

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.46m

Quarterly Price Change

1.03% ↑

Median Unit Price*

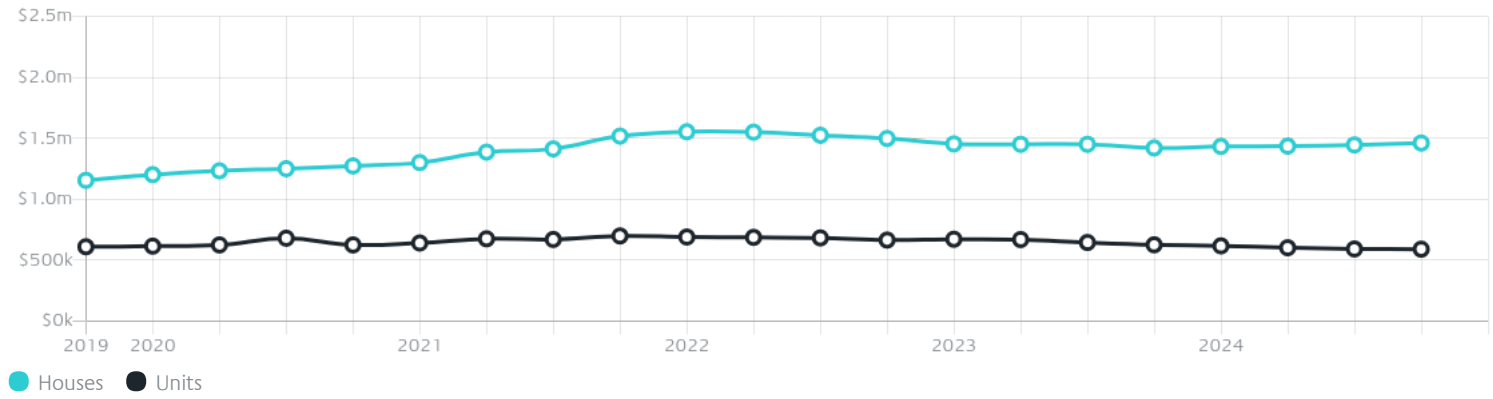
Median

\$590k

Quarterly Price Change

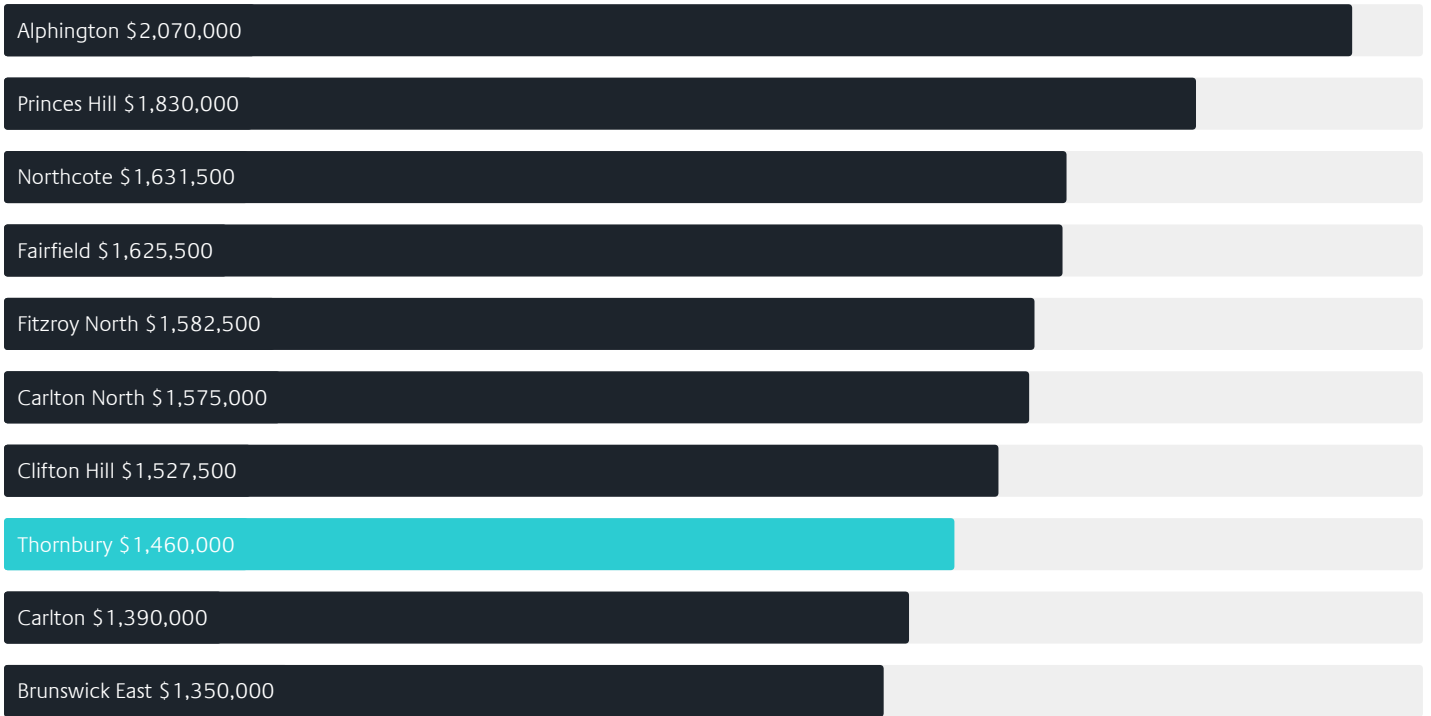
-0.33% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

74.19%

Median Days on Market[^]

24 days

Average Hold Period^{*}

6.5 years

Insights

Dwelling Type[^]



● Houses 51% ● Units 49%

Ownership[^]



● Owned Outright 29% ● Mortgaged 31% ● Rented 39%

Population[^]

19,005

Median Asking Rent per week^{*}

\$763

Population Growth[^]

2.35%

Rental Yield^{*}

2.71%

Median Age[^]













37 years

Median Household Size[^]









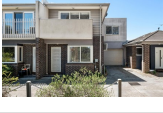



2.3 people

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
 3/42 Pender St Thornbury	2	Townhouse	\$900,000	29 Mar 2025
 86 Woolton Av Thornbury	3	House	\$1,690,000	27 Mar 2025
 10/46 Clarendon St Thornbury	2	Apartment	\$572,000	25 Mar 2025
 17/25-27 Martin St Thornbury	2	Apartment	\$567,000	19 Mar 2025
 1B/42-44 Clarendon St THORNBURY	2	Apartment	\$610,000	17 Mar 2025
 75 flinders St Thornbury	4	House	\$2,500,000	15 Mar 2025
 325 Rossmoyne St Thornbury	2	House	\$1,170,000	15 Mar 2025
 50 Newman St Thornbury	4	House	\$1,805,000	14 Mar 2025
 8/337 Station St Thornbury	2	Apartment	\$670,000	10 Mar 2025
 7/17 Kemp St Thornbury	1	Apartment	\$420,100	05 Mar 2025
 2/42 Dundas St Thornbury	1	Unit	\$307,000	03 Mar 2025
 6 Harold St Thornbury	3	House	\$1,630,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 77 Rennie St Thornbury	2	House	\$1,415,000	01 Mar 2025
 12/25 Kemp St Thornbury	1	Apartment	\$375,000	26 Feb 2025
 2/9 Hammond St Thornbury	1	Apartment	\$355,000	25 Feb 2025
 10/87a Clyde St Thornbury	1	Apartment	\$321,000	24 Feb 2025
 48a Newman St Thornbury	2	House	\$1,060,000	22 Feb 2025
 10/109 Flinders St Thornbury	2	Apartment	\$744,000	21 Feb 2025
 203/690 High St Thornbury	1	Apartment	\$390,000	20 Feb 2025
 7/25 Martin St Thornbury	2	Apartment	\$482,500	17 Feb 2025
 3/313 Rathmines St Thornbury	2	Townhouse	\$936,000	17 Feb 2025
 94 Collins St Thornbury	3	House	\$1,910,000	15 Feb 2025
 89 Rennie St Thornbury	3	House	\$1,510,000	15 Feb 2025
 10/14 Ballantyne St Thornbury	1	Unit	\$365,000	13 Feb 2025

THORNBURY SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/1 Collins St Thornbury	1	Apartment	\$450,000	13 Feb 2025
 40 Keon St Thornbury	2	House	\$1,205,000	12 Feb 2025
 40 Lewis St Thornbury	3	House	\$1,146,000	11 Feb 2025
 13 Ibis Pl Thornbury	3	Townhouse	\$730,000	08 Feb 2025
 2/206 Dundas St Thornbury	3	Townhouse	\$825,000	08 Feb 2025
 1/45 Collins St Thornbury	2	Unit	\$737,000	08 Feb 2025
 272 Gooch St Thornbury	2	House	\$500,000	05 Feb 2025
 7/15 Kemp St Thornbury	1	Unit	\$330,000	04 Feb 2025
 6b Walsh Av Thornbury	3	House	\$1,380,000	04 Feb 2025
 1/73 Flinders St Thornbury	2	Unit	\$550,000	03 Feb 2025
 2 Ibis Pl Thornbury	3	Townhouse	\$785,000	31 Jan 2025
 14 Clarendon St Thornbury	4	House (Previously Occupied - Detached)	\$1,582,000	17 Jan 2025

Jellis Craig

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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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