

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.92m**

Quarterly Price Change

**-4.07% ↓**

## Median Unit Price\*

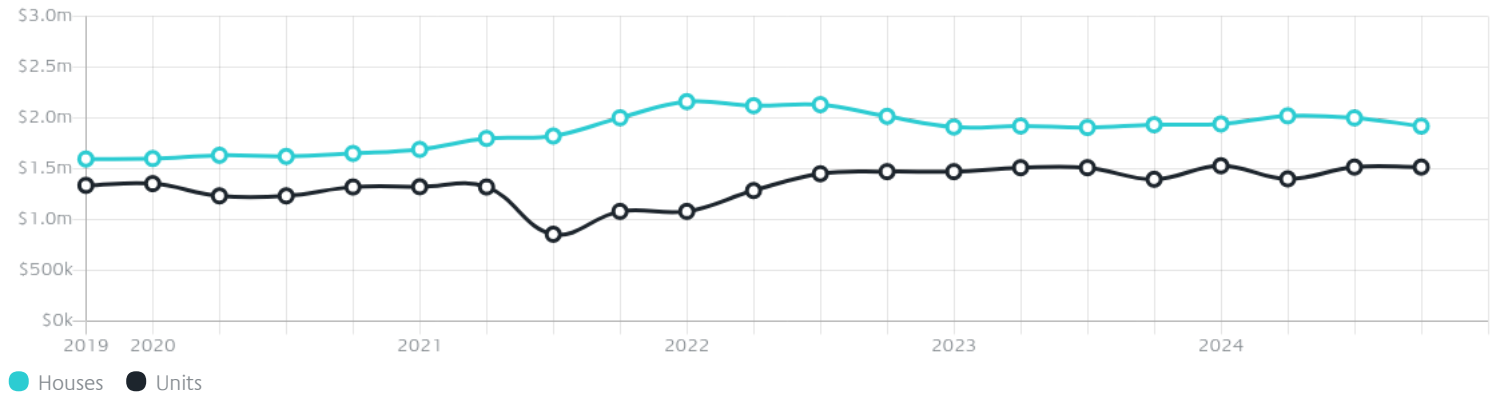
Median

**\$1.52m**

Quarterly Price Change

**0.00% ↓**

## Quarterly Price Change\*



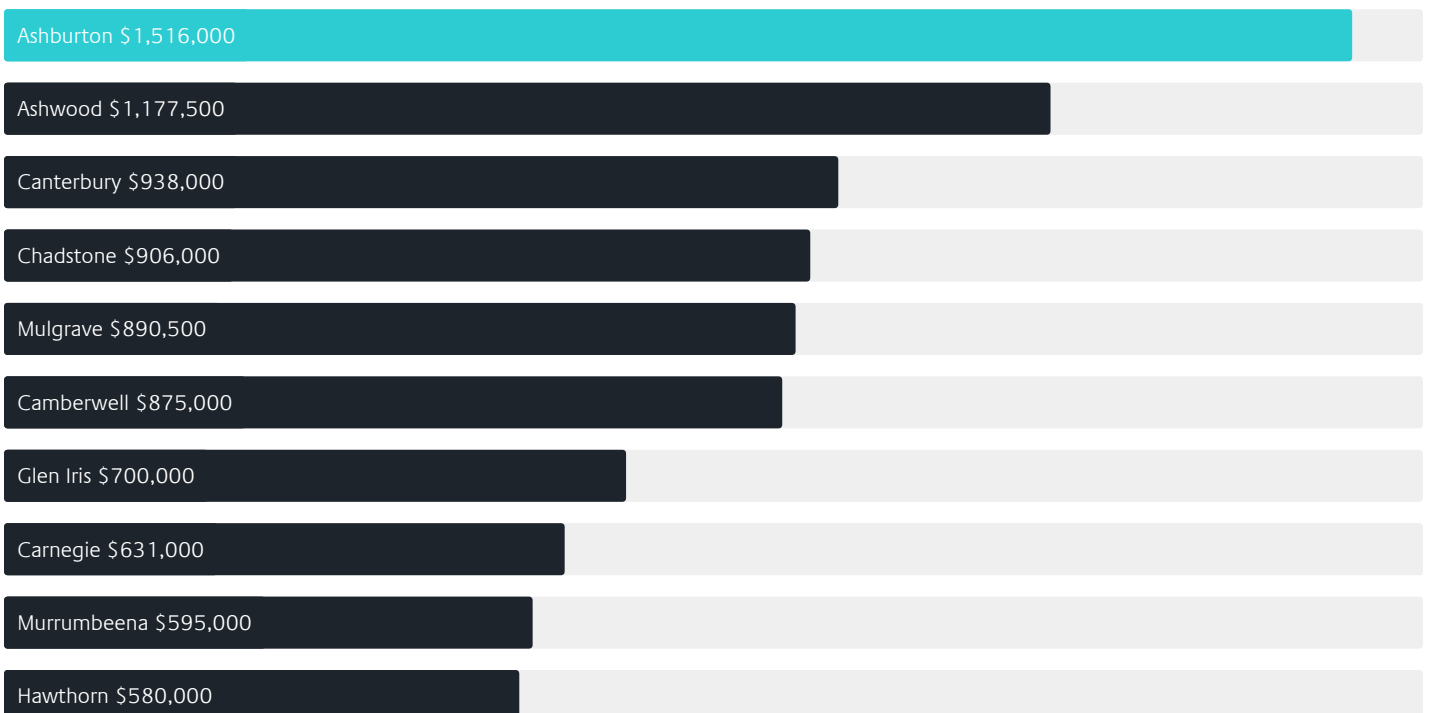
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 77%  
● Private 23%

## Auction Clearance Rate<sup>\*</sup>

87.5%

## Median Days on Market<sup>^</sup>

24 days

## Average Hold Period<sup>\*</sup>

7.4 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 76% ● Units 24%

## Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 37% ● Rented 23%

## Population<sup>^</sup>

7,952

## Median Asking Rent per week<sup>\*</sup>

\$823

## Population Growth<sup>^</sup>

2.59%

## Rental Yield<sup>\*</sup>

1.96%

## Median Age<sup>^</sup>



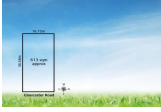









41 years

## Median Household Size<sup>^</sup>










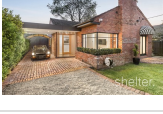
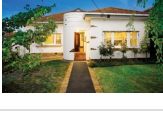

2.8 people

# Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 159 Ashburn Gr Ashburton	3	House	\$1,685,000	19 Mar 2025
 17 Liberator St Ashburton	3	House	\$1,544,000	01 Mar 2025
 6 Gloucester Rd Ashburton	3	Townhouse	\$1,458,800	22 Feb 2025
 2/2 Johnston St Ashburton	4	Townhouse	\$1,605,000	15 Feb 2025
 17 Wilgra Av Ashburton	3	House	\$1,460,000	12 Feb 2025
 2/31 Ashburn Gr Ashburton	2	Unit	\$861,500	08 Feb 2025
 2/2 Carol Rd Ashburton	3	House	\$1,250,000	06 Feb 2025
 51 Warner Av ASHBURTON	2	House	\$1,852,000	01 Feb 2025
 8a Clifford Cl Ashburton	5	House	\$2,100,000	29 Jan 2025
 13a Pitt St Ashburton	4	House	\$1,815,000	14 Jan 2025
 1/393 High St Ashburton	5	Townhouse	\$1,125,000	08 Jan 2025
 64 Munro Av Ashburton	4	House	\$1,820,000	24 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/100 Victory Blvd ASHBURTON	3	Townhouse	\$1,300,000	14 Dec 2024
 55 Warner Av Ashburton	3	House	\$1,480,000	13 Dec 2024
 3/309 High St Ashburton	2	Flat/Unit/Apartment	\$660,000	11 Dec 2024
 9 Poulter St Ashburton	4	House	\$1,680,000	08 Dec 2024
 40 Alamein Av Ashburton	3	House	\$1,480,000	07 Dec 2024
 9 Meaden St Ashburton	3	House	\$1,580,000	05 Dec 2024
 162 Ashburn Gr Ashburton	3	House	\$1,850,000	04 Dec 2024
 10 Eleanor St Ashburton	4	House	\$2,955,000	30 Nov 2024
 56 Alamein Av Ashburton	4	House	\$1,515,000	30 Nov 2024
 34 Baird St Ashburton	4	House	\$2,310,000	30 Nov 2024
 1 Lexia St Ashburton	1	House	\$2,100,000	30 Nov 2024
 2/87 Fakenham Rd Ashburton	3	Unit	\$930,000	28 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 59A St Georges Cr Ashburton	3	House	\$1,710,000	28 Nov 2024
 33 Gloucester Rd Ashburton	3	House	\$1,370,000	27 Nov 2024
 2/14 Benghazi Av Ashburton	4	Flat/Unit/Apartment	\$1,750,000	25 Nov 2024
 1/35 Sunderland Av Ashburton	2	Unit	\$910,000	23 Nov 2024
 3/6 Hudson Ct Ashburton	5	Townhouse	\$1,720,000	16 Nov 2024
 54 Victory Blvd Ashburton	3	House	\$1,535,000	15 Nov 2024
 1/6 Ramu Gr ASHBURTON	4	Townhouse	\$1,525,000	14 Nov 2024
 2 Annetta Av Ashburton	4	House	\$2,750,000	12 Nov 2024
 381 High St Ashburton	3	House	\$800,000	11 Nov 2024
 10 Burbank St Ashburton	5	House	\$3,210,000	09 Nov 2024
 202/315 High St Ashburton	2	Unit	\$570,000	09 Nov 2024
 49 Sunderland Av Ashburton	3	House	\$1,400,000	09 Nov 2024

# Jellis Craig

Glen Iris Office  
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03 9810 5000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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