



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>

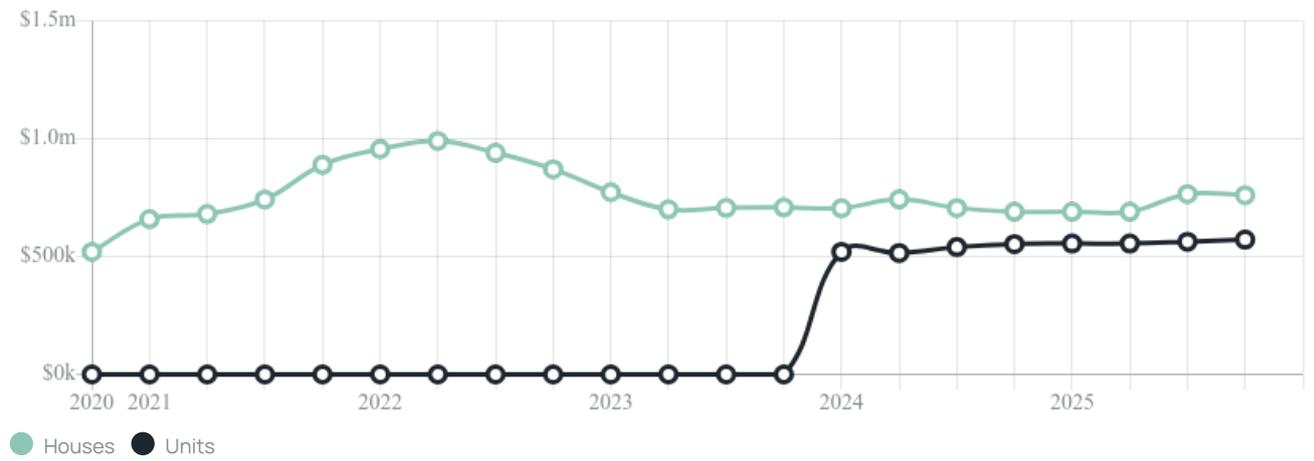
Median

\$571k

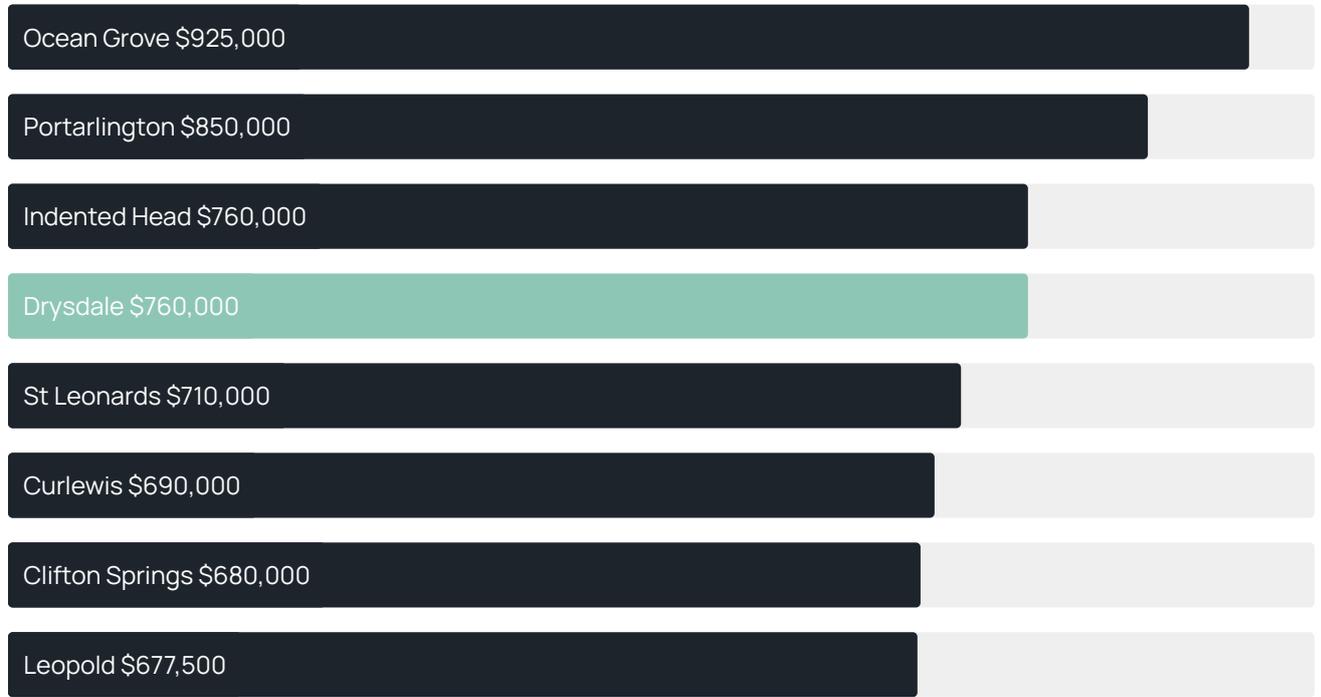
Quarterly price change

1.55% ↑

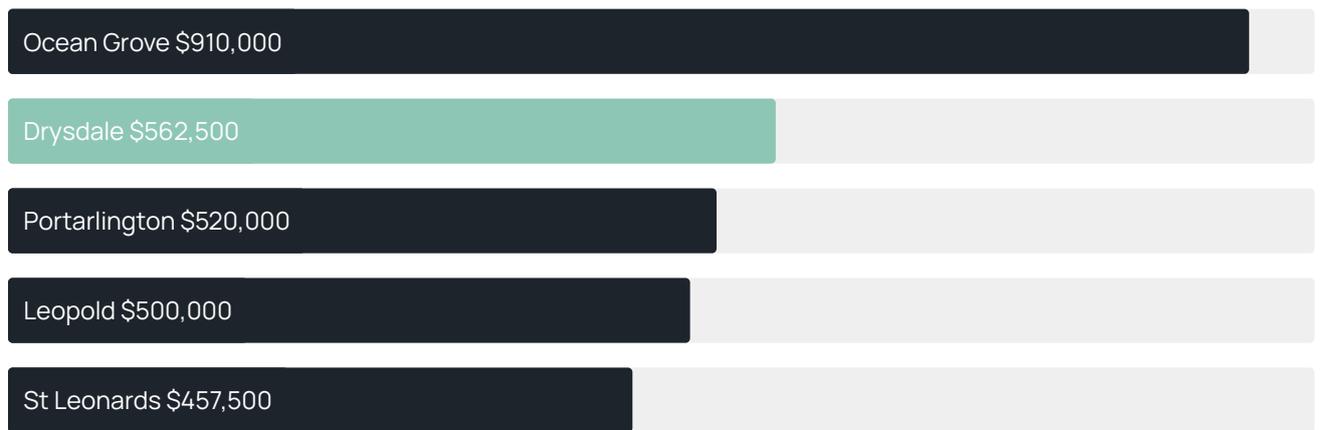
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 7%  
● Private 93%

Auction clearance rate<sup>3</sup>

100%

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

42 days

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

42 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
 12 Ridley St Drysdale	4	House	\$950,000	06 Feb 2026
 2/117 High St Drysdale	3	House	\$850,000	30 Jan 2026
 87 Clifton Springs Rd Drysdale	3	House	\$685,000	30 Jan 2026
 14 Macauley Way Drysdale	4	House	\$775,000	27 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
 31 Heritage Mews Drysdale	4	House	\$775,000	18 Dec 2025
 2/71 High St Drysdale	3	Unit	\$605,000	05 Dec 2025

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/33 Collins St Drysdale	2	Unit	\$572,500	02 Dec 2025
 26 Glengarry Ct Drysdale	3	House	\$645,000	01 Dec 2025
 1/70 Clifton Springs Rd Drysdale	3	Unit	\$600,000	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
 48 Newfields Dr Drysdale	4	House	\$698,000	27 Nov 2025
 14 David St Drysdale	2	House	\$645,000	25 Nov 2025

## DRYSDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 31 Ridley St Drysdale	3	House	\$775,000	22 Nov 2025
 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



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 01/03/2026

- 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

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.