

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

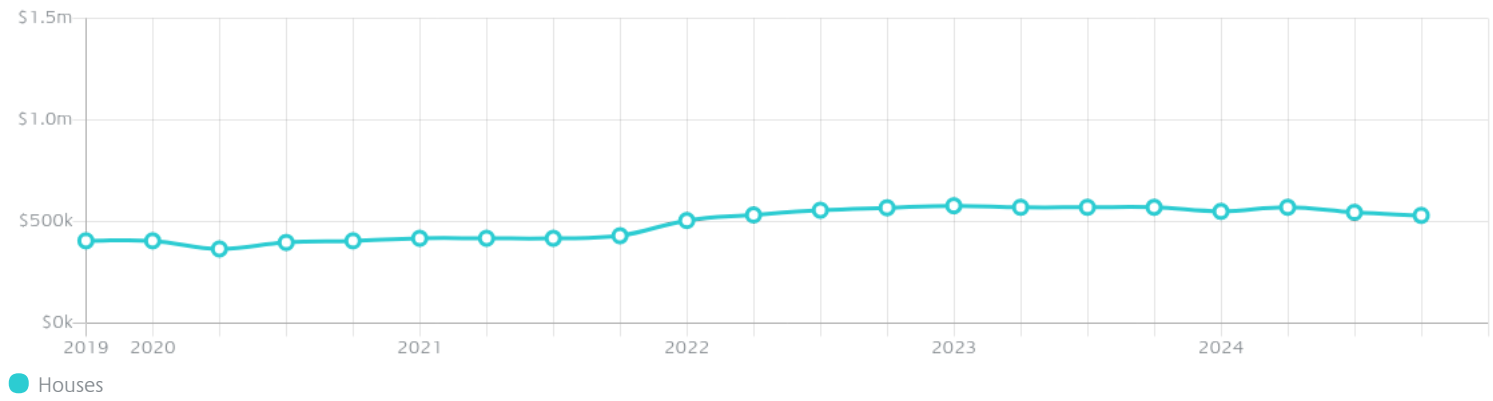
Median

\$530k

Quarterly Price Change

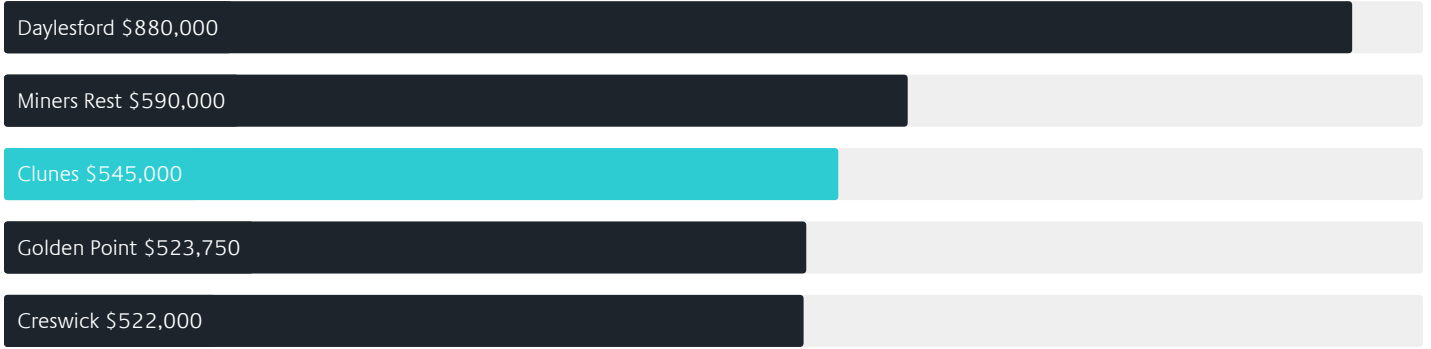
-2.75% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

124 days

Average Hold Period^{*}

4.6 years

Insights

Dwelling Type[^]



● Houses 95% ● Units 5%

Ownership[^]



● Owned Outright 55% ● Mortgaged 39% ● Rented 7%

Population[^]

1,844

Median Asking Rent per week^{*}

\$473

Population Growth[^]

6.71%

Rental Yield^{*}

3.17%

Median Age[^]













51 years

Median Household Size[^]













2.2 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

Address	Bedrooms	Type	Price	Sold
 28 Service St Clunes	3	House	\$440,000	27 Mar 2025
 255 Mclennans Rd Clunes	3	House	\$515,000	05 Mar 2025
 79 Fairview Rd Clunes	1	House	\$480,000	04 Mar 2025
 51 Thornton St Clunes	3	House	\$300,000	24 Feb 2025
 185 Beckworth Court Rd Clunes	2	House	\$710,000	19 Feb 2025
 65 Boundary St Clunes	2	House	\$650,000	19 Feb 2025
 5 Comet St Clunes	3	House	\$565,000	20 Jan 2025
 7 Purcell St Clunes	2	House	\$460,000	10 Jan 2025
 13-15 Suburban St Clunes	3	House	\$500,000	19 Dec 2024
 3105 Ballarat Maryborough Rd Clunes	4	House	\$670,000	13 Dec 2024
 13 Suburban St Clunes	3	House	\$500,000	13 Dec 2024
 3 Creswick Rd Clunes	2	House	\$710,000	05 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1a Cameron St Clunes	5	House	\$750,000	29 Nov 2024
 135 Fairview Dr Clunes	4	House	\$500,000	28 Nov 2024
 50 McDonalds Rd Clunes	4	House	\$505,000	21 Nov 2024
 11 Camp St Clunes	2	House	\$395,000	18 Nov 2024
 35 Talbot Rd CLUNES	3	House	\$310,000	15 Nov 2024
 16a Canterbury St CLUNES	3	House	\$499,000	08 Nov 2024
 90 Beckworth Court Rd Clunes	5	House	\$1,190,000	22 Oct 2024
 59 Talbot Rd Clunes	3	House	\$510,000	21 Oct 2024
 17 Leslie St Clunes	3	House	\$530,000	16 Oct 2024
 14 Grant St Clunes	4	House	\$540,000	10 Sep 2024
 12 Leslie St Clunes	2	House	\$300,000	10 Sep 2024
 1 Macdonald St Clunes	3	House	\$530,000	09 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Victoria St Clunes	4	House	\$422,000	09 Sep 2024
 40A Canterbury St Clunes	4	House	\$630,000	15 Aug 2024
 53 Criterion Ct Clunes	3	House	\$672,750	01 Aug 2024
 29 Leslie St Clunes	3	House	\$480,000	22 Jul 2024
 14 Talbot Rd Clunes	3	House	\$695,000	11 Jul 2024
 29 Service St Clunes	3	House	\$470,000	10 Jul 2024
 30 Foulkes Cr Clunes	4	House	\$515,000	05 Jul 2024
 100 Merrifield Rd Clunes	4	House	\$755,000	17 Jun 2024
 160 Fairview Dr Clunes	2	House	\$540,000	14 Jun 2024
 13 Ligar St Clunes	4	House	\$397,000	05 Jun 2024
 10 Nicholson St Clunes	4	House	\$935,000	04 Jun 2024
 46 Smeaton Rd Clunes	4	House	\$530,000	30 May 2024



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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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