

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.46m

Quarterly Price Change

-0.41% ↓

Median Unit Price*

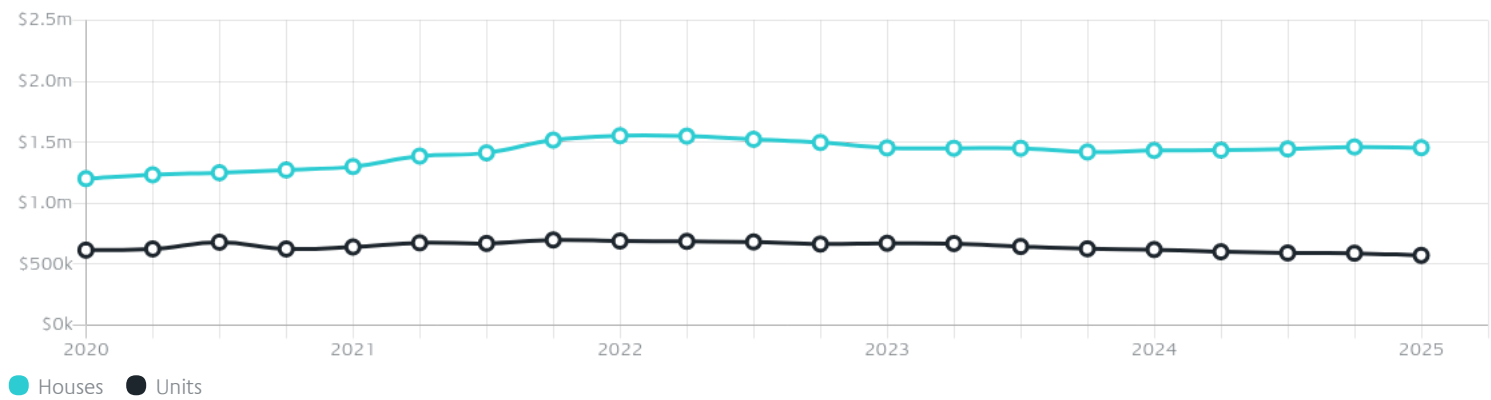
Median

\$572k

Quarterly Price Change

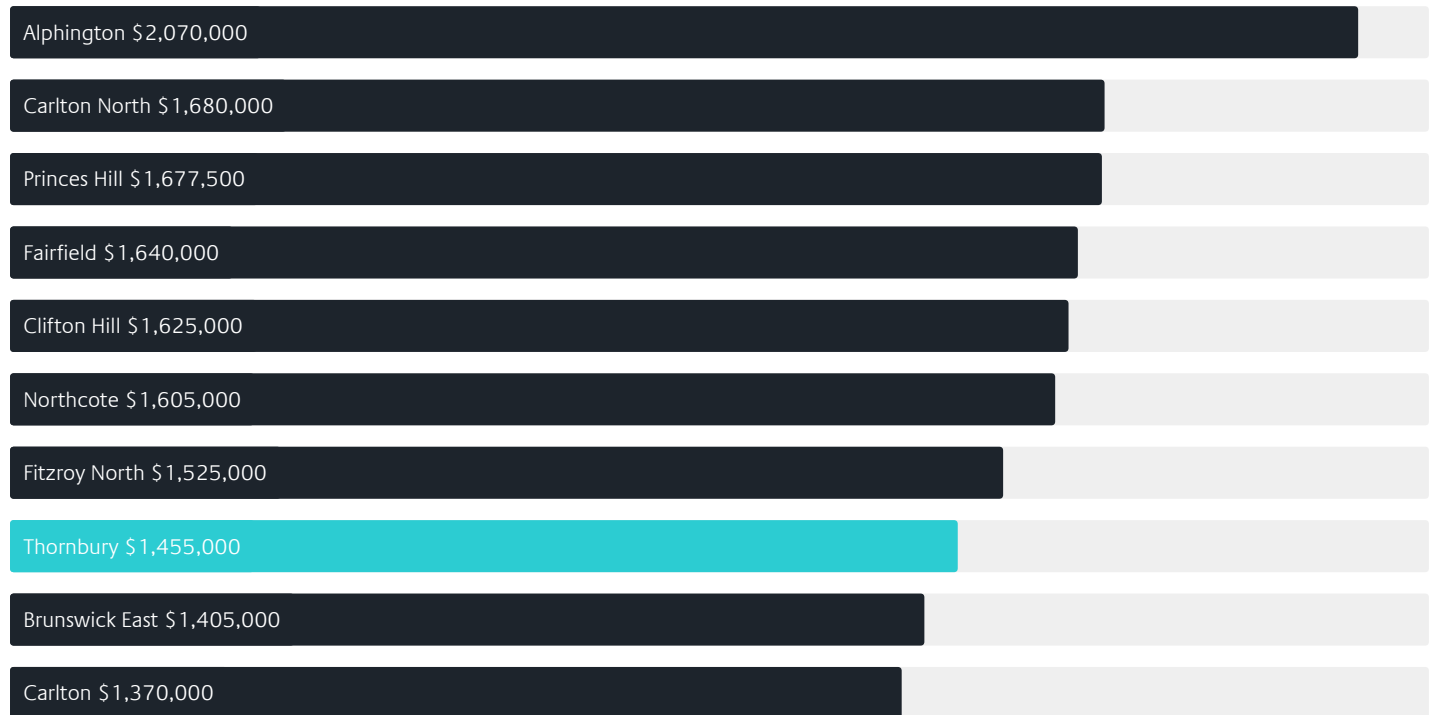
-3.05% ↓

Quarterly Price Change*

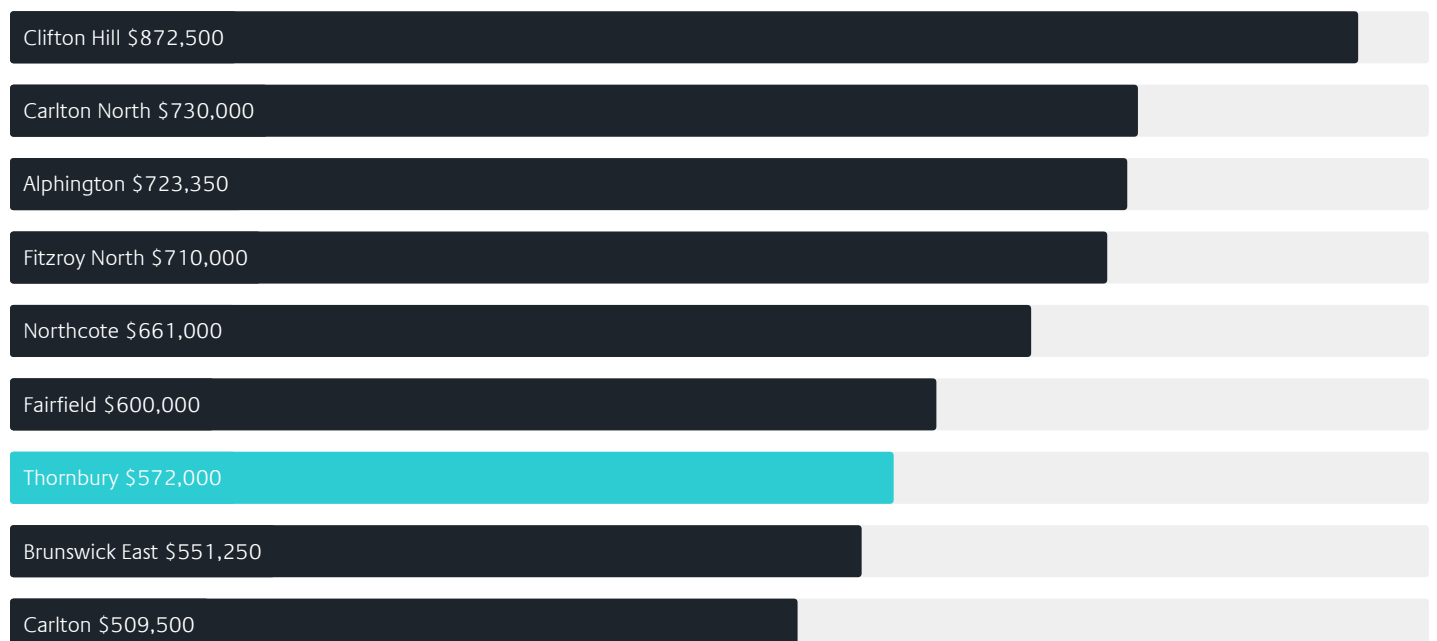


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 58%
● Private 42%

Auction Clearance Rate*

77.08%

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
 291 Gooch St Thornbury	4	House	\$1,410,000	18 Apr 2025
 2/79 Normanby Av Thornbury	2	Apartment	\$649,000	17 Apr 2025
 8/30 Kemp St Thornbury	1	Apartment	\$415,990	15 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
 5/57 Pender St THORNBURY	1	Apartment	\$470,000	12 Apr 2025
 119a Smith St Thornbury	5	House	\$1,661,000	12 Apr 2025
 31c Swift St Thornbury	3	House	\$1,500,000	12 Apr 2025
 12/30 Strettle St Thornbury	1	Apartment	\$369,500	11 Apr 2025
 159a Smith St Thornbury	2	House	\$1,211,501	11 Apr 2025
 303/85 Hutton St Thornbury	2	Apartment	\$600,000	10 Apr 2025
 6/42 Pender St Thornbury	2	Townhouse	\$890,000	10 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 174b Gooch St Thornbury	3	Townhouse	\$1,290,000	05 Apr 2025
 8/44 Keon St Thornbury	1	Apartment	\$437,000	05 Apr 2025
 156 Harold St Thornbury	5	House	\$1,875,000	05 Apr 2025
 106 Collins St Thornbury	4	House	\$1,705,000	31 Mar 2025
 214 Dundas St Thornbury	3	House	\$1,135,000	29 Mar 2025
 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
 325 Rossmoyne St Thornbury	2	House	\$1,170,000	15 Mar 2025
 75 flinders St Thornbury	4	House	\$2,500,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 50 Newman St Thornbury	4	House	\$1,805,000	14 Mar 2025
 406/85 Hutton St Thornbury	2	Apartment	\$532,000	12 Mar 2025
 8/337 Station St Thornbury	2	Apartment	\$670,000	10 Mar 2025
 7b Boyd St Thornbury	4	House	\$1,200,000	05 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
 77 Rennie St Thornbury	2	House	\$1,415,000	01 Mar 2025
 4/313 Rathmines St Thornbury	2	Townhouse (Conjoined)	\$845,000	27 Feb 2025
 12/25 Kemp St Thornbury	1	Apartment	\$375,000	26 Feb 2025
 4/71 Miller St Thornbury	2	Townhouse	\$830,000	26 Feb 2025
 2/9 Hammond St Thornbury	1	Apartment	\$355,000	25 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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