



Hughesdale Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HUGHESDALE SUBURB REPORT

Median house price¹

Median

\$1.51m

Quarterly price change

4.72% 

Median unit price¹

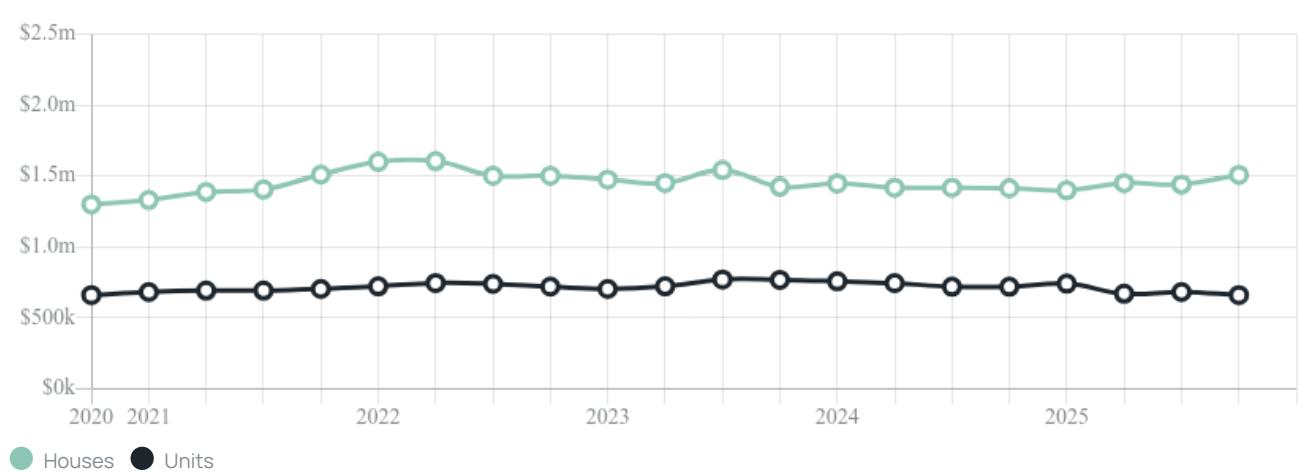
Median

\$661k

Quarterly price change

-3.07% 

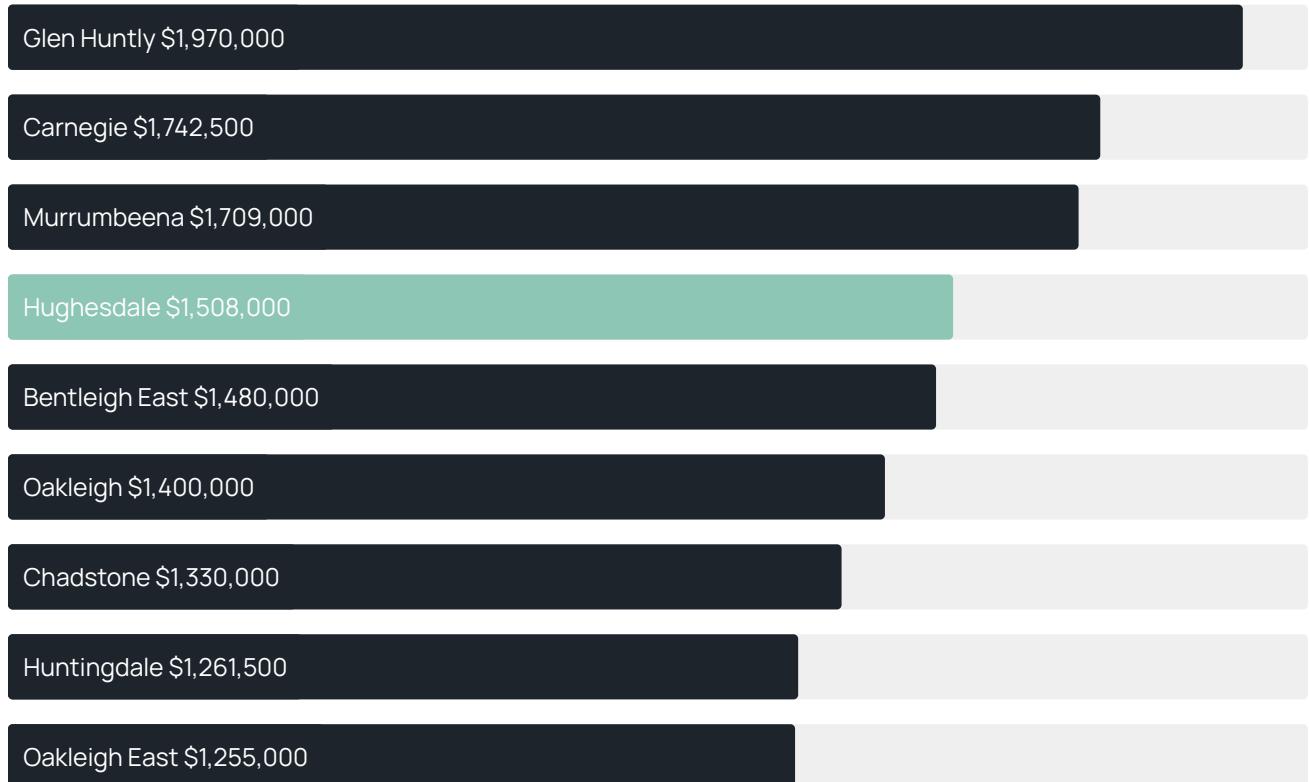
Quarterly price change¹



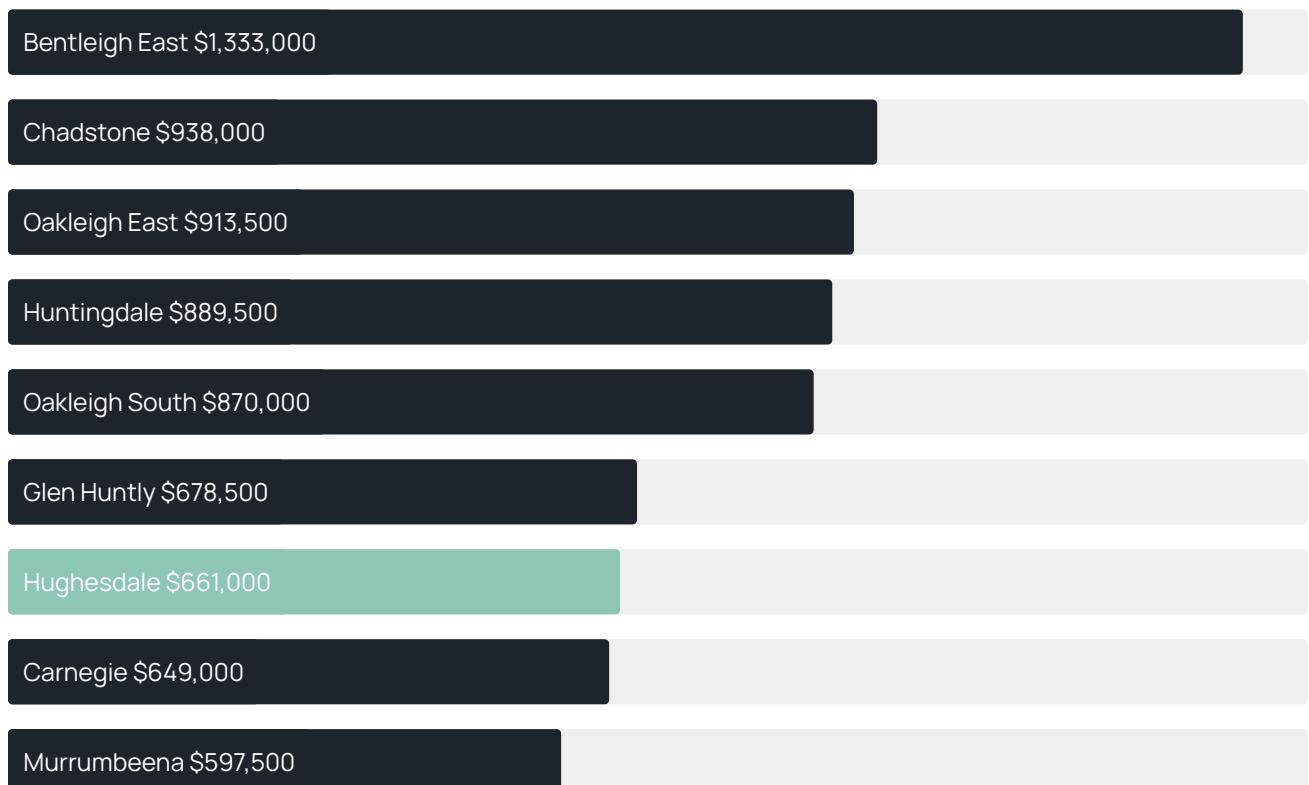
Surrounding Suburbs

HUGHESDALE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

HUGHESDALE SUBURB REPORT

Sale method²



● Auction 79%
● Private 21%

Auction clearance rate³

88.46%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

6.9 years

Insights

Dwelling type⁵



● Houses 54% ● Units 46%

Ownership⁵



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

Population⁵

7,563

Median asking rent¹

\$728 per week

Population growth⁵

0.09%

Rental yield¹

2.48%

Median age⁵

38 years

Median 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
 205/93 Warrigal Rd Hughesdale	2	Apartment	\$500,000	15 Jan 2026
 1/16 Fellows St Hughesdale	2	Unit	\$773,000	24 Dec 2025
 2/4 Normanby St Hughesdale	2	Unit	\$651,000	17 Dec 2025
 6/49 Latrobe St Hughesdale	3	Unit	\$1,180,000	06 Dec 2025
 106/93 Warrigal Rd Hughesdale	2	Apartment	\$510,000	30 Nov 2025
 405/28 Swindon Rd Hughesdale	2	Apartment	\$630,000	29 Nov 2025
 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
 38 Darling St Hughesdale	4	House	\$1,000,000	18 Nov 2025

Sold Properties

HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 G8/1338 Dandenong Rd Hughesdale	2	Strata Unit/Flat	\$530,000	27 Oct 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
 9 Dallas Av Hughesdale	3	House	\$1,550,000	18 Oct 2025
 21 Canterbury St Hughesdale	3	House	\$1,640,000	18 Oct 2025

Sold Properties

HUGHESDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Argyle Cl Hughesdale	5	House	\$1,500,000	17 Oct 2025
 56 Willesden Rd Hughesdale	4	House	\$1,652,000	16 Oct 2025
 2/18 Normanby St Hughesdale	2	Flat/Unit/Apartment	\$725,000	14 Oct 2025
 3/262 Poath Rd Hughesdale	3	Flat/Unit/Apartment	\$991,000	10 Oct 2025
	2	Flat/Unit/Apartment	\$855,000	04 Oct 2025
 2/166-168 Poath Rd HUGHESDALE	2	Unit	\$855,000	04 Oct 2025
	3	Flat/Unit/Apartment	\$1,200,500	02 Oct 2025
 133 Warrigal Rd Hughesdale	3	House	\$1,075,000	23 Sep 2025
	2	Apartment	\$490,000	20 Sep 2025
	4	House	\$1,215,000	20 Sep 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.

Data is current as of PDF generation date 19/01/2026

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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