



Hughesdale

# Suburb Report



Your connection to property insights



**JellisCraig**

HUGHESDALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.51m

Quarterly price change

4.72% ↑

Median unit price<sup>1</sup>

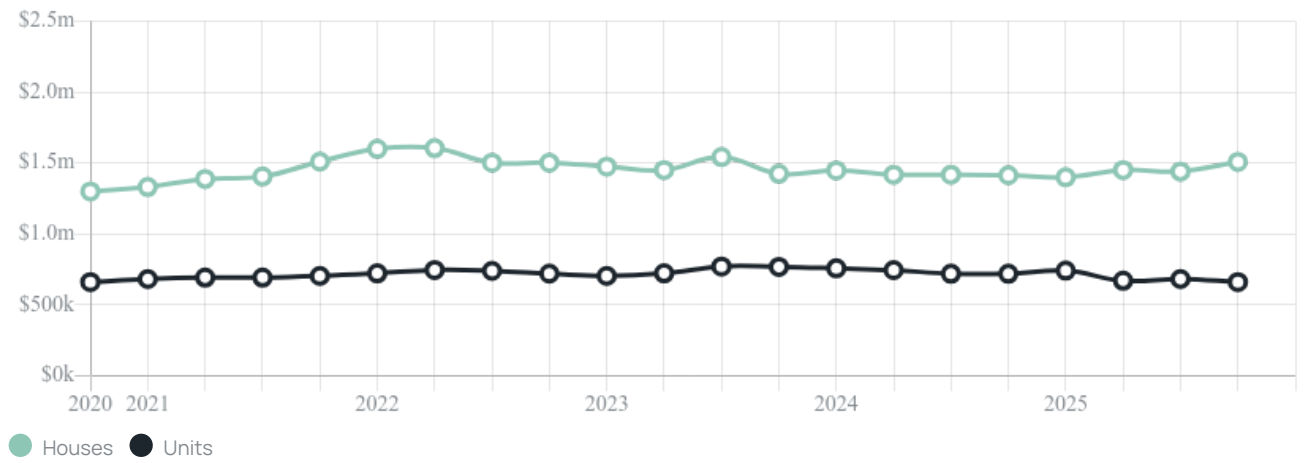
Median

\$661k

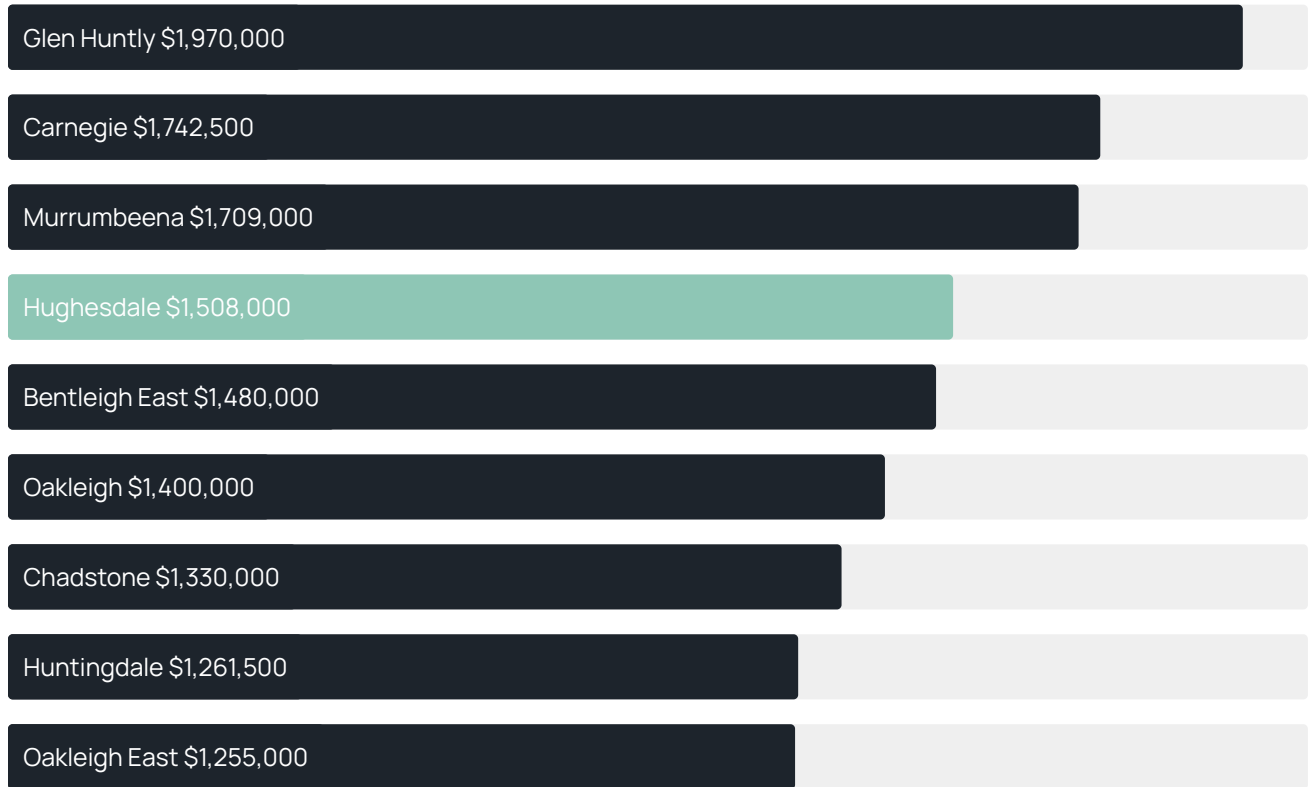
Quarterly price change

-3.07% ↓

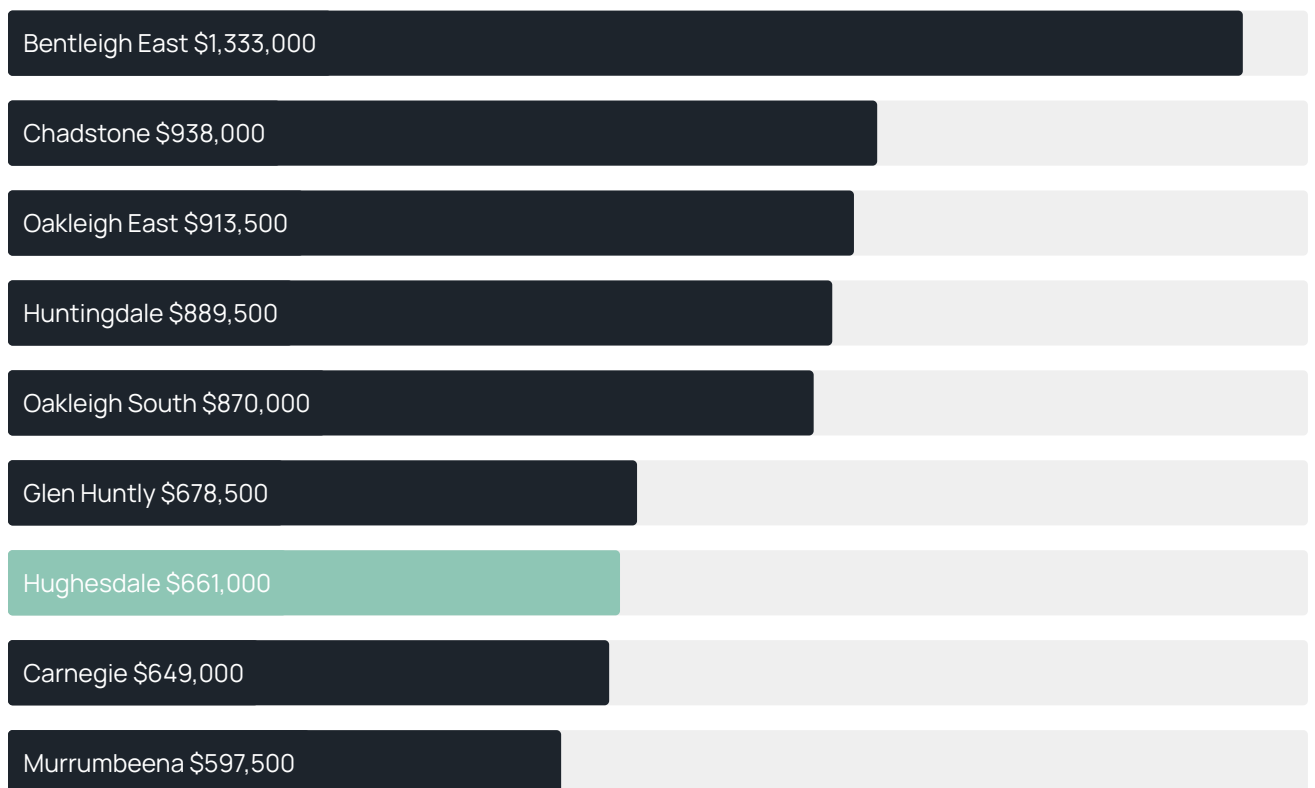
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 71%  
● Private 29%

Auction clearance rate<sup>3</sup>

90.91%

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

26 days

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

26 groups

Average hold period<sup>1</sup>

6.9 years

Dwelling type<sup>5</sup>



● Houses 54% ● Units 46%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

7,563

Median asking rent<sup>1</sup>

\$728 per week

Population growth<sup>5</sup>

0.09%

Rental yield<sup>1</sup>

2.48%

Median age<sup>5</sup>

38 years











Median household size<sup>5</sup>

2.5 people











HUGHESDALE SUBURB REPORT

## Recent Hughesdale sales









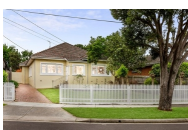

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/37 Willesden Rd Hughesdale	4	House	\$1,500,000	28 Mar 2026
 2/7 Freda St Hughesdale	3	Unit	\$1,052,500	28 Mar 2026
 1/4 Normanby St Hughesdale	2	Unit	\$701,000	25 Mar 2026
 2/575 Neerim Rd Hughesdale	2	Unit	\$690,000	21 Mar 2026
 3/12 Clapham Rd Hughesdale	3	Unit	\$1,000,000	14 Mar 2026
 1/23 Willesden Rd Hughesdale	1	Unit	\$407,500	11 Mar 2026
 1/147 Kangaroo Rd Hughesdale	3	House	\$1,155,000	07 Mar 2026
 403/28 Swindon Rd Hughesdale	2	Apartment	\$515,000	02 Mar 2026
 1/7 Warrigal Rd Hughesdale	2	Townhouse	\$660,000	28 Feb 2026
 19 Bowen St Hughesdale	2	House	\$1,195,000	28 Feb 2026

## HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Dumblane St Hughesdale	3	House	\$1,550,000	28 Feb 2026
 101/28 Swindon Rd Hughesdale	2	Apartment	\$595,000	26 Feb 2026
 4/13 Swindon Rd Hughesdale	2	Unit	\$666,000	21 Feb 2026
 1/14-18 Hotham St Hughesdale	2	Unit	\$920,000	21 Feb 2026
 43 Canterbury St Hughesdale	4	House	\$1,592,000	14 Feb 2026
 110/28 Swindon Rd Hughesdale	2	Apartment	\$550,000	11 Feb 2026
 105/95 Warrigal Rd Hughesdale	2	Apartment	\$518,000	11 Feb 2026
 3/10 Crewe Rd Hughesdale	2	Apartment	\$575,000	10 Feb 2026
 214/28 Swindon Rd Hughesdale	2	Apartment	\$575,000	10 Feb 2026
 1/101 Willesden Rd Hughesdale	3	Flat/Unit/Apartment	\$900,000	28 Jan 2026

## HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 205/93 Warrigal Rd Hughesdale	2	Apartment	\$500,000	15 Jan 2026
 205/1338 Dandenong Rd Hughesdale	2	Strata Unit/Flat	\$605,000	07 Jan 2026
 206/59 Warrigal Rd Hughesdale	1	Strata Unit/Flat	\$400,000	07 Jan 2026
 1/16 Fellows St Hughesdale	2	Unit	\$773,000	24 Dec 2025
 11/596 Neerim Rd Hughesdale	3	Villa	\$745,000	20 Dec 2025
 2/4 Normanby St Hughesdale	2	Unit	\$651,000	17 Dec 2025
 2/7 Warrigal Rd Hughesdale	2	Unit	\$652,000	13 Dec 2025
 46 Austin St Hughesdale	3	House	\$1,305,000	06 Dec 2025
 14 Fellows St Hughesdale	4	House	\$1,735,000	06 Dec 2025
 6/49 Latrobe St Hughesdale	3	Unit	\$1,180,000	06 Dec 2025



Please contact your local Jellis Craig office

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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