

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.46m

Quarterly Price Change

1.03% ↑

Median Unit Price*

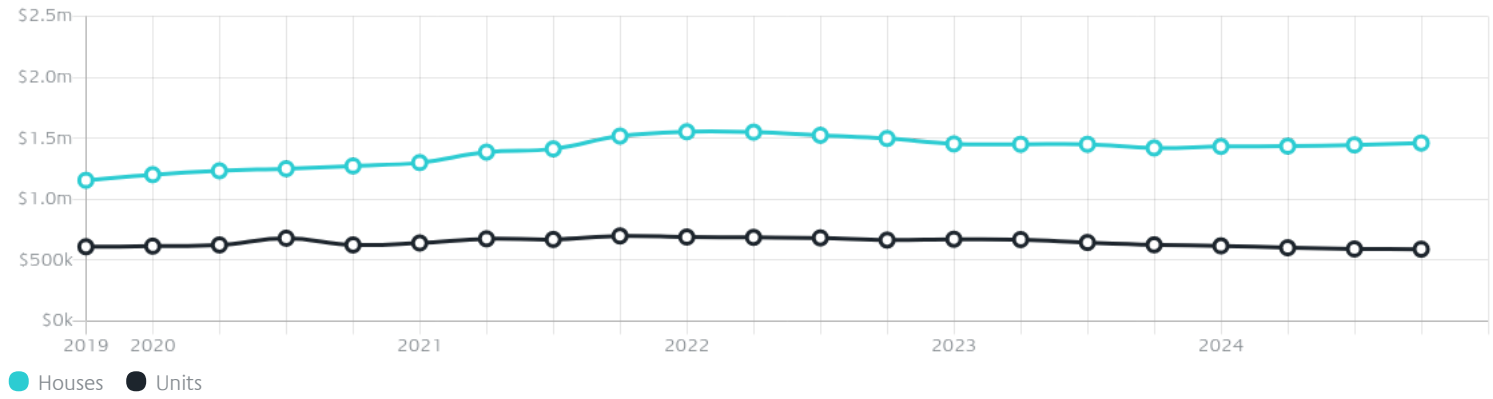
Median

\$590k

Quarterly Price Change

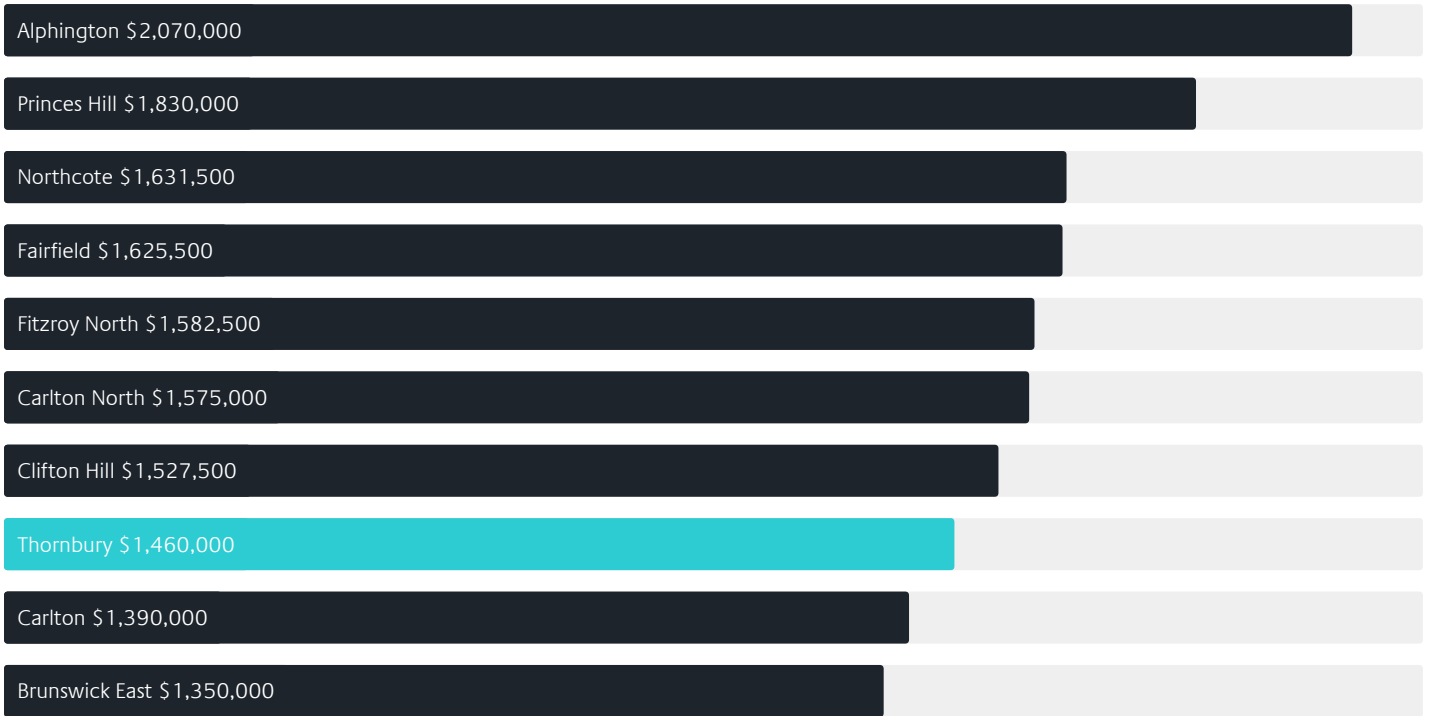
-0.33% ↓

Quarterly Price Change*

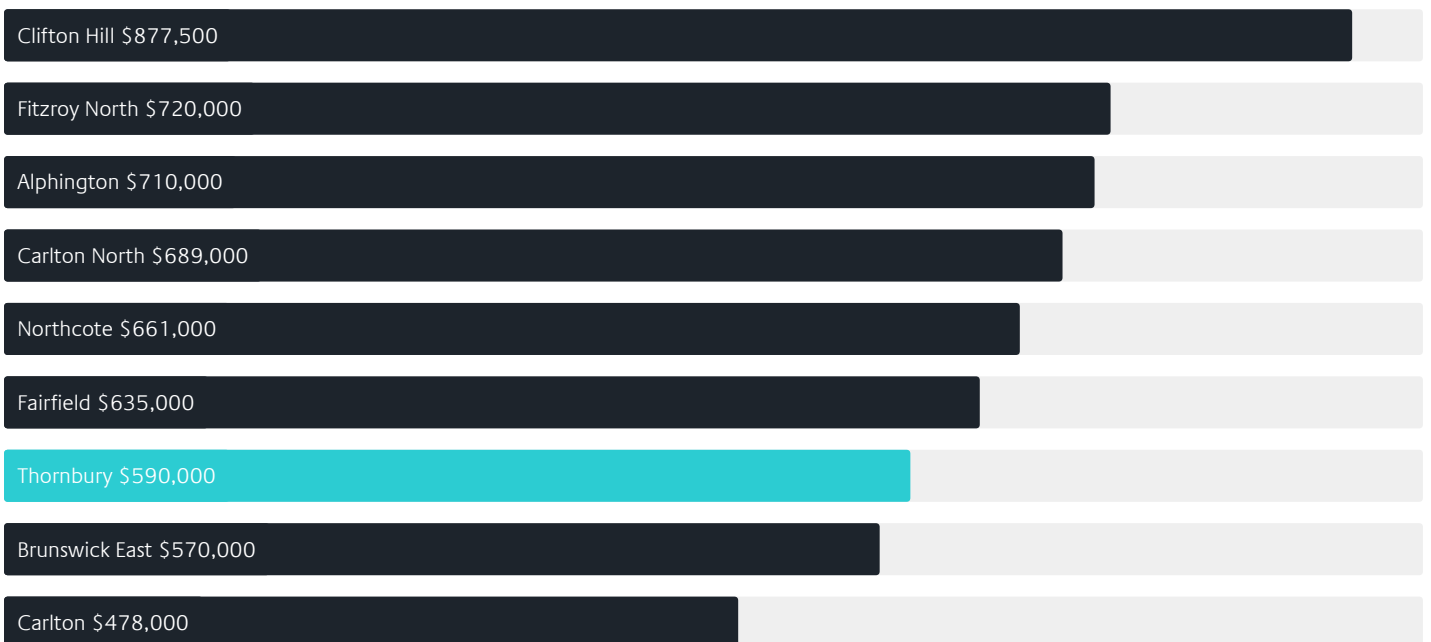


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 51%
● Private 49%

Auction Clearance Rate^{*}

82.05%

Median Days on Market[^]

26 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[^]











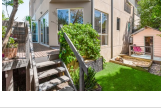

37 years

Median Household Size[^]





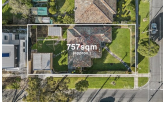



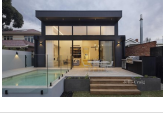



2.3 people

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
 2 Ibis Pl Thornbury	3	Townhouse	\$785,000	31 Jan 2025
 346 St Georges Rd Thornbury	2	House	\$835,000	24 Dec 2024
 76 Hutton St THORNBURY	4	House	\$1,585,000	22 Dec 2024
 9/40 Clarendon St Thornbury	1	Strata Flat - Single OYO Flat	\$340,000	19 Dec 2024
 15/37 Woolton Av Thornbury	2	Apartment	\$574,000	18 Dec 2024
 5/2 Dundas St Thornbury	2	Apartment	\$490,000	18 Dec 2024
 92 Rennie St Thornbury	2	House	\$1,051,000	17 Dec 2024
 1 Aviary Gr Thornbury	2	Townhouse	\$615,000	16 Dec 2024
 9/73 Darebin Rd Thornbury	2	Villa	\$615,000	16 Dec 2024
 1/66 Dundas St Thornbury	2	Unit	\$560,000	16 Dec 2024
 6/24 Dundas St THORNBURY	3	Townhouse	\$910,000	14 Dec 2024
 1/49 Martin St Thornbury	4	House	\$1,600,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 167 Raleigh St Thornbury	3	House	\$1,550,000	12 Dec 2024
 6/135 Raleigh St Thornbury	1	Strata Flat - Single OYO Flat	\$400,000	12 Dec 2024
 11/53 St David St Thornbury	2	Unit	\$648,000	11 Dec 2024
 5B/42 Clarendon St Thornbury	2	Strata Flat - Single OYO Flat	\$580,000	07 Dec 2024
 38 Swift St Thornbury	3	House (Previously Occupied - Detached)	\$1,900,000	06 Dec 2024
 19 Flinders St THORBURY	3	House	\$1,996,000	04 Dec 2024
 4/299 Mansfield St Thornbury	2	Strata Flat - Single OYO Flat	\$480,500	04 Dec 2024
 4/31 Clapham St Thornbury	2	Unit	\$525,000	03 Dec 2024
 63 Speight St Thornbury	5	House	\$3,050,000	03 Dec 2024
 6/105 Flinders St Thornbury	1	Apartment	\$425,000	30 Nov 2024
 52 Mansfield St Thornbury	2	House	\$955,000	30 Nov 2024
 98 Shaftesbury Pde Thornbury	3	House	\$1,592,500	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 35 Rossmoyne St Thornbury	2	Villa	\$891,000	30 Nov 2024
 123 Rennie St Thornbury	3	House	\$1,301,000	27 Nov 2024
 2 / 14 Mansfield St Thornbury	2	Strata Flat - Single OYO Flat	\$645,000	26 Nov 2024
 11 / 14 Ballantyne St Thornbury	1	Unit	\$365,000	22 Nov 2024
 10 / 2 Dundas St Thornbury	2	Apartment	\$527,000	22 Nov 2024
 2 / 2 Smith St Thornbury	2	Villa	\$700,000	20 Nov 2024
 22 / 337 Station St Thornbury	1	Apartment	\$470,000	20 Nov 2024
 3 / 66 Collins St Thornbury	2	Unit	\$800,000	18 Nov 2024
 25 Bradley Av Thornbury	3	House	\$1,180,000	16 Nov 2024
 11 / 17 Kemp St Thornbury	1	Apartment	\$406,000	15 Nov 2024
 1 / 100 Fyffe St Thornbury	2	Unit	\$830,000	15 Nov 2024
 3 / 49 Martin St Thornbury	3	Townhouse	\$1,310,000	14 Nov 2024



Northcote Office
427-431 High Street, Northcote
03 9403 9300

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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