Suburb Profile Report

Clifton Springs VIC 3222

Prepared on 09 June 2026

Prepared by Paul Wiwatowski | paul@cre8group.com.au |

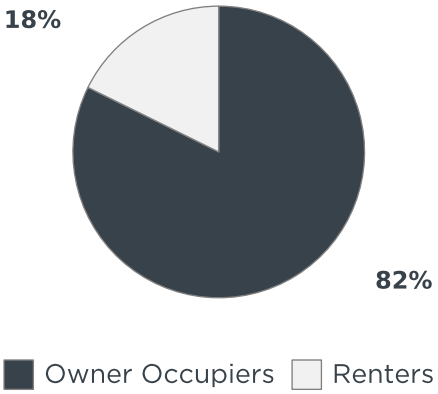


51km
Distance from GPO

7.6k
Population

1.7%
5 year population change

14 years
Average length of ownership





The size of Clifton Springs is approximately 6.2 square kilometres. There are 12 parks, covering nearly 15.0% of the total area. The population of Clifton Springs in 2016 was 7519 people. By 2021 the population was 7646 showing a population growth of 1.7% in the area during that time. The predominant age group in Clifton Springs is 60-69 years. Households in Clifton Springs are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Clifton Springs work in a professional occupation.In 2021, 80.10% of the homes in Clifton Springs were owner-occupied compared with 78.70% in 2016.

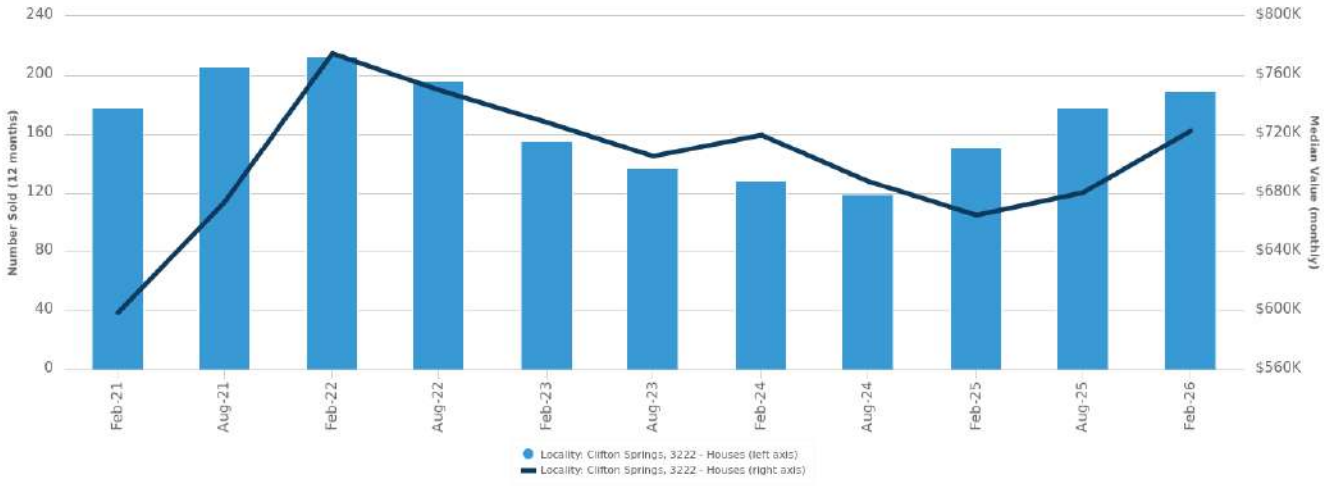
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,107	140	$732,125	49
	139	3	$559,874	0

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

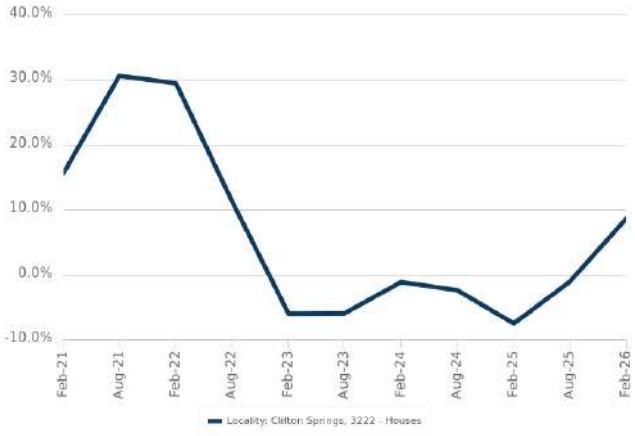
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Houses: For Sale

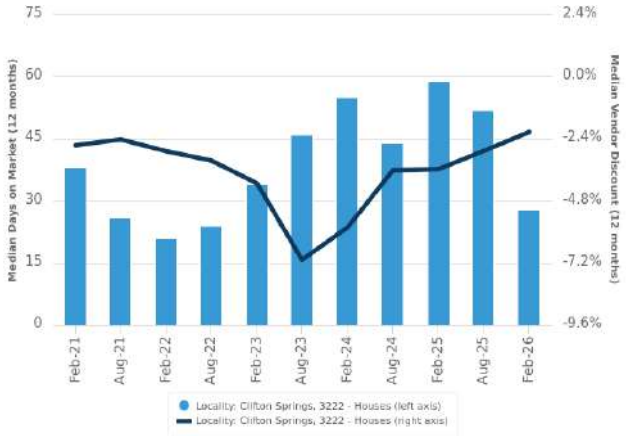
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$769,250	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$695,000	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*	$625,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

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Houses: Market Activity Snapshot

On The Market

1

2 BEDROOMS



2/2 Kiama Way Clifton Springs VIC 3222

Listed on 01 Jun 2026
$510,000 - $530,000

1 | 1 | 224m²

23

3 BEDROOMS



100 Beacon Point Road Clifton Springs VIC 3222

Listed on 09 Jun 2026
$625,000-$675,000

2 | 1 | 614m²



9 Carapooka Avenue Clifton Springs VIC 3222

Listed on 09 Jun 2026
$680,000-$730,000

- | 2 | 585m²

15

4 BEDROOMS



141 Clifton Springs Road Clifton Springs VIC 3222

Listed on 07 Jun 2026
$670,000-$730,000

4 | 2 | 653m²



9 Aloomba Avenue Clifton Springs VIC 3222

Listed on 03 Jun 2026
$730,000 - $790,000

4 | 2 | 590m²

Recently Sold

2



54-56 Parrakoola Drive Clifton Springs VIC 3222

Sold on 28 Feb 2026
$935,000

2 | 2 | 585m²



22 Panoramic Terrace Clifton Springs VIC 3222

Sold on 05 Jan 2026
$769,000

1 | 2 | 360m²

46



70 Boonderabbi Drive Clifton Springs VIC 3222

Sold on 03 Jun 2026
$625,000*

4 | 1 | 584m²



37 Hill Street Clifton Springs VIC 3222

Sold on 20 May 2026
$713,000*

5 | 2 | 597m²

26



22 Leawarra Way Clifton Springs VIC 3222

Sold on 05 Jun 2026
$690,000*

2 | 1 | 580m²



27 Goondiwindi Avenue Clifton Springs VIC 3222

Sold on 29 May 2026
$842,000*

2 | 2 | 586m²

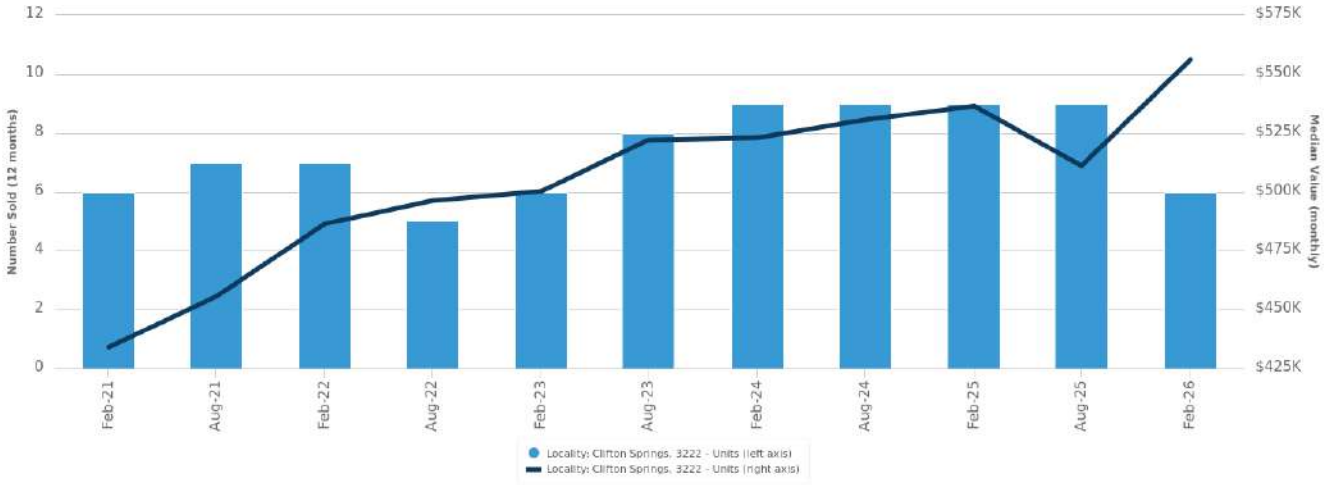
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

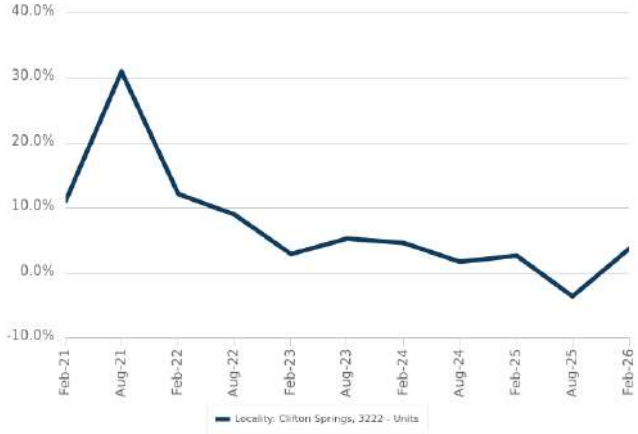
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Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



$$$ Upper Quartile Price*	$555,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$502,500	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*	$473,750	The 25th percentile sale price of sales over the past 12 months within the suburb.

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Units: Market Activity Snapshot

On The Market

0

1 BEDROOMS

There are no 1 bedroom Units on the market in this suburb

0

2 BEDROOMS

There are no 2 bedroom Units on the market in this suburb

0

3 BEDROOMS

There are no 3 bedroom Units on the market in this suburb

Recently Sold

0

There are no recently sold 1 bedroom Units in this suburb

2



1/7 Maraboora Avenue
Clifton Springs VIC 3222

Sold on 27 Mar 2026
$480,000

1 | 1 | 197m²



2/6 Berrigan Street Clifton Springs VIC 3222

Sold on 16 Mar 2026
$475,000

1 | 1 | 189m²

1



1/98 Beacon Point Road
Clifton Springs VIC 3222

Sold on 22 Apr 2026
$620,000*

1 | 2 | 242m²

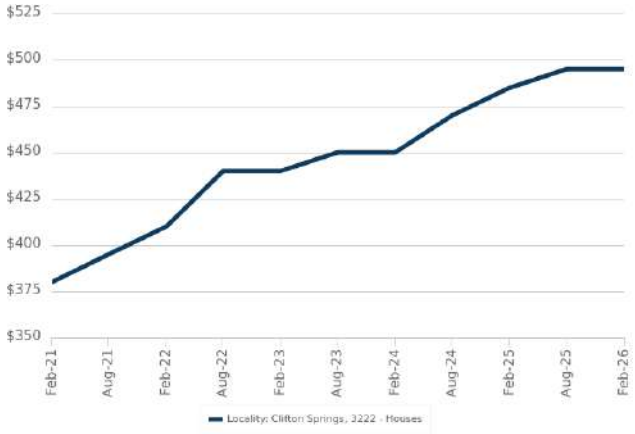
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

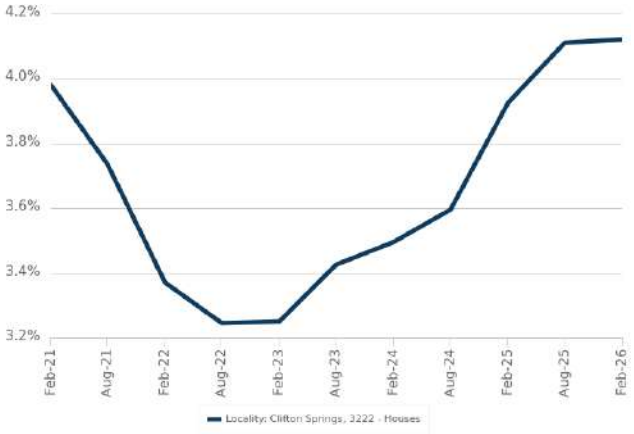
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Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1 | 2 BEDROOMS



17 Panpandi Drive Clifton Springs VIC 3222

Listed on 03 Jun 2026
$430/W

2 | 1 | 585m²

6 | 3 BEDROOMS



112 Beacon Point Road Clifton Springs VIC 3222

Listed on 04 Jun 2026
$500/W

- | 1 | 607m²



14 Yarramundi Drive Clifton Springs VIC 3222

Listed on 03 Jun 2026
$480/W

2 | 1 | 585m²

5 | 4 BEDROOMS



18 Country Club Drive Clifton Springs VIC 3222

Listed on 05 Jun 2026
$700/W

4 | 2 | 883m²



18 Boonderabbi Drive Clifton Springs VIC 3222

Listed on 03 Jun 2026
$550/W

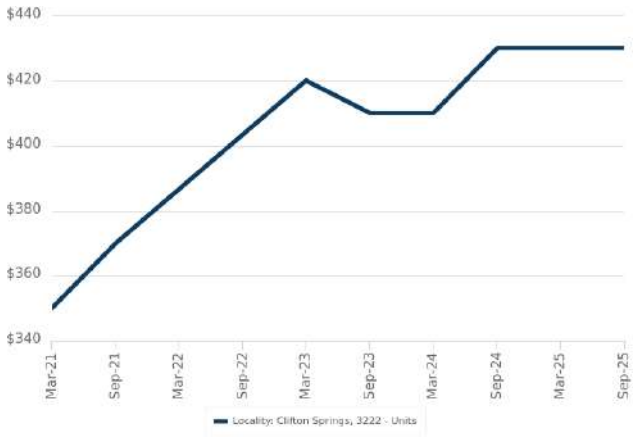
1 | 2 | 587m²

= number of houses observed as On the Market for Rent within the last month

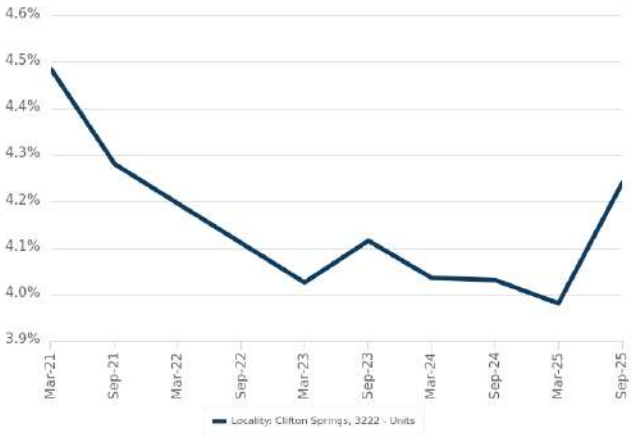
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Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0 1 BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0 2 BEDROOMS

There are no 2 bedroom Units for rent in this suburb

0 3 BEDROOMS

There are no 3 bedroom Units for rent in this suburb

= number of units observed as On the Market for Rent within the last month

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