



SUBURB FLYOVER REPORT

CLAYFIELD (HOUSE)

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CLAYFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	76	\$ 878,500	0.0 %	\$ 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	97	\$ 910,000	7.1 %	\$ 479,000	\$ 3,025,000
2015	131	\$ 1,085,000	19.2 %	\$ 520,000	\$ 4,100,000
2016	108	\$ 1,050,000	-3.2 %	\$ 390,000	\$ 3,600,000
2017	139	\$ 1,135,000	8.1 %	\$ 425,000	\$ 6,750,000
2018	97	\$ 1,200,000	5.7 %	\$ 425,000	\$ 7,000,000
2019	90	\$ 1,060,500	-11.6 %	\$ 300,000	\$ 4,100,000
2020	108	\$ 1,250,000	17.9 %	\$ 550,000	\$ 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	104	\$ 1,748,700	-2.9 %	\$ 600,000	\$ 7,800,000
2024	99	\$ 2,000,000	14.4 %	\$ 817,500	\$ 8,850,000
2025	107	\$ 1,950,000	-2.5 %	\$ 830,000	\$ 9,000,000
2026	37	\$ 2,270,000	16.4 %	\$ 916,000	\$ 5,250,000

Median Sale Price

\$2.13m

Based on 86 recorded House sales within the last 12 months (Financial Year 2026)

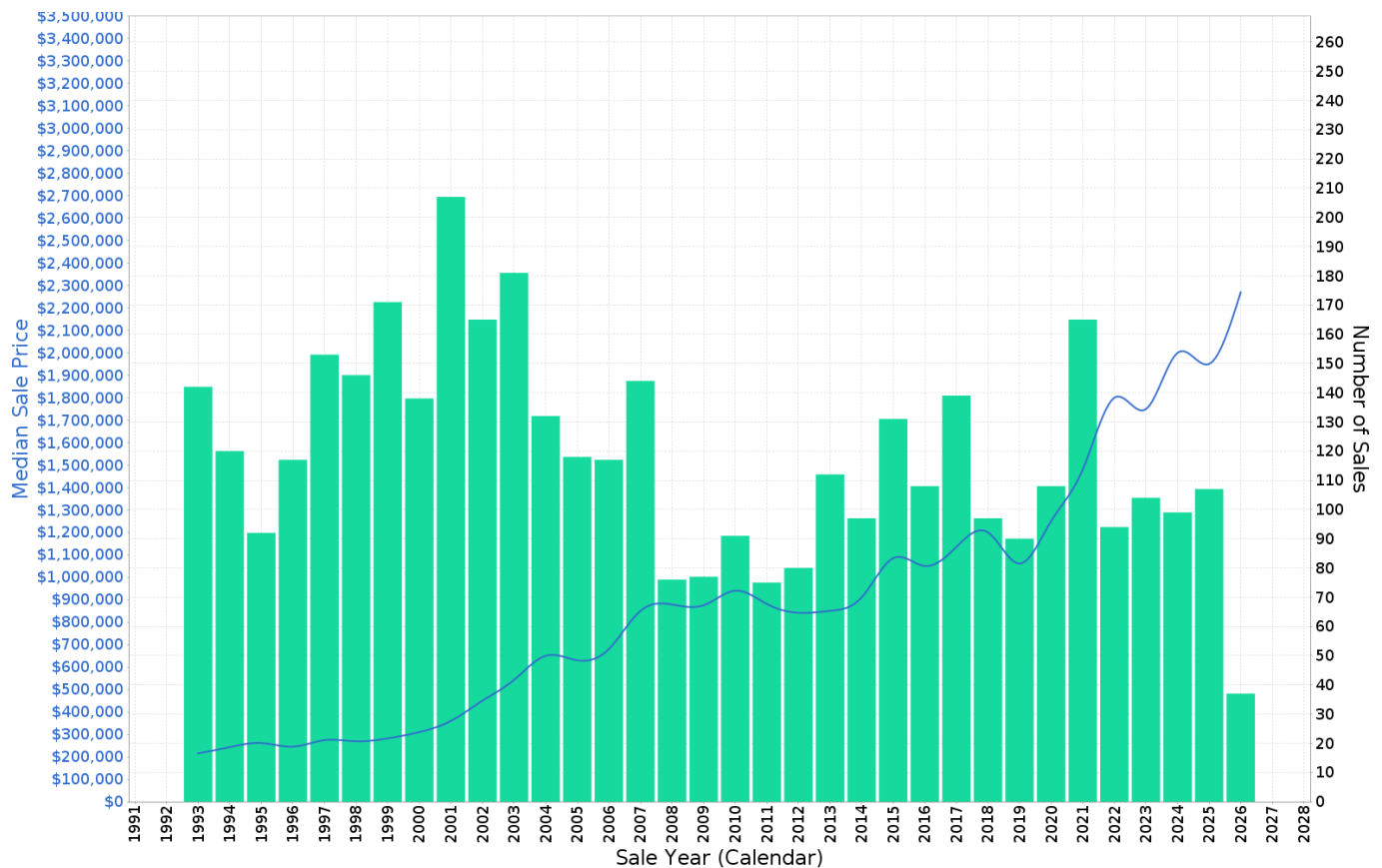
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

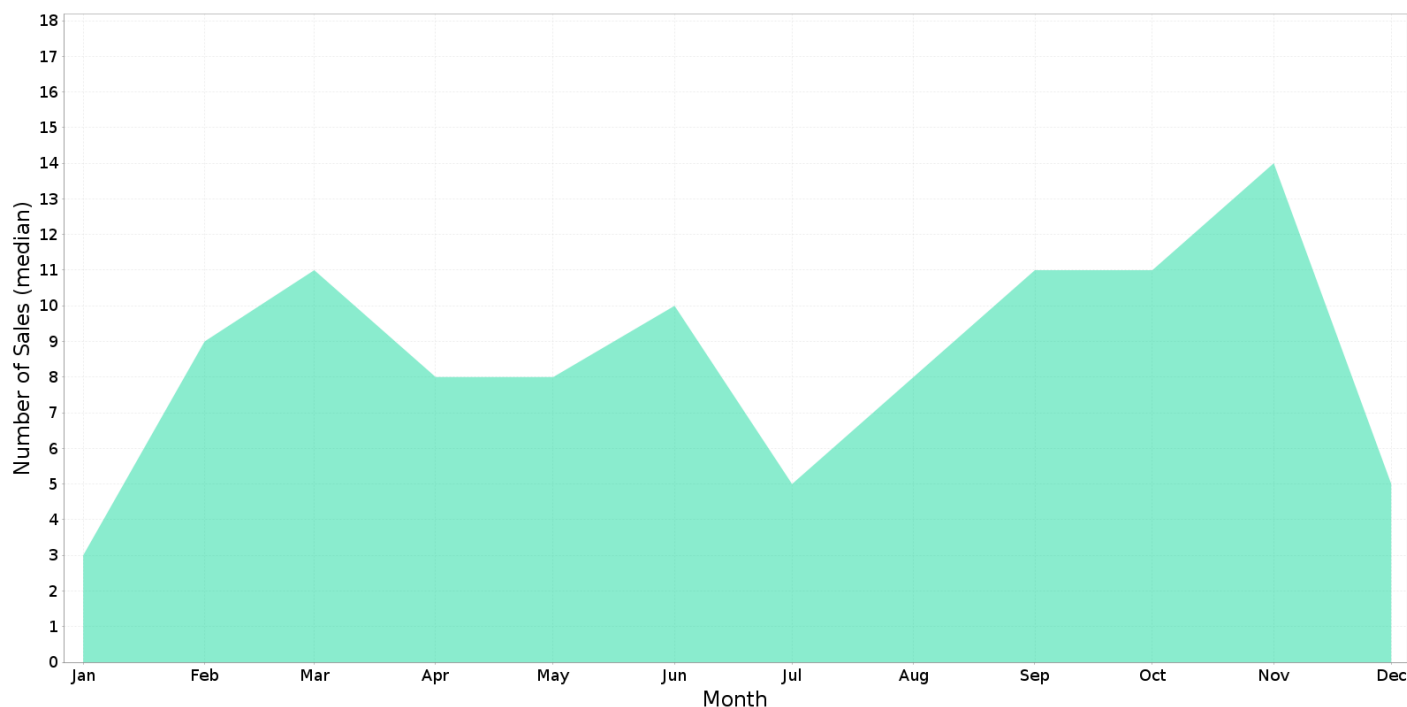
+11.0%

Current Median Price: \$2,134,000
Previous Median Price: \$1,922,500

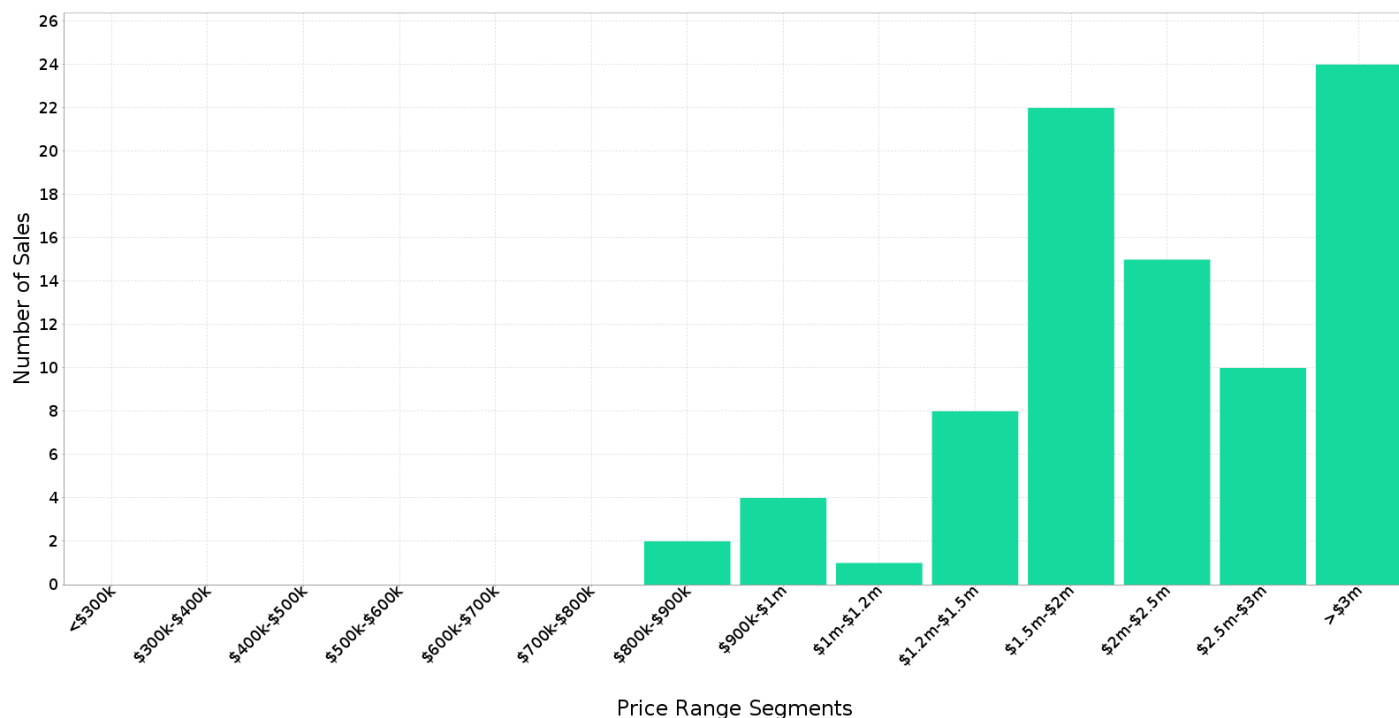
Based on 196 recorded House sales compared over the last two rolling 12 month periods



CLAYFIELD - Peak Selling Periods (3 years)



CLAYFIELD - Price Range Segments (12 months)



CLAYFIELD - Recently Sold Properties

Median Sale Price
\$2.13m

Based on 86 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth
+11.0%

Current Median Price: \$2,134,000
Previous Median Price: \$1,922,500

Based on 196 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
86

Based on recorded House sales within the 12 months (Financial Year 2026)

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

67 BAYVIEW TCE

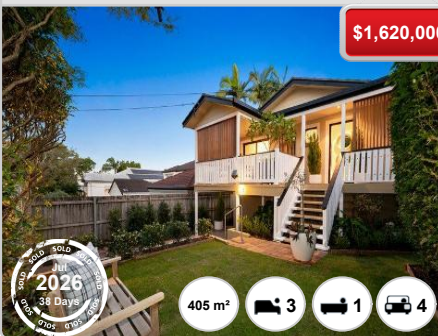


\$1,950,000

Sold Jul 2026
N/A

655 m² 3 1 1

111 ORIEL RD



\$1,620,000

Sold Jun 2026
38 Days

405 m² 3 1 4

47 FRANZ RD

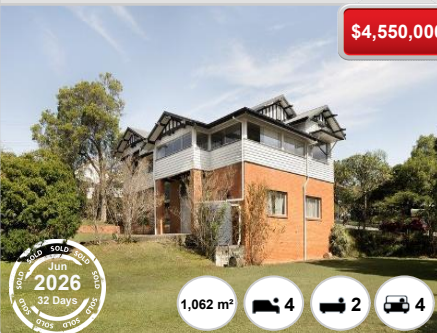


\$1,840,000

Sold Jun 2026
28 Days

405 m² 2 2 2

14 ENDERLEY RD



\$4,550,000

Sold Jun 2026
32 Days

1,062 m² 4 2 4

57 BAYVIEW TCE

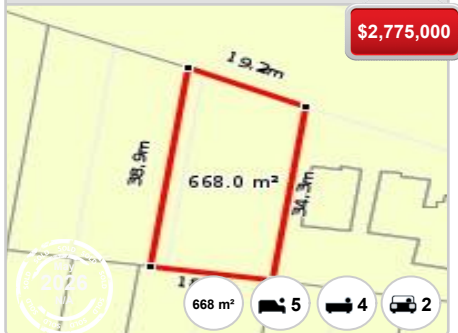


\$1,622,000

Sold Jun 2026
36 Days

458 m² 4 2 2

25 BARLOW ST



\$2,775,000

Sold Jun 2026
11 Days

668 m² 5 4 2

48 FRANZ RD



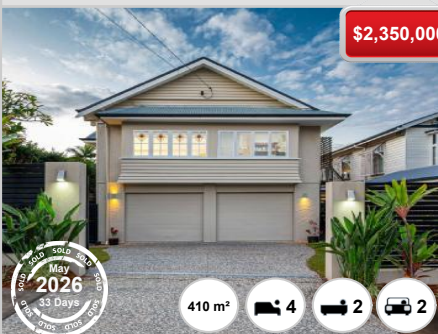
\$2,650,000

Sold May 2026
86 Days

photo not available

3 1 1

17 BELLEVUE TCE



\$2,350,000

Sold May 2026
33 Days

410 m² 4 2 2

72 ALMA RD



\$1,300,000

Sold May 2026
35 Days

321 m² 3 1 1

93B GELLIBRAND ST

\$1,800,000

May 2026
N/A

358 m² 4 2 2

52 ADELAIDE ST

\$1,800,000

May 2026
N/A

405 m² 4 2 -

122 ALEXANDRA RD

\$3,425,000

May 2026
24 Days

399 m² 5 3 2

21 WINIFRED ST

\$3,180,000

2026

1,176 m² - - -

42 DRANE ST

\$2,168,000

Apr 2026
N/A

451 m² 3 3 2

59 ADELAIDE ST

\$2,270,000

Apr 2026
16 Days

384 m² 4 3 2

22 SEFTON AVE

\$5,250,000

Apr 2026
89 Days

749 m² 5 4 2

23 ELIZA ST

\$1,500,000

Apr 2026
N/A

506 m² 3 2 2

20 BOURNE ST

\$4,500,000

Mar 2026
N/A

810 m² 5 4 2

39 NORMAN PDE

\$2,765,000

Mar 2026
19 Days

999 m² 4 2 2

10 SANDRINGHAM ST

\$3,780,000

Mar 2026
25 Days

697 m² 5 6 2

68 BARLOW ST

\$2,650,000

Mar 2026
N/A

607 m² 4 2 2