

JellisCraig

HUGHESDALE

Suburb Report

Know your neighbourhood.



HUGHESDALE SUBURB REPORT

Median House Price*

Median

\$1.43m

Quarterly Price Change

-1.10% ↓

Median Unit Price*

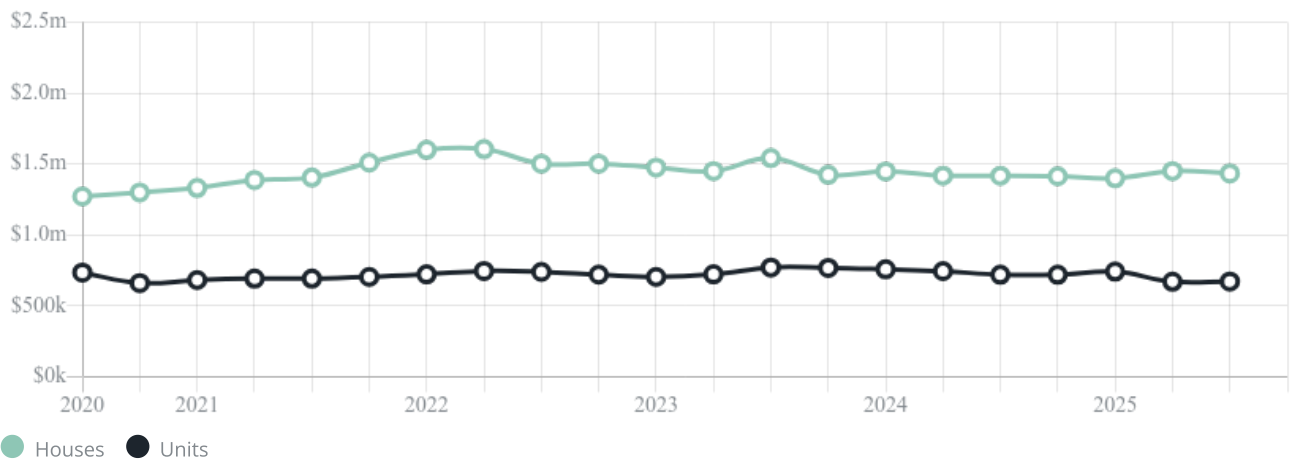
Median

\$672k

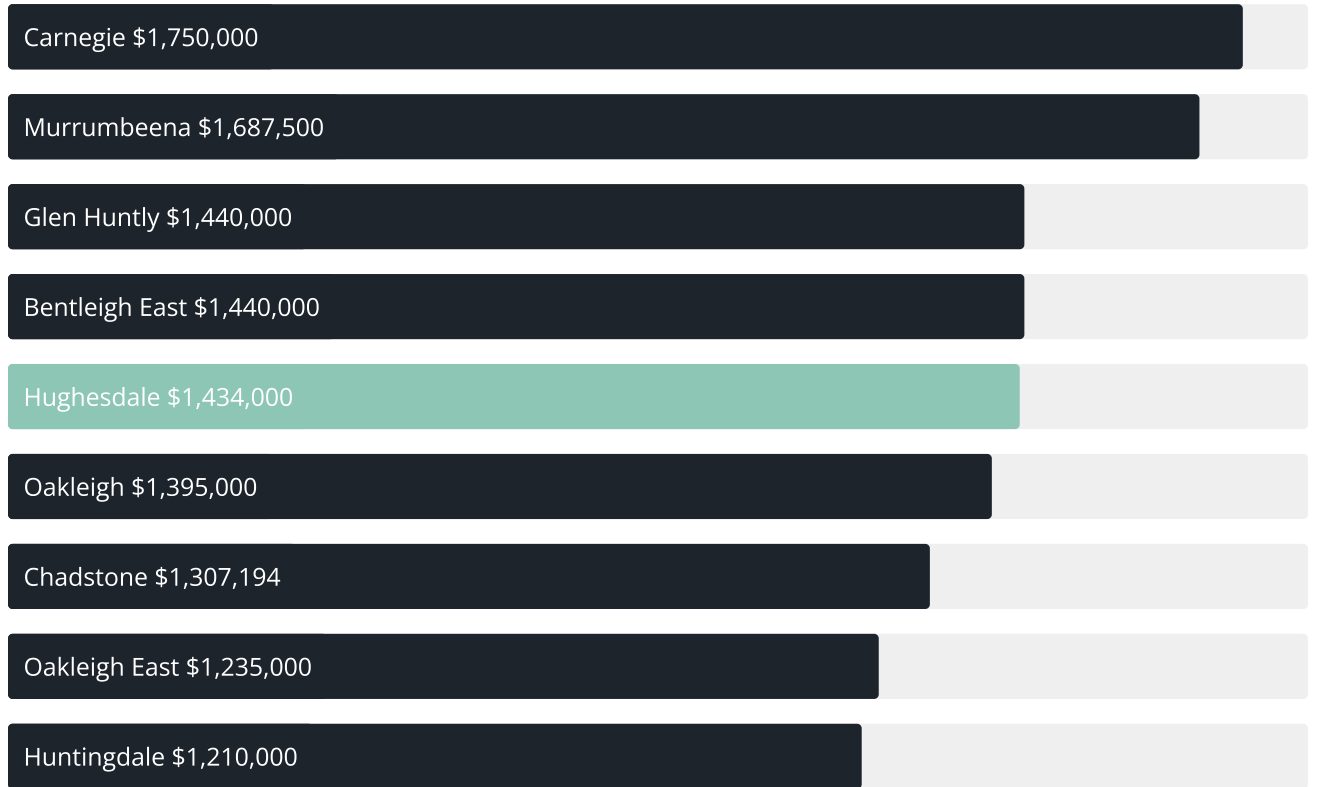
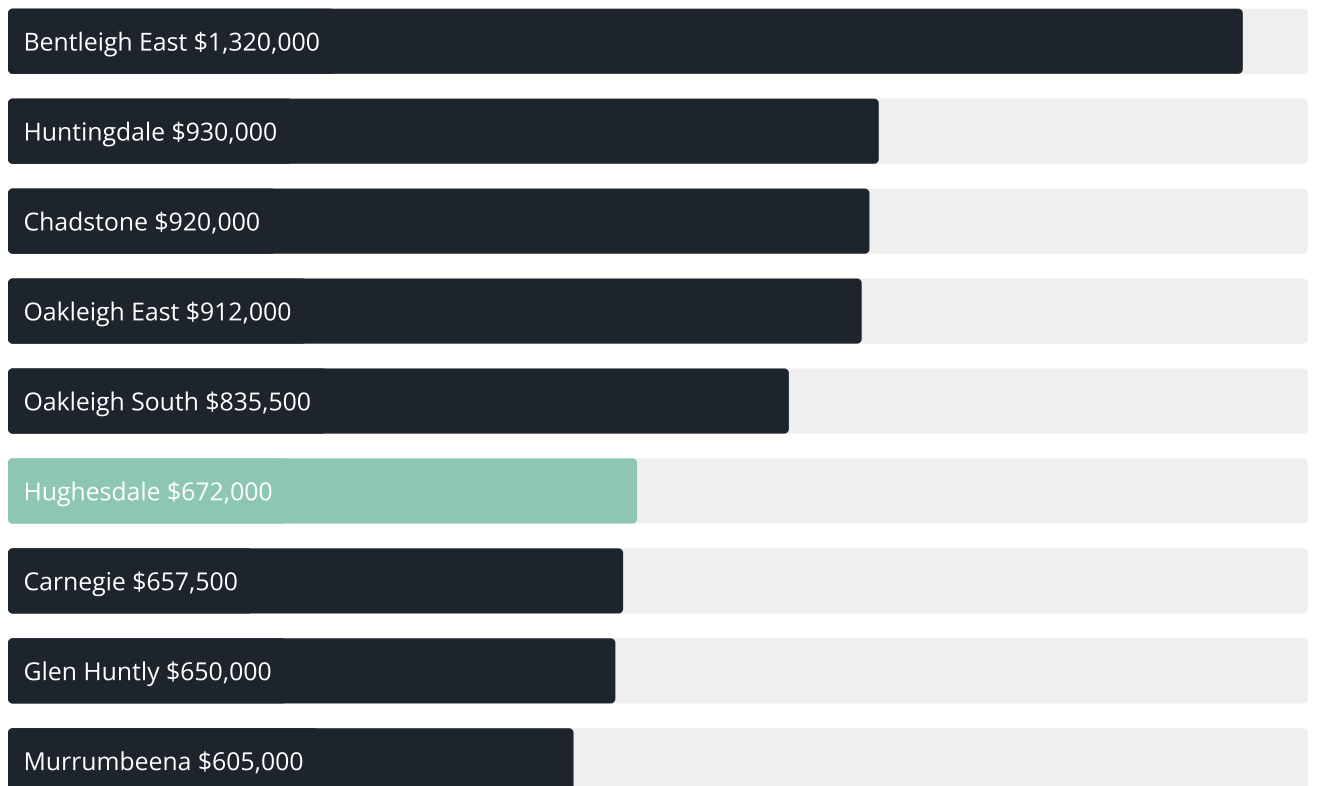
Quarterly Price Change

0.29% ↑

Quarterly Price Change*



HUGHESDALE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

HUGHESDALE SUBURB REPORT

Sale Method*



● Auction 64%
● Private 36%

Auction Clearance Rate*

90.62%

Median Days on Market^

25 days

Average Hold Period*

6.9 years

Dwelling Type^



● Houses 54% ● Units 46%

Ownership^



● Owned Outright 34% ● Mortgaged 35% ● Rented 31%

Population^

7,563

Median Asking Rent per week*

\$680

Population Growth^

0.09%

Rental Yield*

2.48%

Median Age^

38 years

Median Household Size^

2.5 people

HUGHESDALE 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/155 Kangaroo Rd Hughesdale	4	Townhouse	\$1,365,000	27 Nov 2025
 7/5 Crewe Rd Hughesdale	3	Apartment	\$639,000	22 Nov 2025
 106/95 Warrigal Rd Hughesdale	2	Apartment	\$486,500	19 Nov 2025
 42 Bowen St Hughesdale	4	House	\$2,680,000	15 Nov 2025
 39 Hotham St Hughesdale	2	House	\$2,152,000	11 Nov 2025
 312/59-63 Warrigal Rd Hughesdale	2	Apartment	\$500,000	10 Nov 2025
 5/2 Earlstown Rd Hughesdale	3	Townhouse	\$1,267,000	08 Nov 2025
 30 Kinrade St HUGHESDALE	4	House	\$1,585,000	06 Nov 2025
 7 Earlstown Rd HUGHESDALE	1	House	\$1,451,000	25 Oct 2025
 1A Paget St Hughesdale	5	House	\$2,000,000	22 Oct 2025

HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Dallas Av Hughesdale	3	House	\$1,550,000	18 Oct 2025
 21 Canterbury St Hughesdale	3	House	\$1,640,000	18 Oct 2025
 56 Willesden Rd Hughesdale	4	House	\$1,652,000	16 Oct 2025
 2/166-168 Poath Rd HUGHESDALE	2	Unit	\$855,000	04 Oct 2025
 2/20 Maroo St Hughesdale	3	Flat/Unit/Apartment	\$1,200,500	02 Oct 2025
 133 Warrigal Rd Hughesdale	3	House	\$1,075,000	23 Sep 2025
 11/50 Poath Rd Hughesdale	2	Apartment	\$490,000	20 Sep 2025
 48 Latrobe St Hughesdale	4	House	\$1,215,000	20 Sep 2025
 33 Normanby St Hughesdale	3	House	\$1,350,000	20 Sep 2025
 4 Callander St Hughesdale	4	House	\$2,530,000	20 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 3/50 Poath Rd Hughesdale	1	Apartment	\$375,000	18 Sep 2025
 1/1079 North Rd Hughesdale	2	Flat/Unit/Apartment	\$732,000	13 Sep 2025
 1/48 Dallas Av Hughesdale	3	Flat/Unit/Apartment	\$350,000	12 Sep 2025
 1/3 Crewe Rd Hughesdale	2	Flat/Unit/Apartment	\$850,000	12 Sep 2025
 1/1087-1089 North Rd Hughesdale	2	Townhouse	\$770,000	12 Sep 2025
 1/1087 North Rd Hughesdale	2	Flat/Unit/Apartment	\$770,000	11 Sep 2025
 13 Argyle Cl Hughesdale	5	House	\$1,828,000	06 Sep 2025
 304/1384 Dandenong Rd Hughesdale	1	Apartment	\$250,000	04 Sep 2025
 3/41 Paddington Rd Hughesdale	2	Unit	\$695,000	31 Aug 2025
 32 Simmonds St Hughesdale	3	House	\$1,460,000	30 Aug 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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