



WE
KNOW
CLAY**Y**
TON

SUBURB PROFILE



motionproperty

CLAYTON



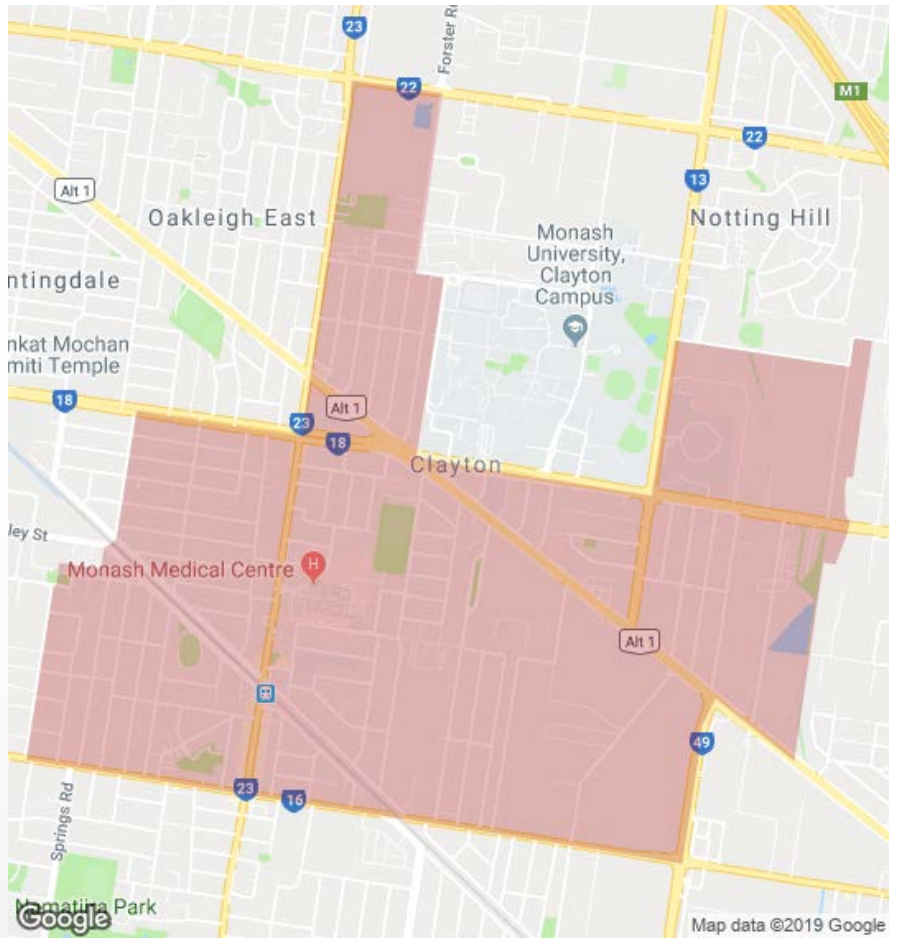
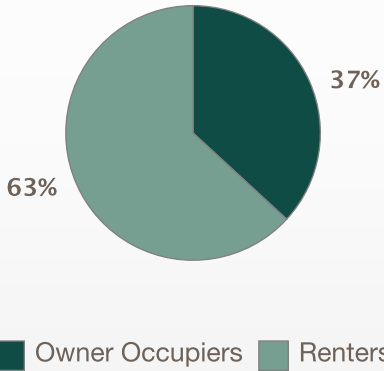
18km
Distance from GPO



19.3k
Population
↑24.5%
5 year population change



12 years
Average length of ownership



The size of Clayton is approximately 7.9 square kilometres. It has 5 parks covering nearly 1.6% of total area. The population of Clayton in 2011 was 15,543 people. By 2016 the population was 19,348 showing a population growth of 24.5% in the area during that time. The predominant age group in Clayton is 20-29 years. Households in Clayton are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clayton work in a professional occupation. In 2011, 40.2% of the homes in Clayton were owner-occupied compared with 35.2% in 2016. Currently the median sales price of houses in the area is \$1,025,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,355

92

\$972,030

30



4,384

180

\$565,438

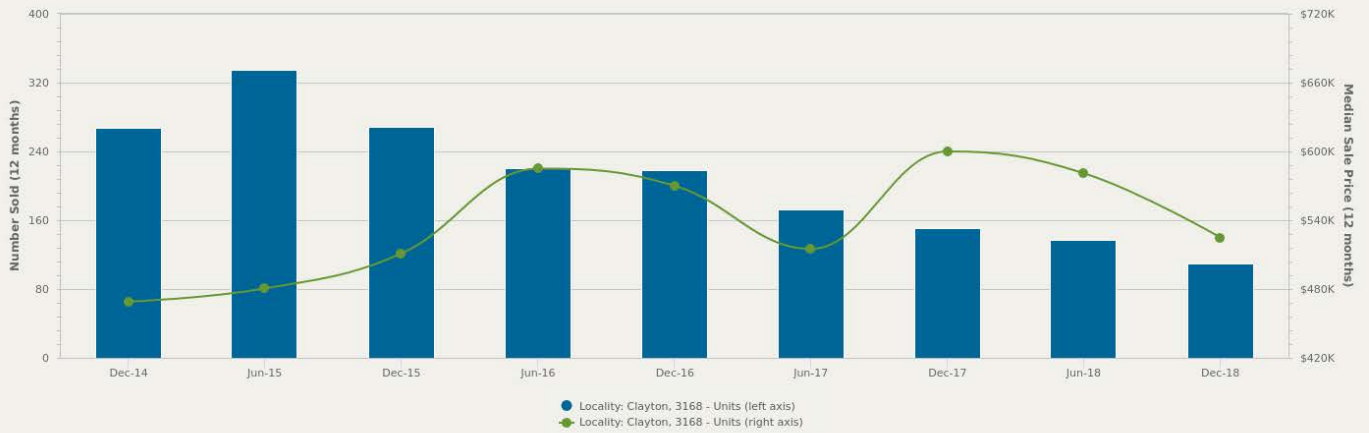
110

*Total number of unique properties listed for sale over the past 12 months.

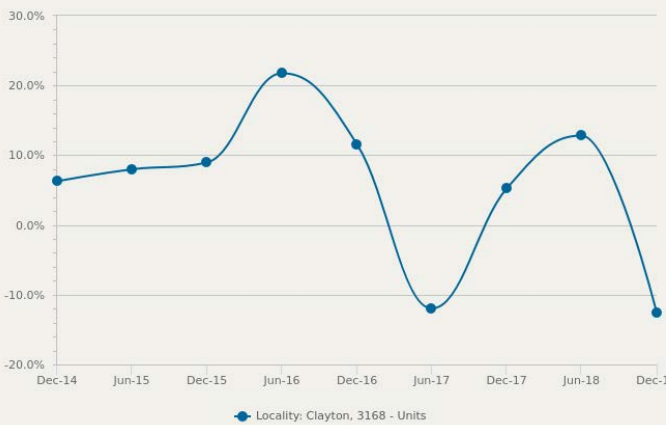


UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$738,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$525,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$403,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

















ON THE MARKET

20

1
BEDROOMS

RECENTLY SOLD

















8

 <p>1728 Dandenong Road Clayton VIC 3168 Listed on 18 Mar 2019 In-room Auction</p>	 -  1  1,711m ²	 <p>112/1728 Dandenong Road Clayton VIC 3168 Sold on 01 Mar 2019 Not Disclosed</p>	 1  1  1,709m ²
 <p>109/5-7 Dixon Street Clayton VIC 3168 Listed on 18 Mar 2019 \$340,000 - \$370,000</p>	 1  1  -	 <p>118/1453-1457 North Road Clayton VIC 3168 Sold on 11 Feb 2019 \$145,000*</p>	 1  1  -

42

2
BEDROOMS

















15

 <p>12 Brushbox Court Clayton VIC 3168 Listed on 18 Mar 2019 PRIVATE SALE \$499,000 - \$548,000</p>	 1  1  128m ²	 <p>1/134 Moriah Street Clayton VIC 3168 Sold on 23 Feb 2019 \$560,000*</p>	 1  2  335m ²
 <p>101/4 Clarkson Court Clayton VIC 3168 Listed on 18 Mar 2019 Contact Agent</p>	 1  2  -	 <p>2/20 View Street Clayton VIC 3168 Sold on 22 Feb 2019 Not Disclosed</p>	 2  1  149m ²

30

3
BEDROOMS

19

 <p>4/45 Alice Street Clayton VIC 3168 Listed on 18 Mar 2019 UNDER CONTRACT</p>	 2  1  193m ²	 <p>1/8 McGregor Street Clayton VIC 3168 Sold on 16 Mar 2019 Not Disclosed</p>	 1  1  330m ²
 <p>3/34-36 Eva Street Clayton VIC 3168 Listed on 18 Mar 2019 All reasonable offers will be considered!</p>	 2  2  188m ²	 <p>1/17 Sarton Road Clayton VIC 3168 Sold on 02 Mar 2019 Not Disclosed</p>	 1  2  289m ²

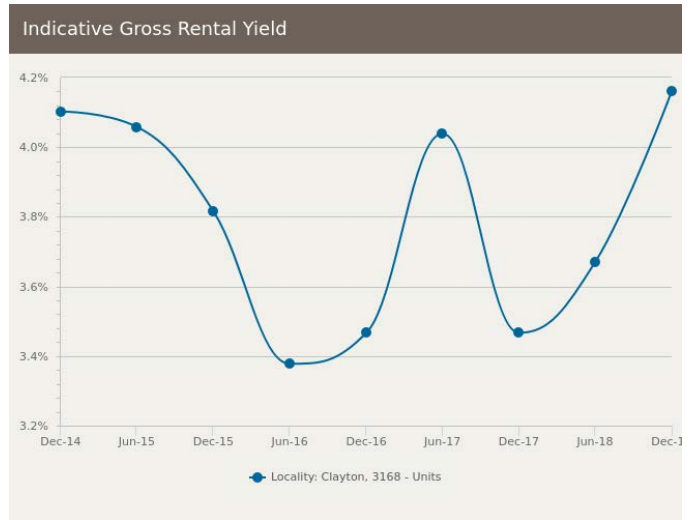
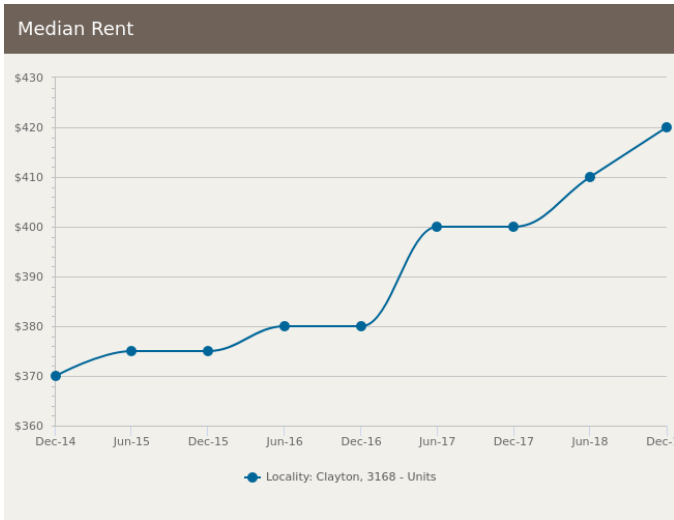


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

17

1
BEDROOMS

 95 Carinish Road Clayton VIC 3168 Listed on 14 Mar 2019 \$270/W 2 1 700m ²	 1/7 Beddoe Avenue Clayton VIC 3168 Listed on 13 Mar 2019 \$240/W 2 1 328m ²
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45

2
BEDROOMS

 26/2 Greenfield Drive Clayton VIC 3168 Listed on 18 Mar 2019 \$365/W 1 1 3,677m ²	 8/1927-1929 Dandenong Road Clayton VIC 3168 Listed on 16 Mar 2019 \$350/W 1 1 1,399m ²
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60

3
BEDROOMS

 5/1 Stockdale Avenue Clayton VIC 3168 Listed on 18 Mar 2019 \$620/W 1 2 752m ²	 1/18 Bettina Street Clayton VIC 3168 Listed on 17 Mar 2019 \$480/W 1 1 253m ²
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= number of units observed as On the Market for Rent within the last month

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