

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

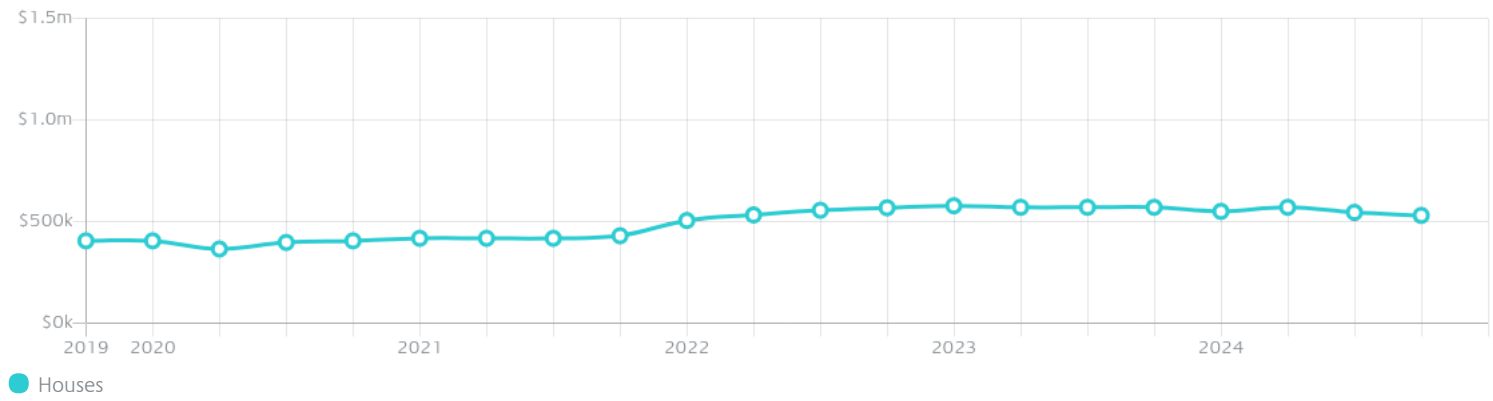
Median

**\$530k**

Quarterly Price Change

**-2.75% ↓**

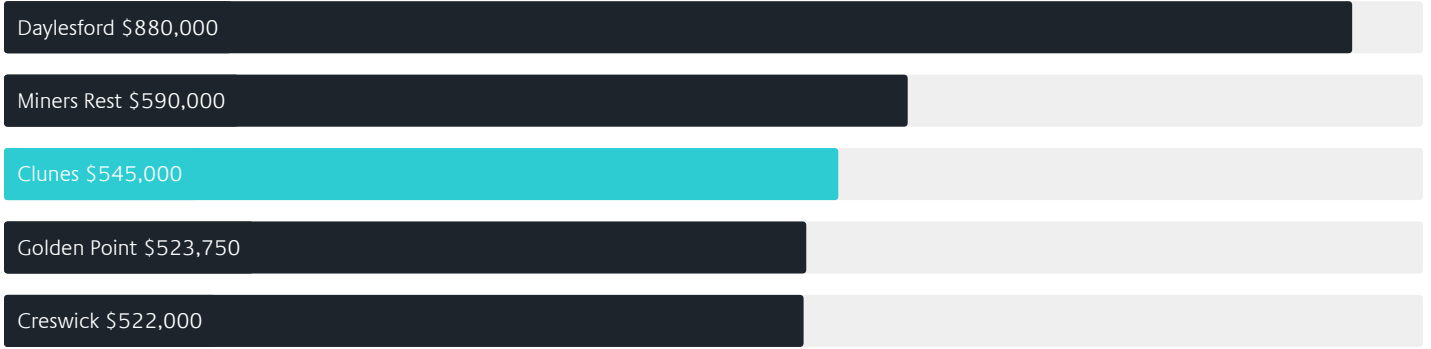
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Private 100%

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

144 days

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

4.6 years

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# Insights

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



● Houses 95% ● Units 5%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

1,844

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

\$473

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

6.71%

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

3.17%

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

51 years

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

2.2 people













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# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address   | Bedrooms | Type  | Price     | Sold        |
|---|----------|-------|-----------|-------------|
|  51 Thornton St<br>Clunes                 | 3        | House | \$300,000 | 24 Feb 2025 |
|  65 Boundary St<br>Clunes                 | 2        | House | \$650,000 | 19 Feb 2025 |
|  5 Comet St<br>Clunes                     | 3        | House | \$565,000 | 20 Jan 2025 |
|  7 Purcell St<br>Clunes                   | 2        | House | \$460,000 | 10 Jan 2025 |
|  13-15 Suburban St<br>Clunes            | 3        | House | \$500,000 | 19 Dec 2024 |
|  3105 Ballarat Maryborough Rd<br>Clunes | 4        | House | \$670,000 | 13 Dec 2024 |
|  3 Creswick Rd<br>Clunes                | 2        | House | \$710,000 | 05 Dec 2024 |
|  1a Cameron St<br>Clunes                | 5        | House | \$750,000 | 29 Nov 2024 |
|  135 Fairview Dr<br>Clunes              | 4        | House | \$500,000 | 28 Nov 2024 |
|  50 McDonalds Rd<br>Clunes              | 4        | House | \$505,000 | 21 Nov 2024 |
|  11 Camp St<br>Clunes                   | 2        | House | \$395,000 | 18 Nov 2024 |
|  35 Talbot Rd<br>CLUNES                 | 3        | House | \$310,000 | 15 Nov 2024 |

# Sold Properties~

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  16a Canterbury St<br>CLUNES     | 3        | House | \$499,000   | 08 Nov 2024 |
|  90 Beckworth Court Rd<br>Clunes | 5        | House | \$1,190,000 | 22 Oct 2024 |
|  59 Talbot Rd<br>Clunes          | 3        | House | \$510,000   | 21 Oct 2024 |
|  17 Leslie St<br>Clunes          | 3        | House | \$530,000   | 16 Oct 2024 |
|  14 Grant St<br>Clunes          | 4        | House | \$540,000   | 10 Sep 2024 |
|  12 Leslie St<br>Clunes        | 2        | House | \$300,000   | 10 Sep 2024 |
|  1 Macdonald St<br>Clunes      | 3        | House | \$530,000   | 09 Sep 2024 |
|  19 Victoria St<br>Clunes      | 4        | House | \$422,000   | 09 Sep 2024 |
|  40A Canterbury St<br>Clunes   | 4        | House | \$630,000   | 15 Aug 2024 |
|  53 Criterion Ct<br>Clunes     | 3        | House | \$672,750   | 01 Aug 2024 |
|  29 Leslie St<br>Clunes        | 3        | House | \$480,000   | 22 Jul 2024 |
|  14 Talbot Rd<br>Clunes        | 3        | House | \$695,000   | 11 Jul 2024 |

# Sold Properties~

| Address  | Bedrooms | Type  | Price     | Sold        |
|--|----------|-------|-----------|-------------|
|  29 Service St<br>Clunes     | 3        | House | \$470,000 | 10 Jul 2024 |
|  30 Foulkes Cr<br>Clunes     | 4        | House | \$515,000 | 05 Jul 2024 |
|  100 Merrifield Rd<br>Clunes | 4        | House | \$755,000 | 17 Jun 2024 |
|  160 Fairview Dr<br>Clunes   | 2        | House | \$540,000 | 14 Jun 2024 |
|  13 Ligar St<br>Clunes      | 4        | House | \$397,000 | 05 Jun 2024 |
|  10 Nicholson St<br>Clunes | 4        | House | \$935,000 | 04 Jun 2024 |
|  46 Smeaton Rd<br>Clunes   | 4        | House | \$530,000 | 30 May 2024 |
|  12 West St<br>Clunes      | 3        | House | \$600,000 | 24 May 2024 |
|  10 Tourello St<br>Clunes  | 3        | House | \$500,000 | 24 May 2024 |
|  9 Camp Pde<br>CLUNES      | 2        | House | \$620,000 | 23 May 2024 |
|  84 Fraser St<br>Clunes    | 1        | House | \$370,000 | 09 May 2024 |
|  74A Fraser St<br>Clunes   | 3        | House | \$685,000 | 04 May 2024 |



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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