

# JellisCraig

THORNBURY

# Suburb Report

Know your neighbourhood.



## THORNBURY SUBURB REPORT

### Median House Price\*

Median

**\$1.48m**

Quarterly Price Change

**1.54% ↑**

### Median Unit Price\*

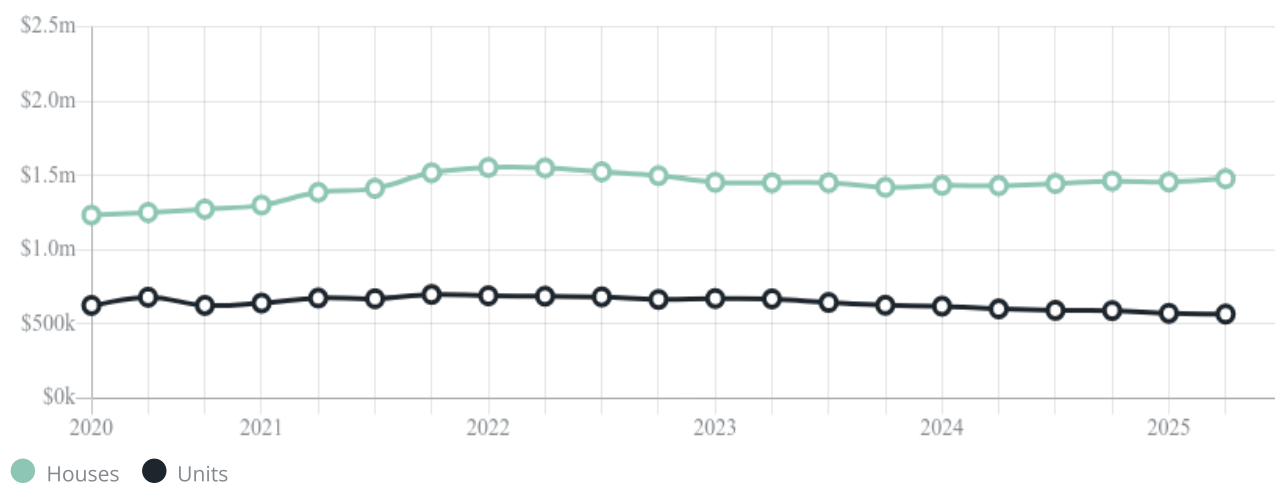
Median

**\$567k**

Quarterly Price Change

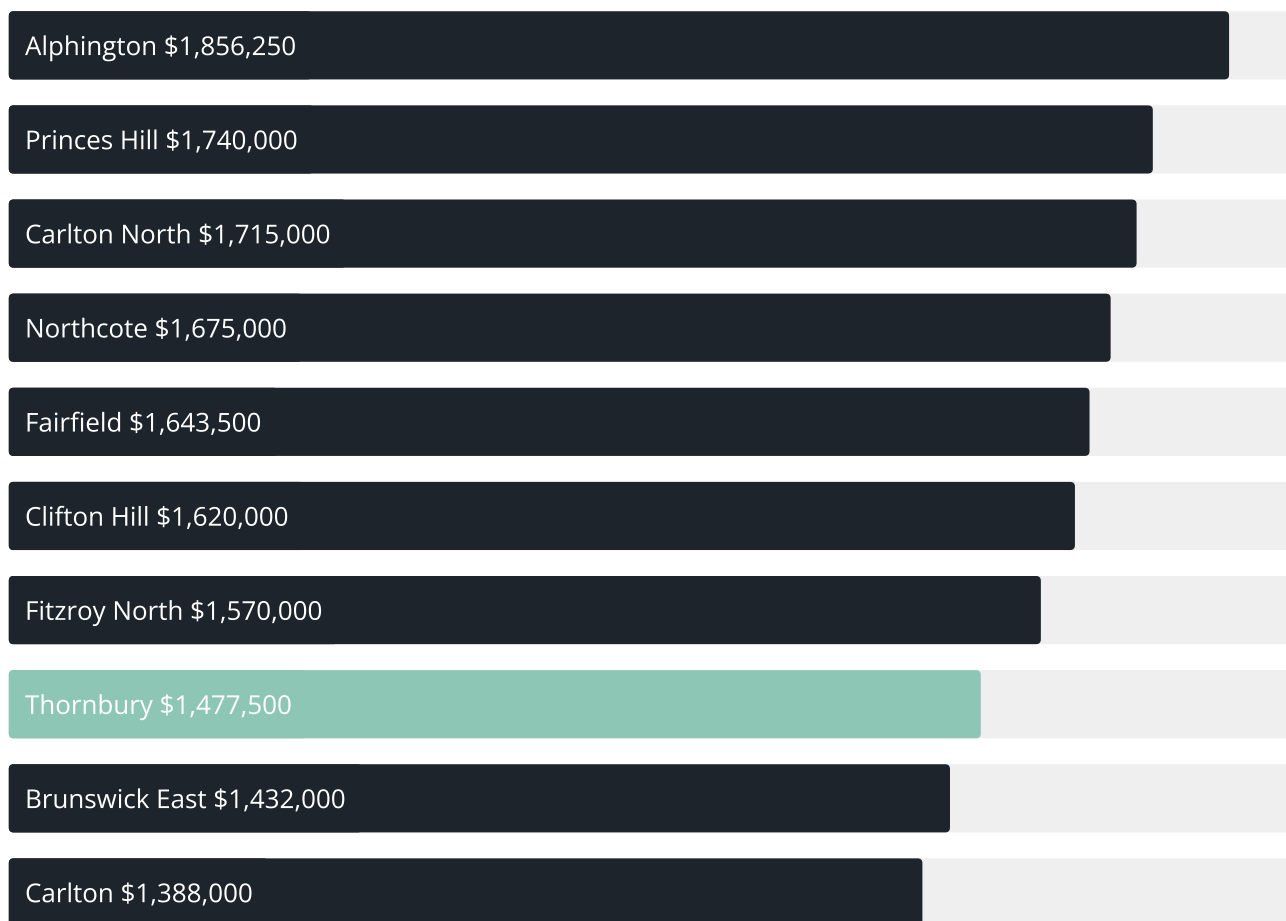
**-0.87% ↓**

### Quarterly Price Change\*

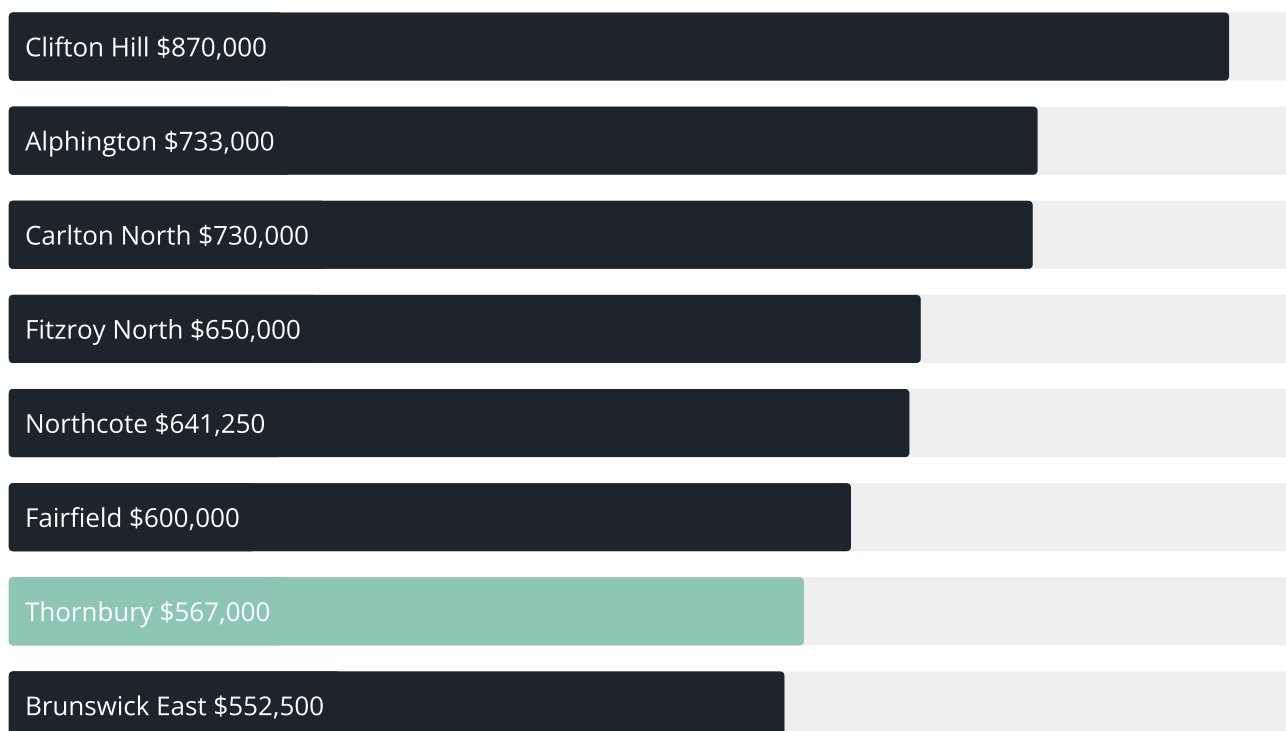




## Median House Sale Price\*



## Median Unit Sale Price\*





## THORNBURY SUBURB REPORT

## Sale Method\*



● Auction 59%  
● Private 41%

## Auction Clearance Rate\*

81.82%

## Median Days on Market^

24 days

## Average Hold Period\*

6.5 years

## Dwelling Type^



● Houses 51% ● Units 49%

## Ownership^



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

## Population^

19,005

## Median Asking Rent per week\*

\$750

## Population Growth^

2.35%

## Rental Yield\*

2.71%

## Median Age^

37 years











## Median Household Size^

2.3 people













## THORNBURY 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](https://jellisraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 4/99 Ballantyne St Thornbury	1	Apartment	\$415,000	28 Jul 2025
 14/42-44 Clarendon St Thornbury	3	Apartment	\$950,000	23 Jul 2025
 13 Alexandra St Thornbury	3	House	\$1,711,000	23 Jul 2025
 9 Alston St Thornbury	3	House	\$1,755,000	19 Jul 2025
 1/360 St Georges Rd Thornbury	2	Apartment	\$520,000	18 Jul 2025
 2/98 Normanby Av Thornbury	2	Townhouse	\$765,000	16 Jul 2025
 34a Clyde St Thornbury	3	House	\$1,250,000	12 Jul 2025
 204a Raleigh St Thornbury	4	House	\$2,010,000	07 Jul 2025
 165 Smith St Thornbury	3	House	\$1,540,000	06 Jul 2025
 37 Rennie St Thornbury	3	House	\$1,385,000	05 Jul 2025



## THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/56 Dundas St Thornbury	3	Townhouse	\$910,000	04 Jul 2025
 6/99 Ballantyne St Thornbury	1	Apartment	\$411,500	01 Jul 2025
 177 Miller St Thornbury	2	House	\$1,170,000	01 Jul 2025
 3/59 Miller St Thornbury	2	Townhouse	\$900,000	28 Jun 2025
 20 Newman St Thornbury	3	House	\$1,415,000	21 Jun 2025
 14 Agnes St Thornbury	2	House	\$1,465,000	20 Jun 2025
 3/9 Hammond St Thornbury	1	Unit	\$415,000	18 Jun 2025
 10/4 Dundas St Thornbury	1	Apartment	\$370,000	18 Jun 2025
 156b Mansfield St Thornbury	3	House	\$1,400,000	14 Jun 2025
 5/295 Rossmoyne St Thornbury	1	Apartment	\$411,000	14 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 9/107 Flinders St THORNBURY	2	Apartment	\$630,000	14 Jun 2025
 1/37 Collins St Thornbury	2	Apartment	\$826,000	12 Jun 2025
 11A Smith St Thornbury	3	House	\$1,420,000	09 Jun 2025
 12 Blythe St Thornbury	3	House	\$1,270,000	07 Jun 2025
 8/50 Normanby Av Thornbury	1	Apartment	\$315,000	07 Jun 2025
 26 Ethel St Thornbury	3	House (Previously Occupied - Detached)	\$2,195,000	07 Jun 2025
 9 Walsh Av Thornbury	3	House	\$1,063,000	06 Jun 2025
 169 Clarendon St Thornbury	3	House	\$1,880,000	03 Jun 2025
 5/167 Darebin Rd Thornbury	2	Strata Flat - Single OYO Flat	\$550,000	02 Jun 2025
 82b Collins St Thornbury	3	House	\$1,515,000	31 May 2025



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Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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