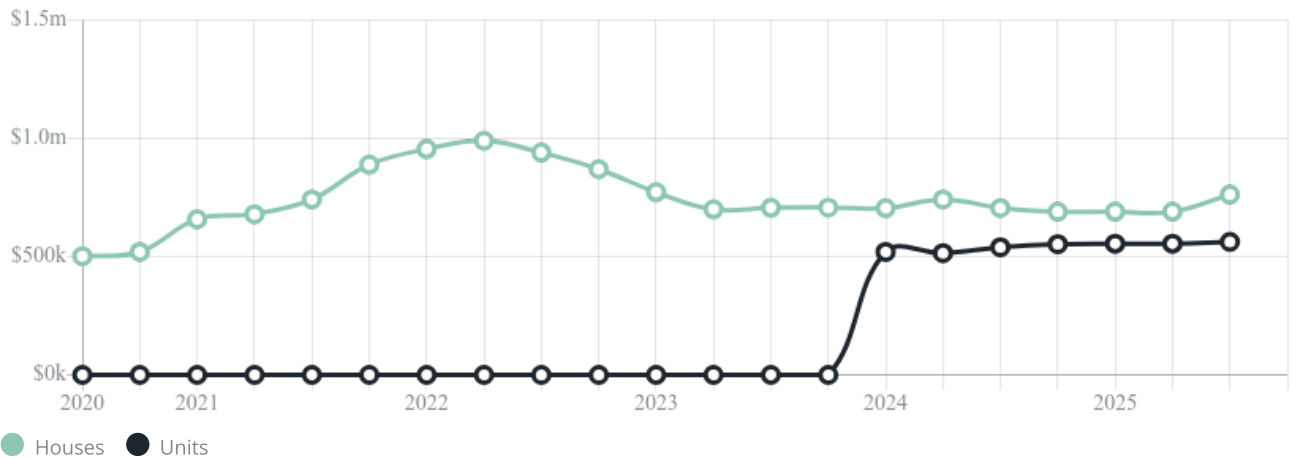
Median

\$563k

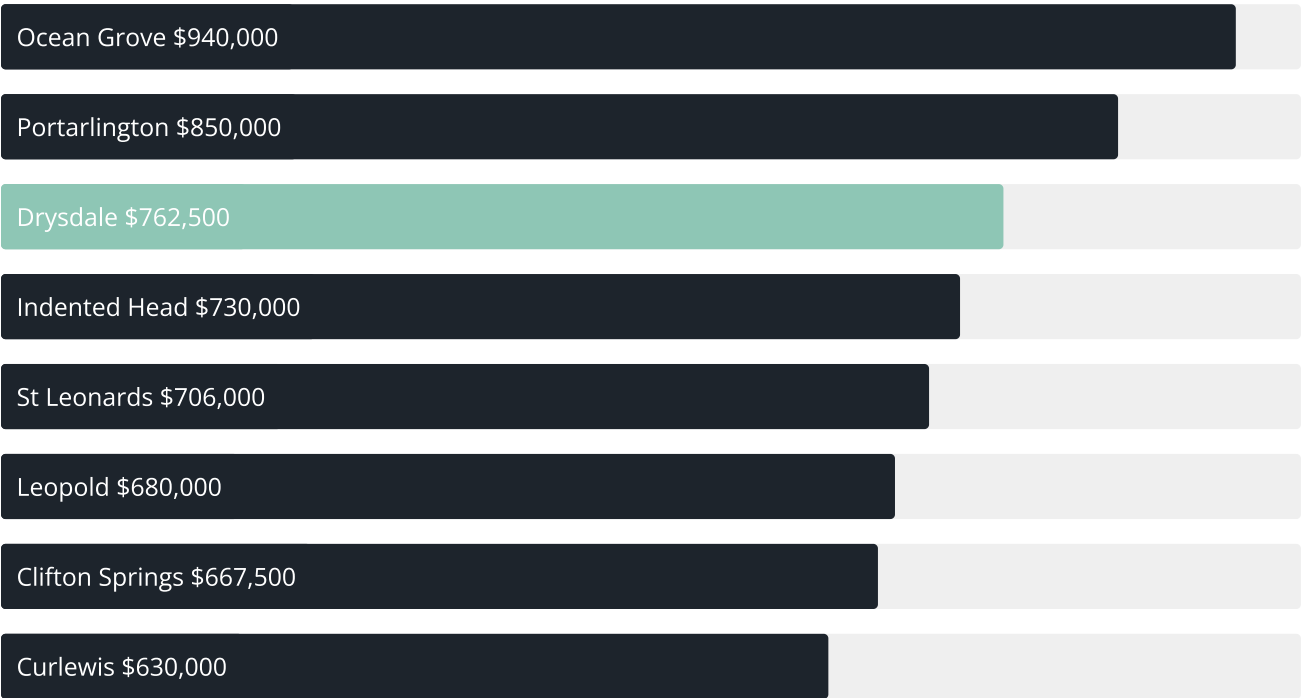
Quarterly Price Change

1.35% ↑

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



DRYSDALE SUBURB REPORT

Sale Method*



● Auction 3%

● Private 97%

Auction Clearance Rate*

100%

Median Days on Market^

28 days

Average Hold Period*

7.2 years

Dwelling Type^



● Houses 89%

● Units 11%

Ownership^



● Owned Outright 53%

● Mortgaged 34%

● Rented 13%

Population^

4,976

Median Asking Rent per week*

\$490

Median Age^

52 years

Rental Yield*











3.55%

Median Household Size^











2.3 people

DRYSDALE SUBURB REPORT











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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 29-31 Filbay Cr Drysdale	4	House	\$1,437,500	04 Dec 2025
 3/35 High St Drysdale	2	Unit	\$440,000	04 Dec 2025
 1/33 Collins St Drysdale	2	Unit	\$572,500	03 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
 11 Heritage Mews Drysdale	4	House	\$905,000	27 Nov 2025

DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 48 Newfields Dr Drysdale	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
 1/33 Newcombe St Drysdale	3	House	\$589,000	24 Nov 2025
 37 Palmerston St Drysdale	3	House	\$745,000	24 Nov 2025
 33 De Burgh Rd Drysdale	5	House	\$820,000	23 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

DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/35 High St Drysdale	2	Unit	\$450,000	30 Sep 2025
 3/130 Barrands La Drysdale	3	Unit	\$610,000	19 Sep 2025
 2 Diana Ct Drysdale	3	House	\$630,000	16 Sep 2025
 25 Nash Av Drysdale	3	House	\$791,000	16 Sep 2025
 18 Platinum Av Drysdale	3	House	\$880,000	11 Sep 2025



jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.