



Hughesdale

Suburb Report



Your connection to property insights



JellisCraig

HUGHESDALE SUBURB REPORT

Median house price¹

Median

\$1.59m

Quarterly price change

1.33% ↑

Median unit price¹

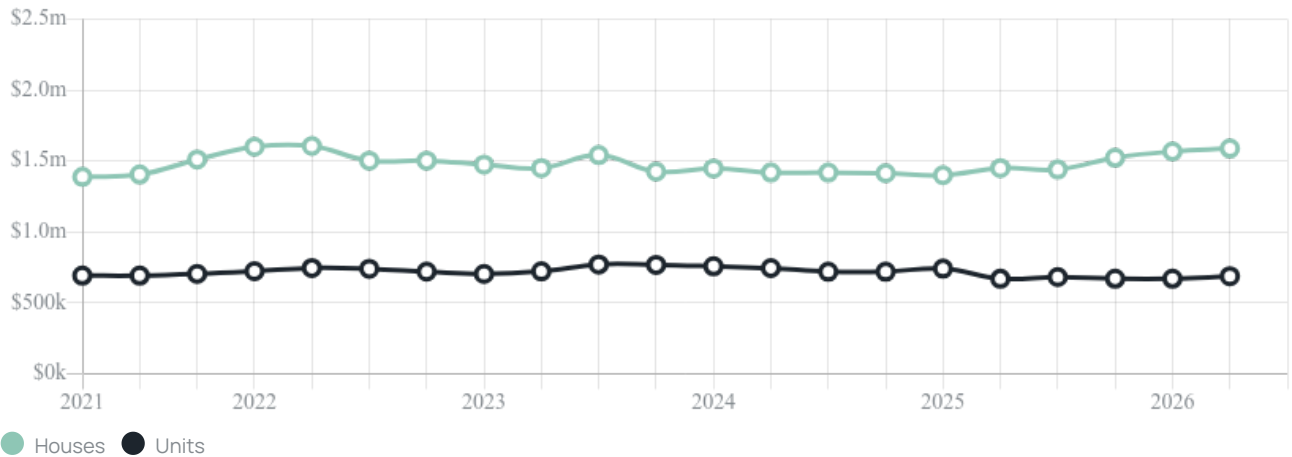
Median

\$688k

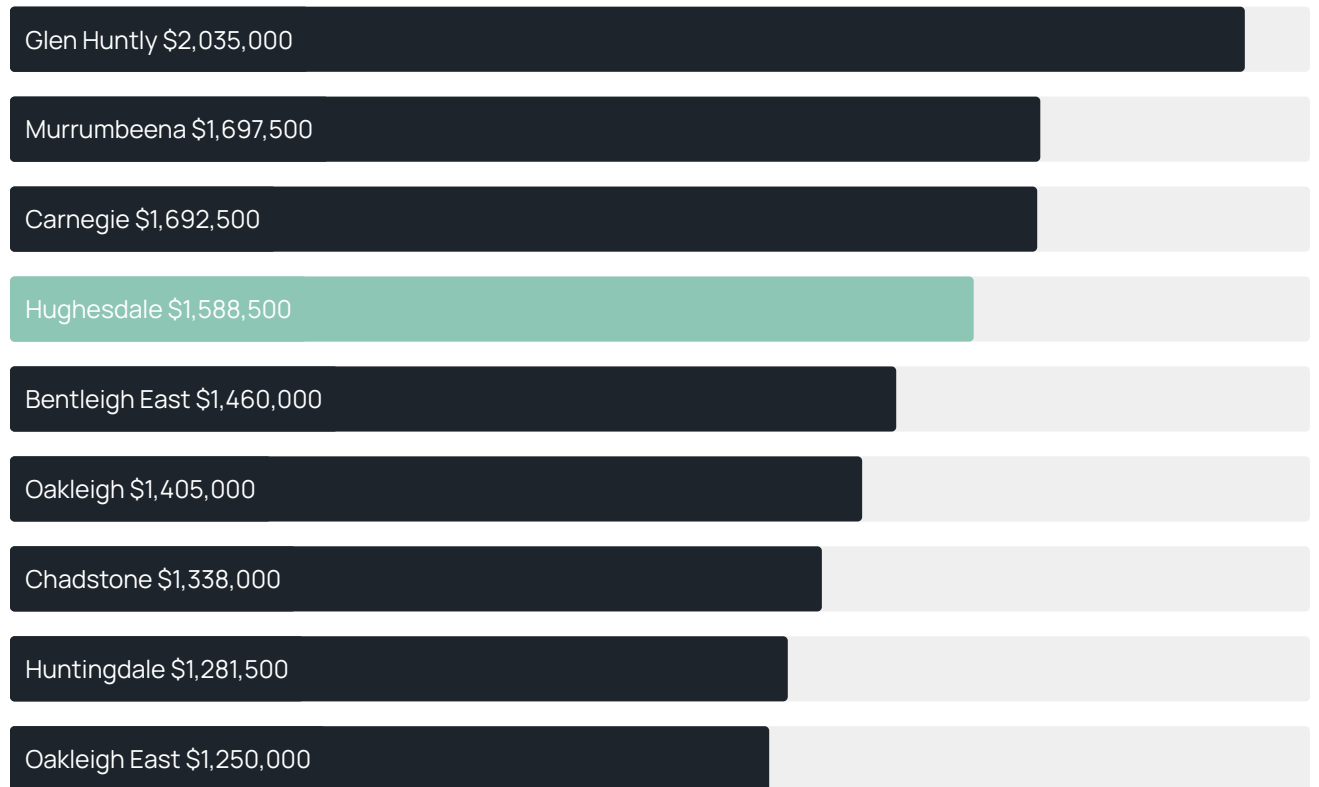
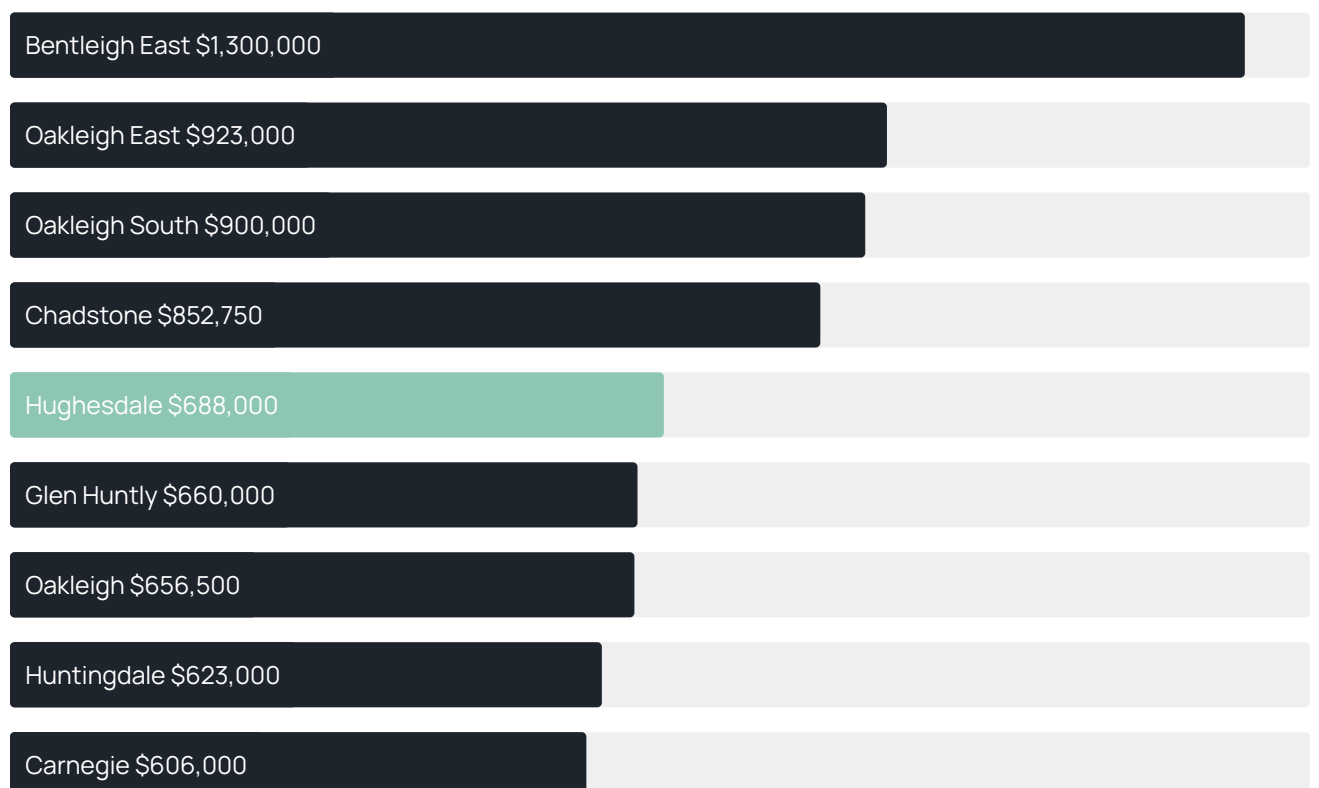
Quarterly price change

2.68% ↑

Quarterly price change¹



HUGHESDALE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 76%
● Private 24%

Auction clearance rate³

87.5%Median days on market³

25 daysJellis Craig average inspection attendance per listing⁴

25 groupsAverage hold period¹

6.9 yearsDwelling type⁵

● Houses 54% ● Units 46%

Ownership⁵

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

Population⁵

7,563Median asking rent¹

\$810 per weekPopulation growth⁵

0.09%Rental yield¹

2.48%Median age⁵

38 yearsMedian household size⁵

2.5 people

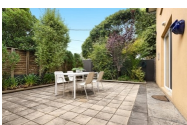
HUGHESDALE SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 34/262-274 Poath Rd Hughesdale	2	Unit	\$781,500	18 Jul 2026
 5/19-21 Willesden Rd Hughesdale	2	Apartment	\$520,000	02 Jul 2026
 1/1314 Dandenong Rd Hughesdale	2	Apartment	\$480,000	30 Jun 2026
 205/95 Warrigal Rd Hughesdale	2	Apartment	\$385,000	17 Jun 2026
 2/24 Bowen St Hughesdale	2	Unit	\$705,000	16 Jun 2026
 104/93 Warrigal Rd Hughesdale	2	Apartment	\$570,000	10 Jun 2026
 2/1079 North Rd Hughesdale	4	Townhouse	\$880,000	06 Jun 2026
 19 Paget St Hughesdale	2	House	\$935,000	30 May 2026
 22/262-274 Poath Rd HUGHESDALE	3	Townhouse	\$880,000	30 May 2026
 2/23 Swindon Rd HUGHESDALE	2	Unit	\$688,000	30 May 2026

HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 G8/1344 Dandenong Rd Hughesdale	1	Strata Unit/Flat	\$425,500	26 May 2026
 1/35 Canterbury St Hughesdale	3	House	\$1,060,000	23 May 2026
 18a Carlisle Cr Hughesdale	4	House	\$1,690,000	16 May 2026
 7 Austin St Hughesdale	5	House	\$2,075,000	14 May 2026
 1/36 Darling St Hughesdale	3	Unit	\$1,215,000	09 May 2026
 2/144-146 Kangaroo Rd Hughesdale	2	Villa	\$840,000	09 May 2026
 G5/1330 Dandenong Rd Hughesdale	2	Flat/Unit/Apartment	\$435,000	29 Apr 2026
 303/28 Swindon Rd Hughesdale	2	Apartment	\$590,000	26 Apr 2026
 1/10 Crewe Rd Hughesdale	2	Apartment	\$585,000	24 Apr 2026
 9/30 Maroo St Hughesdale	3	Unit	\$970,000	18 Apr 2026

HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19a Paget St Hughesdale	3	House	\$1,027,500	14 Apr 2026
 1/12 Rugby Rd Hughesdale	2	Unit	\$770,000	13 Apr 2026
 1/7 Freda St Hughesdale	3	Unit	\$915,000	07 Apr 2026
 16 Simmonds St Hughesdale	6	House	\$2,360,000	01 Apr 2026
 19/34 Maroo St Hughesdale	2	Unit	\$765,000	28 Mar 2026
 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
 2/17 Maroo St Hughesdale	2	Unit	\$840,000	25 Mar 2026
 1/12 Swindon Rd Hughesdale	3	Townhouse	\$1,150,000	25 Mar 2026



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.

Data is current as of PDF generation date 01/08/2026

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.