

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.46m

Quarterly Price Change

-0.41% ↓

Median Unit Price*

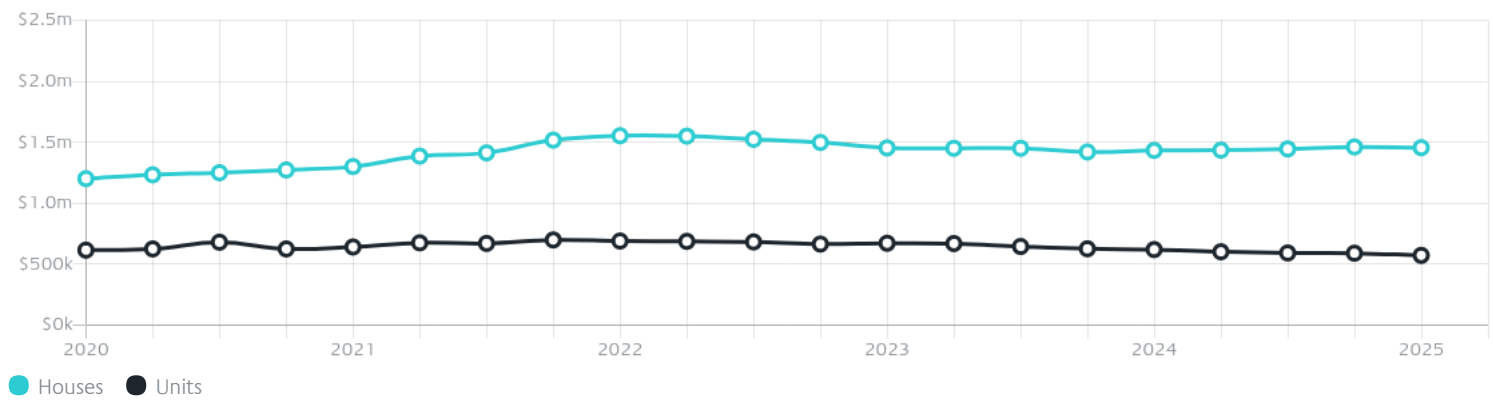
Median

\$572k

Quarterly Price Change

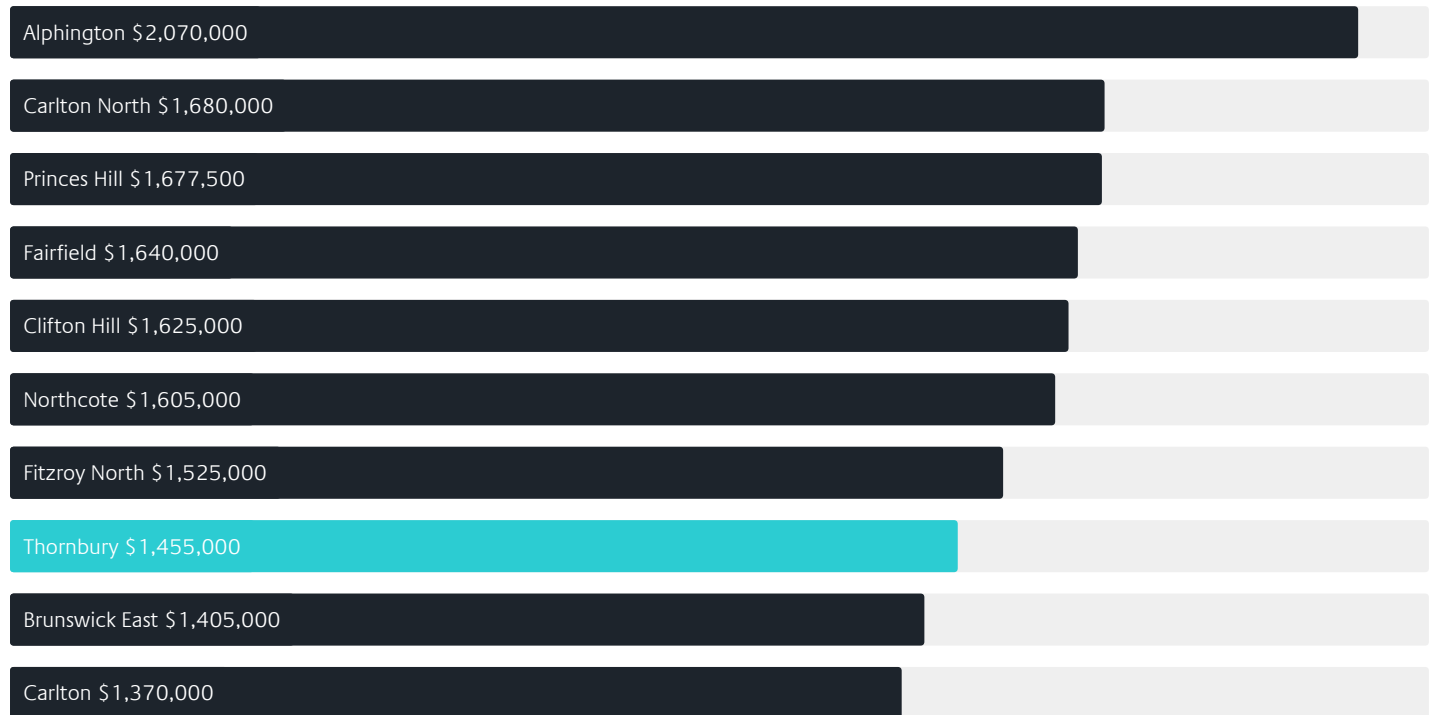
-3.05% ↓

Quarterly Price Change*

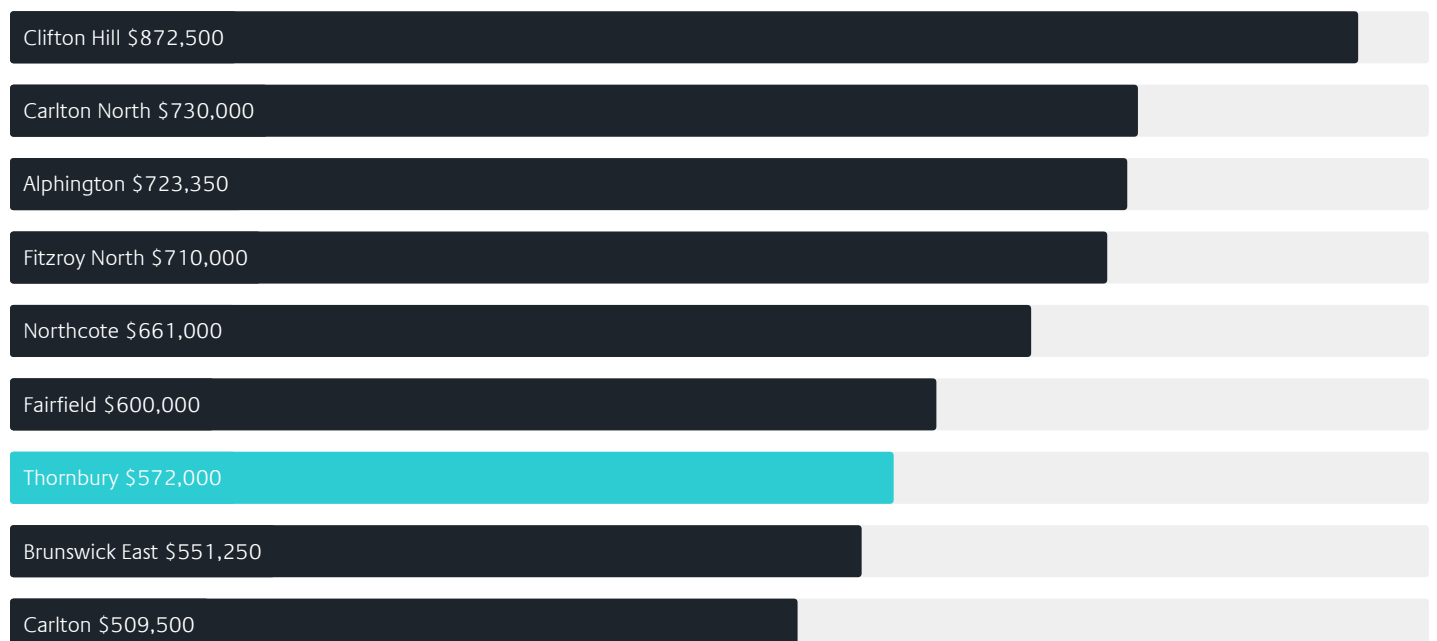


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 60%
● Private 40%

Auction Clearance Rate*

78.46%

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*

\$740

Population Growth^

2.35%

Rental Yield*

2.71%

Median Age^













37 years

Median Household Size^











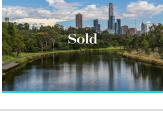

2.3 people

Sold Properties~









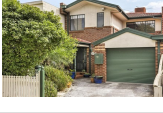

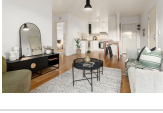

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 82b Collins St Thornbury	3	House	\$1,515,000	31 May 2025
 148 Ballantyne St Thornbury	3	House	\$1,040,000	31 May 2025
 14 Martin St Thornbury	2	House	\$1,276,000	31 May 2025
 1c Alston St Thornbury	3	Townhouse	\$1,050,000	31 May 2025
 12 Blythe St Thornbury	3	House	\$1,270,000	28 May 2025
 7 / 18 Blythe St Thornbury	1	Apartment	\$447,500	28 May 2025
 195 Gooch St Thornbury	3	House	\$1,400,000	24 May 2025
 1 / 86 Flinders St Thornbury	2	Apartment	\$560,000	24 May 2025
 125 Flinders St Thornbury	3	House	\$1,380,000	23 May 2025
 204/558 High St Thornbury	2	Apartment	\$635,250	23 May 2025
 345 Rossmoyne St Thornbury	2	House	\$1,020,000	22 May 2025
 5 Strettle St Thornbury	3	House	\$1,600,000	21 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/42 Pender St Thornbury	2	Townhouse	\$900,000	17 May 2025
 299 Raleigh St Thornbury	4	House	\$1,505,000	17 May 2025
 265 Raleigh St Thornbury	3	House	\$1,400,000	17 May 2025
 76 Mansfield St Thornbury	3	House	\$1,320,000	17 May 2025
 1/124 Normanby Av Thornbury	2	Townhouse	\$820,000	17 May 2025
 6/45 Woolton Av Thornbury	1	Unit	\$350,000	14 May 2025
 12/87a Clyde St Thornbury	1	Apartment	\$380,000	13 May 2025
 9/56 Pender St Thornbury	1	Unit	\$375,000	12 May 2025
 138 Gooch St Thornbury	3	House	\$1,235,000	10 May 2025
 96 Collins St Thornbury	3	House	\$1,900,000	09 May 2025
 52 Dundas St Thornbury	3	House	\$1,545,000	08 May 2025
 19b Newman St Thornbury	3	House	\$1,100,000	29 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14/2 Dundas St Thornbury	2	Apartment	\$435,000	25 Apr 2025
 2/40 Clarendon St Thornbury	1	Unit	\$390,000	24 Apr 2025
 177 Gooch St Thornbury	3	House	\$1,500,000	24 Apr 2025
 103/558 High St Thornbury	2	Apartment	\$640,000	22 Apr 2025
 291 Gooch St Thornbury	4	House	\$1,410,000	18 Apr 2025
 2/79 Normanby Av Thornbury	2	Apartment	\$649,000	17 Apr 2025
 124 Mansfield St Thornbury	2	House	\$940,000	16 Apr 2025
 8/30 Kemp St Thornbury	1	Apartment	\$415,990	15 Apr 2025
 25 Ethel St Thornbury	3	House	\$960,000	14 Apr 2025
 197 Smith St Thornbury	2	House	\$975,000	14 Apr 2025
 1/44 Swift St Thornbury	2	Apartment	\$615,000	12 Apr 2025
 2/55 Martin St Thornbury	1	Strata Flat - Single OYO Flat	\$364,999	12 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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