

SUBURB MARKET REPORT

CLAYFIELD - HOUSE - APRIL 2024

PREPARED BY JANELLE McKENNA PROPERTIES



Place.



Ascot

CLAYFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	117	\$ 680,000	0.0 %	\$ 290,000	\$ 5,270,000
2007	144	\$ 850,000	25.0 %	\$ 292,000	\$ 4,550,000
2008	76	\$ 878,500	3.4 %	\$ 392,500	\$ 2,610,000
2009	77	\$ 875,000	-0.4 %	\$ 380,000	\$ 3,600,000
2010	91	\$ 940,000	7.4 %	\$ 410,000	\$ 5,800,000
2011	75	\$ 881,000	-6.3 %	\$ 363,000	\$ 2,730,000
2012	80	\$ 841,500	-4.5 %	\$ 275,000	\$ 2,940,000
2013	112	\$ 850,000	1.0 %	\$ 297,000	\$ 3,750,000
2014	95	\$ 924,000	8.7 %	\$ 479,000	\$ 3,025,000
2015	130	\$ 1,085,000	17.4 %	\$ 520,000	\$ 4,100,000
2016	105	\$ 1,050,000	-3.2 %	\$ 390,000	\$ 3,600,000
2017	138	\$ 1,140,500	8.6 %	\$ 425,000	\$ 6,750,000
2018	96	\$ 1,200,000	5.2 %	\$ 425,000	\$ 7,000,000
2019	90	\$ 1,060,500	-11.6 %	\$ 300,000	\$ 4,100,000
2020	109	\$ 1,250,000	17.9 %	\$ 479,450	\$ 3,770,000
2021	165	\$ 1,480,000	18.4 %	\$ 425,000	\$ 5,800,000
2022	94	\$ 1,800,000	21.6 %	\$ 625,000	\$ 8,400,000
2023	106	\$ 1,748,700	-2.9 %	\$ 600,000	\$ 7,800,000
2024	11	\$ 1,820,000	4.1 %	\$ 900,000	\$ 3,380,000

Median Sale Price
\$1.82m

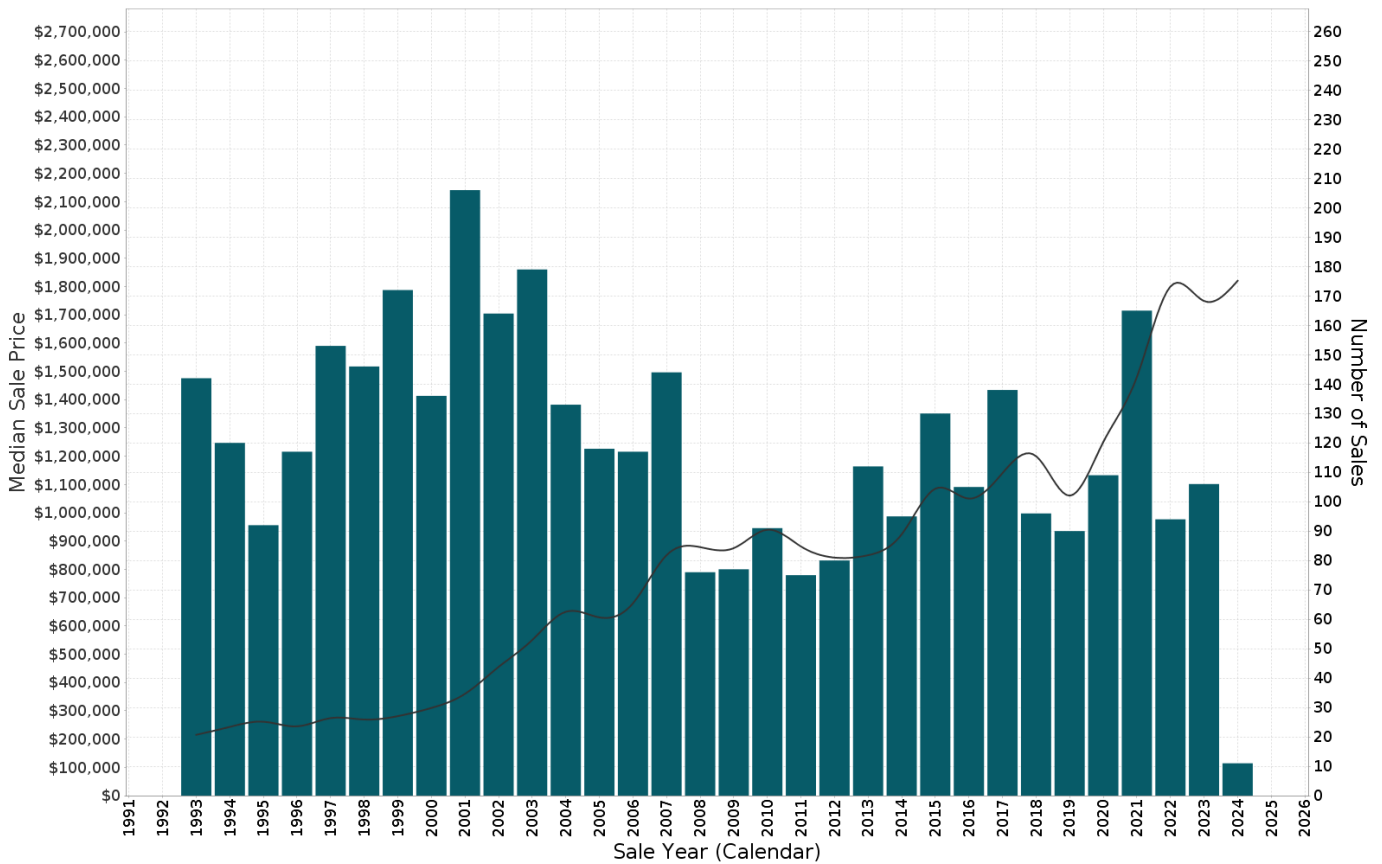
Based on 91 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+9.8%

Current Median Price: \$1,820,000
Previous Median Price: \$1,657,500

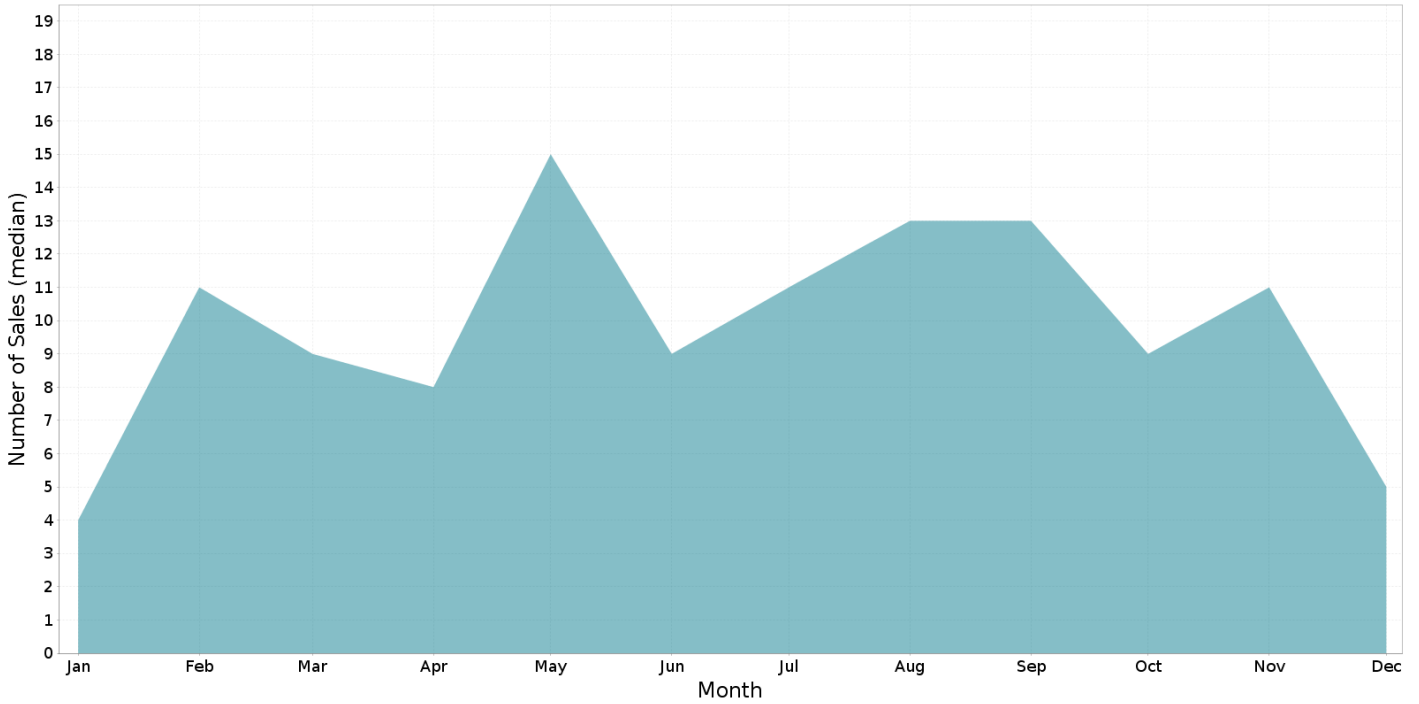
Based on 187 recorded House sales compared over the last two rolling 12 month periods



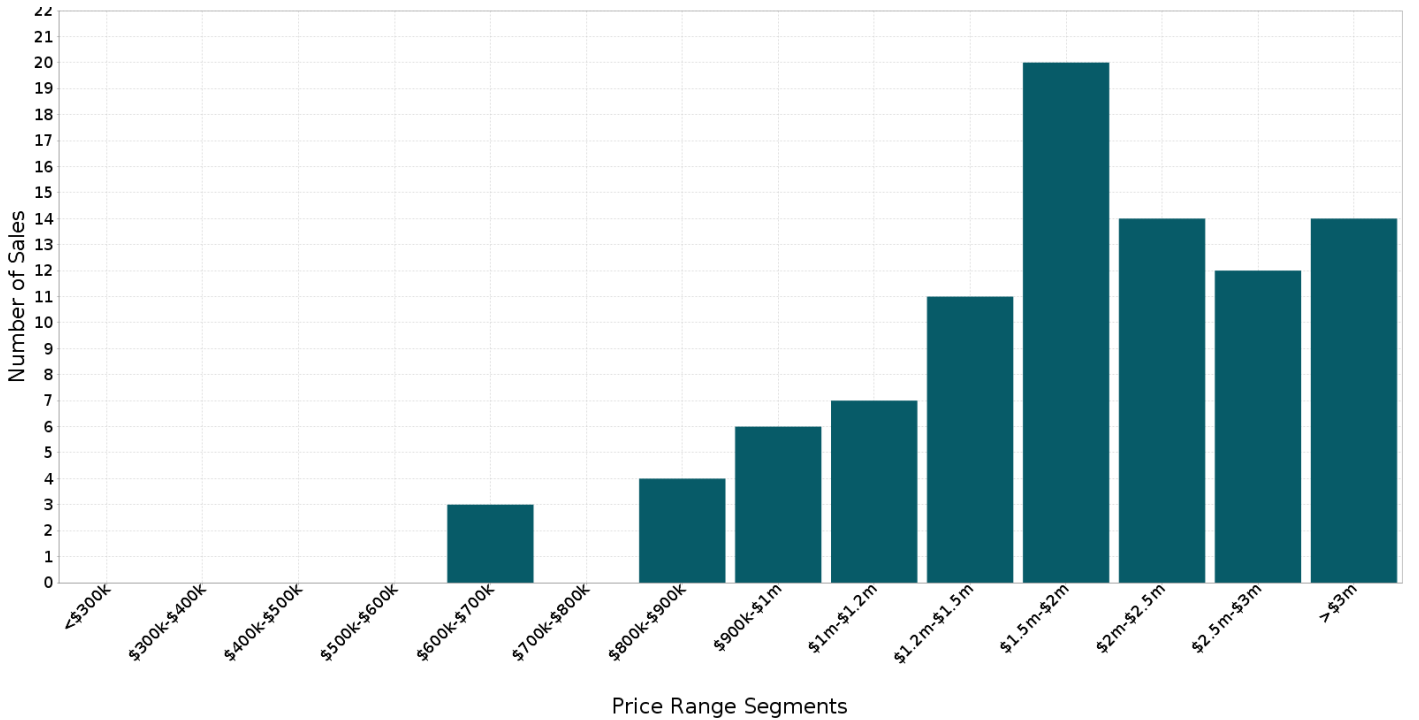
Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) April 2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

CLAYFIELD - Peak Selling Periods (3 years)



CLAYFIELD - Price Range Segments (12 months)



CLAYFIELD - Recently Sold Properties

Median Sale Price
\$1.82m

Based on 91 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+9.8%

Current Median Price: \$1,820,000
Previous Median Price: \$1,657,500


Based on 187 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
91

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

1/11 DENHAM ST



\$470,000

Sold Apr 2024
21 Days

88 m² 2 1 1

30 HOCKINGS ST




\$2,275,000

Sold Mar 2024
153 Days

1,019 m² 5 2 2

55 ORIEL RD




\$2,500,000

Sold Mar 2024
21 Days

405 m² 6 2 4

7 KALINGA ST



\$2,560,000

Sold Mar 2024
21 Days

627 m² 5 4 2

27 DENHAM ST




\$1,820,000

Sold Mar 2024
24 Days

438 m² 5 3 2

66 ELLIOTT ST




\$2,200,000

Sold Mar 2024
23 Days

810 m² 3 2 2

888 SANDGATE RD




\$900,000

Sold Mar 2024
124 Days

541 m² 4 2 2

12 DUBLIN ST




\$3,380,000

Sold Mar 2024
143 Days

810 m² 5 3 2

38 CRESWICK ST



\$2,570,000

Sold Mar 2024
154 Days

607 m² 5 2 2

6 ELIZA ST



34 HOWIE ST



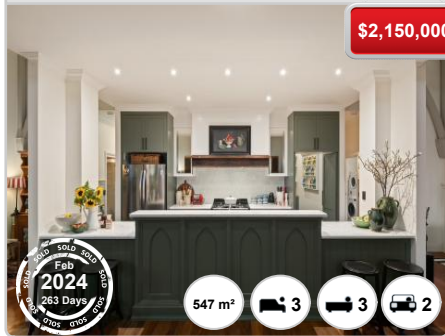
19 PHELAN ST



24 HOWIE ST



221 BONNEY AVE



26 HOWIE ST



35 DRANE ST



46 ELLIOTT ST



4 STUCKEY RD



21 BARLOW ST



37 LEWIS ST



22 CHILDS ST

