

JellisCraig

ASHBURTON

Suburb Report

Know your neighbourhood.



ASHBURTON SUBURB REPORT

Median House Price*

Median

\$1.97m

Quarterly Price Change

0.08% ↑

Median Unit Price*

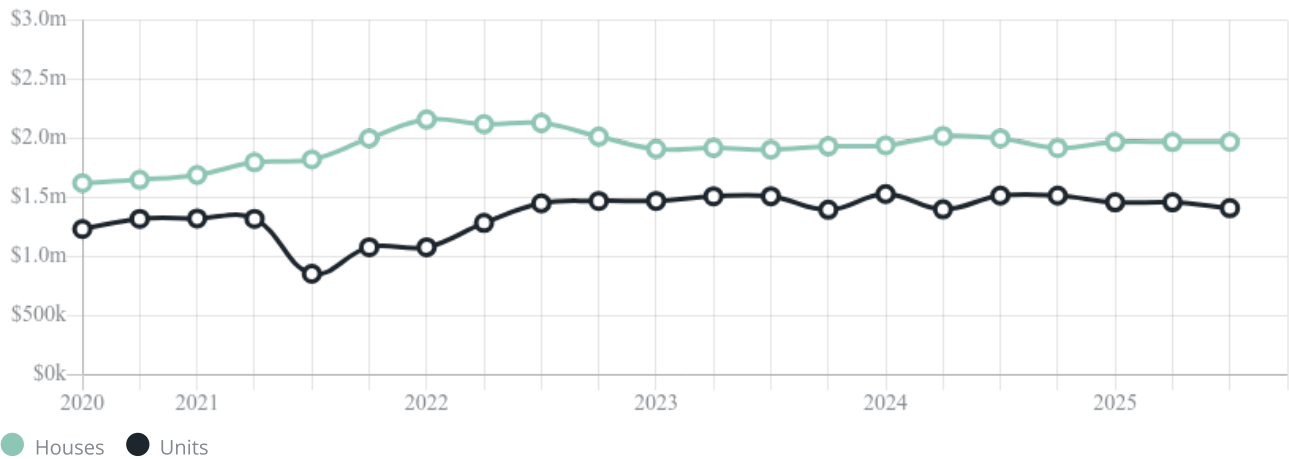
Median

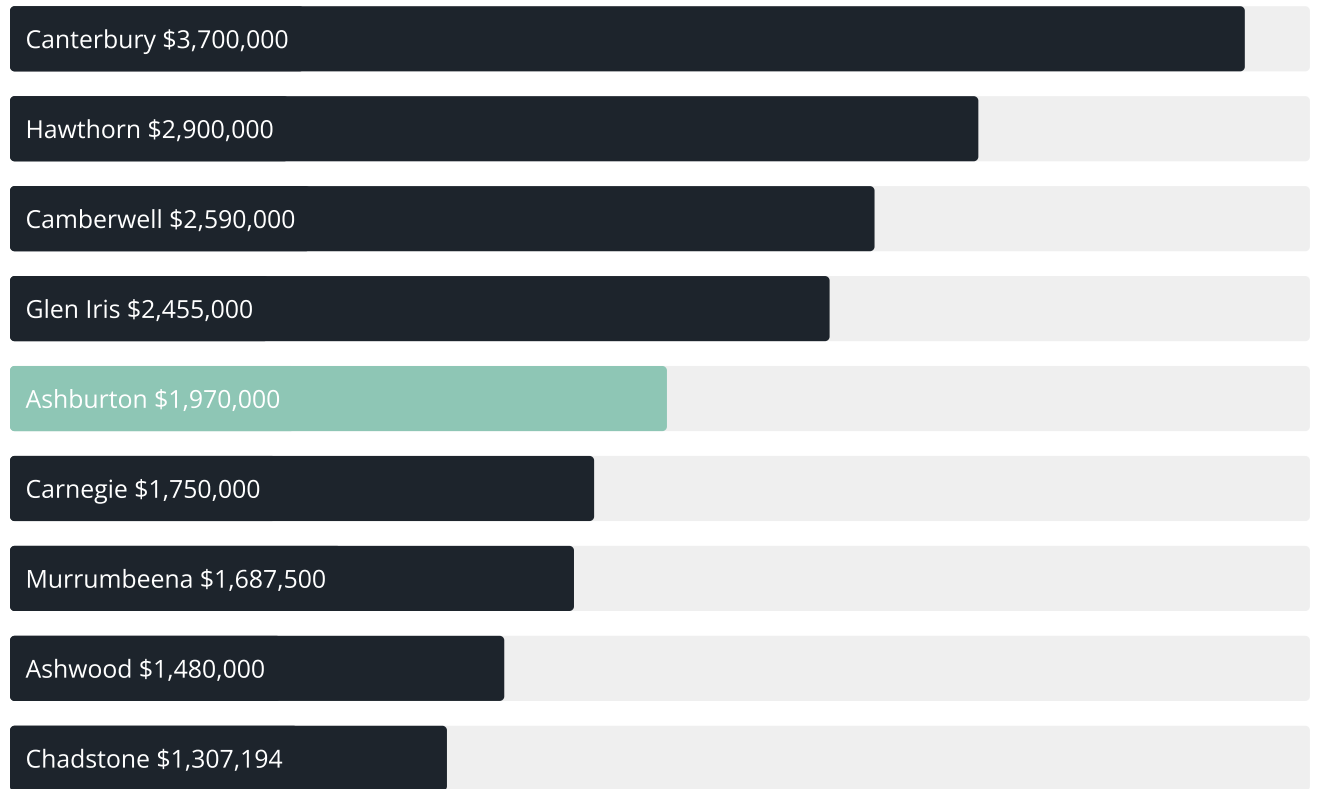
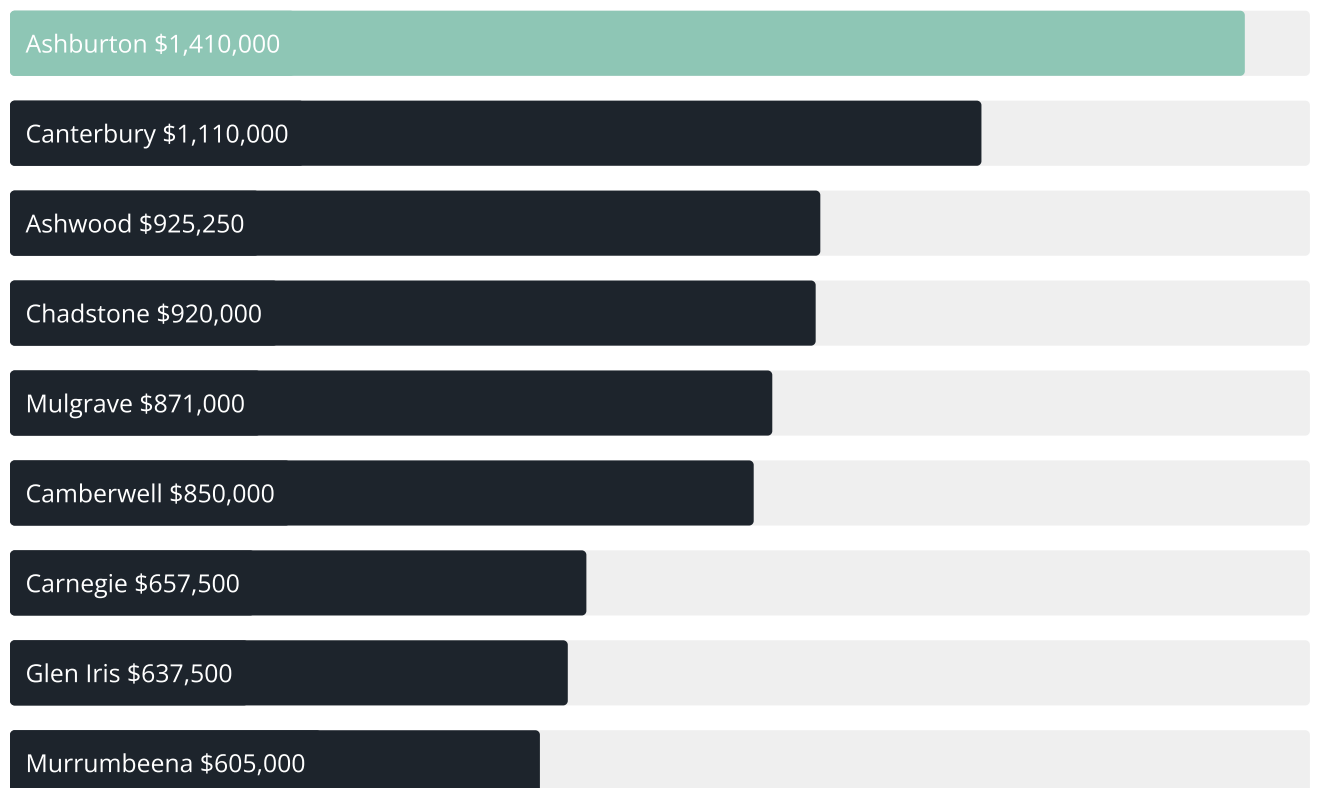
\$1.41m

Quarterly Price Change

-3.34% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ASHBURTON SUBURB REPORT

Sale Method^{*}

● Auction 100%

Auction Clearance Rate^{*}

71.05%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.4 years

Dwelling Type[^]

● Houses 76% ● Units 24%

Ownership[^]

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

Population[^]

7,952

Median Asking Rent per week^{*}

\$838

Population Growth[^]

2.59%

Rental Yield^{*}

1.96%

Median Age[^]

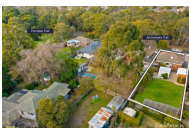
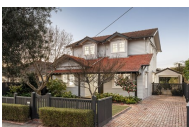
41 years

Median Household Size[^]

2.8 people

ASHBURTON SUBURB REPORT

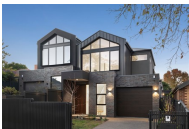
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/13 Ashburn Gr Ashburton	2	Unit	\$835,000	12 Oct 2025
 12 Derna Rd Ashburton	3	House	\$1,430,000	11 Oct 2025
 28 Samarinda Av Ashburton	4	House	\$1,815,000	04 Oct 2025
 3/29 Ashburn Gr Ashburton	2	Unit	\$830,000	20 Sep 2025
 2b Ryburne Av Ashburton	3	House	\$1,485,000	15 Sep 2025
 9 Halifax Ct Ashburton	4	Townhouse	\$1,865,000	13 Sep 2025
 19 Lancaster St Ashburton	3	House	\$1,480,000	13 Sep 2025
 38 Prosper Pde Ashburton	4	House	\$1,960,000	06 Sep 2025
 2 Benghazi Av Ashburton	5	House	\$2,260,000	06 Sep 2025
 11 Eleanor St Ashburton	4	House	\$2,615,000	28 Aug 2025

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Ambon St Ashburton	4	House	\$2,395,000	28 Aug 2025
 21a Markham Av Ashburton	4	House	\$1,980,000	26 Aug 2025
 7 Catalina Av Ashburton	2	House	\$1,710,000	23 Aug 2025
 2a Baird St Ashburton	3	House	\$1,439,800	23 Aug 2025
 46 Munro Av Ashburton	4	House	\$1,882,000	23 Aug 2025
 48a Ward St Ashburton	4	Townhouse	\$1,906,000	02 Aug 2025
 1/67 Ashburn Gr Ashburton	2	Flat/Unit/Apartment	\$1,040,000	26 Jul 2025
 105 Nicholas St Ashburton	4	House	\$2,311,000	19 Jul 2025
 19 Eleanor St Ashburton	3	House	\$1,758,000	30 Jun 2025
 21 Dunlop St Ashburton	4	House	\$2,197,000	28 Jun 2025

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 52 Karnak Rd Ashburton	4	House	\$1,967,500	26 Jun 2025
 6 Keyes St Ashburton	3	House	\$1,825,000	21 Jun 2025
 2b Markham Av Ashburton	4	House	\$1,500,000	17 Jun 2025
 2/53 Winton Rd Ashburton	4	House	\$2,050,000	16 Jun 2025
 53a Alamein Av Ashburton	4	House	\$2,081,000	14 Jun 2025
 1a Derna Rd Ashburton	4	Townhouse	\$1,718,000	12 Jun 2025
 1/60 Winton Rd Ashburton	4	Townhouse	\$1,470,000	03 Jun 2025
 1a Wilgra Av Ashburton	4	House	\$2,879,000	31 May 2025
 30 Nicholas St ASHBURTON	4	House	\$2,462,000	31 May 2025
 9a Stocks Av Ashburton	4	House	\$2,350,000	30 May 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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