



Ashburton

Suburb Report



Your connection to property insights



JellisCraig

ASHBURTON SUBURB REPORT

Median house price¹

Median

\$2.00m

Quarterly price change

1.01% ↑

Median unit price¹

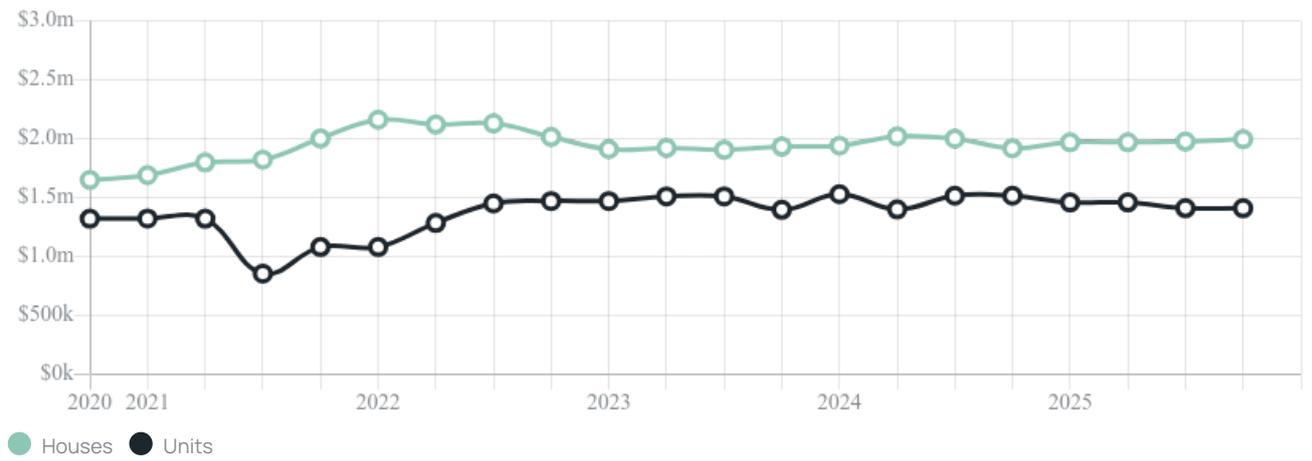
Median

\$1.41m

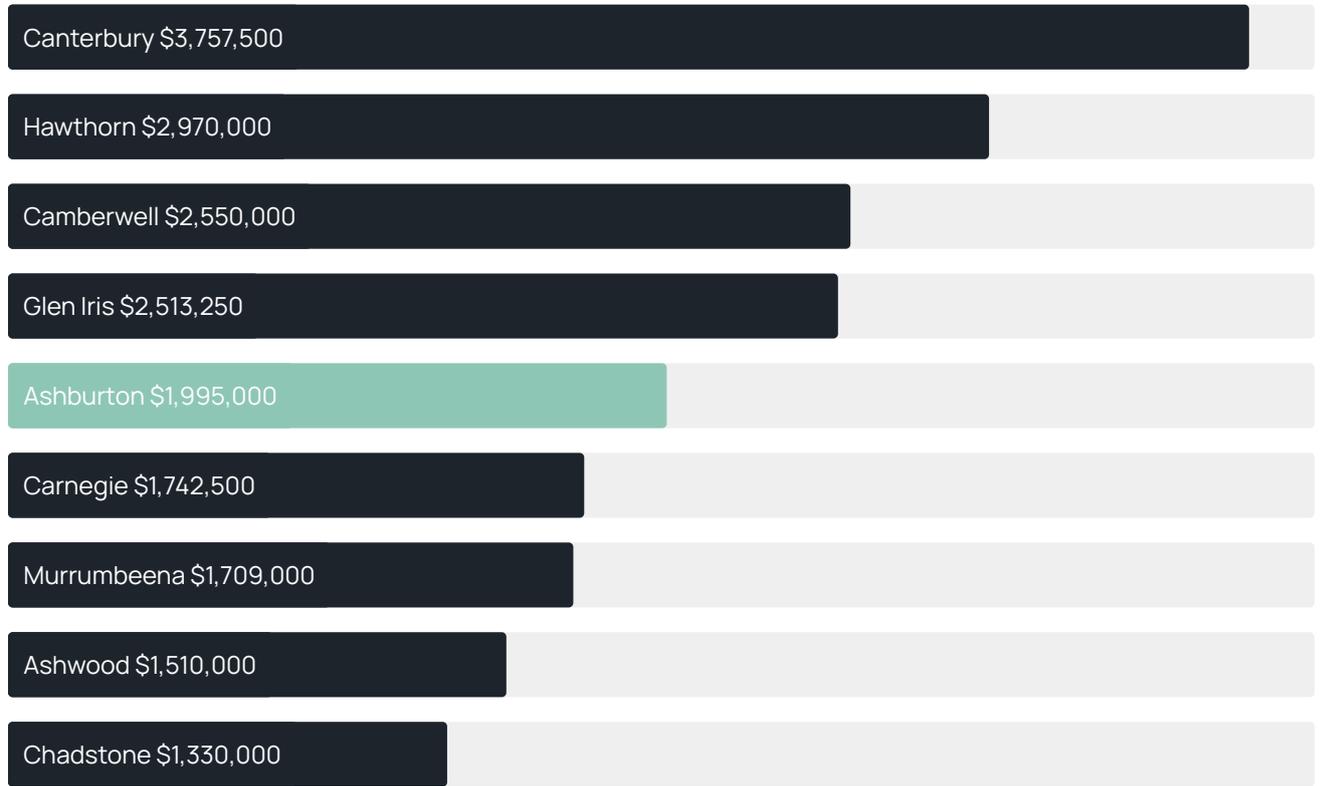
Quarterly price change

0.00% ↓

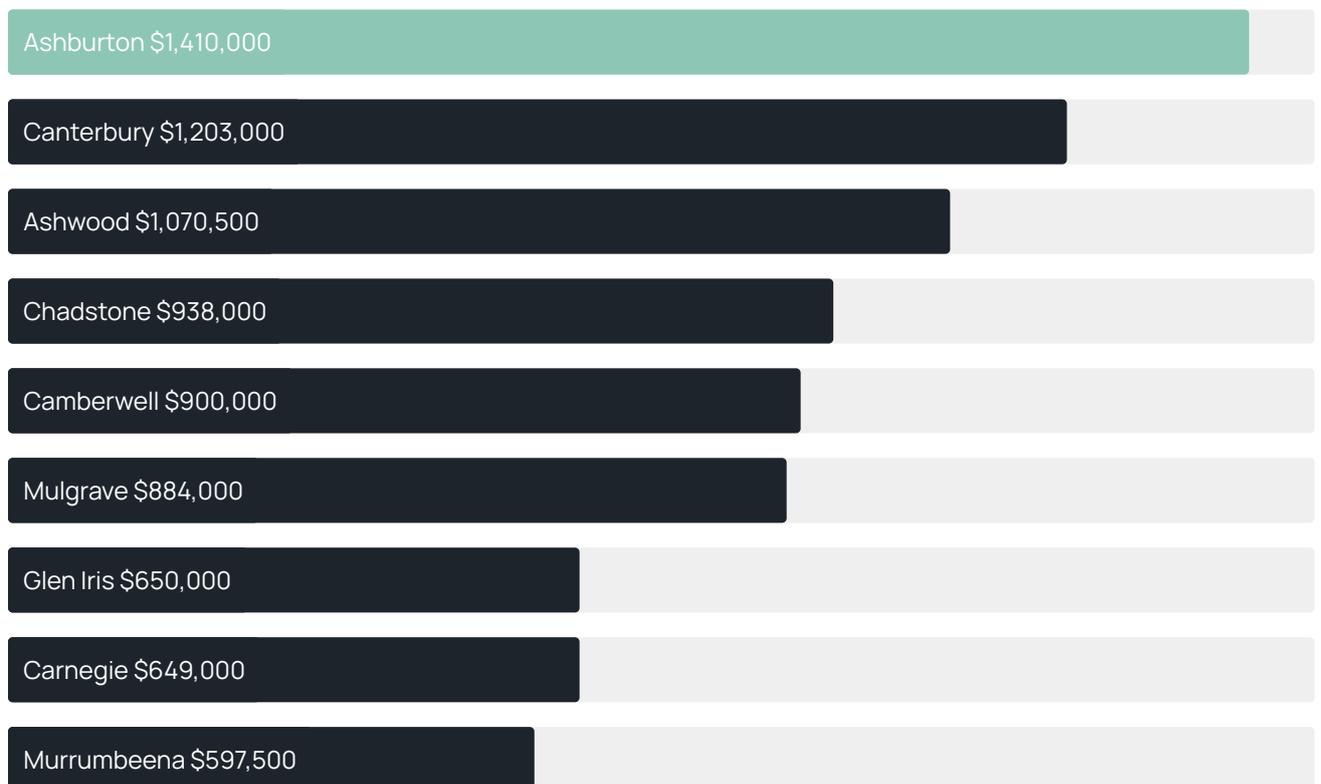
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

84.85%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.4 years

Dwelling type⁵



Ownership⁵



Population⁵

7,952

Median asking rent¹

\$825 per week

Population growth⁵

2.59%

Rental yield¹

1.96%

Median age⁵

41 years

Median household size⁵

2.8 people

ASHBURTON SUBURB REPORT

Recent Ashburton sales

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/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  1/69 Ashburn Gr Ashburton | 2 | Unit | \$815,000 | 24 Mar 2026 |
|  55a Munro Av Ashburton | 4 | House | \$2,270,000 | 21 Mar 2026 |
|  27 Boyle St Ashburton | 4 | House | \$2,530,000 | 14 Mar 2026 |
|  16 Liberator St Ashburton | 4 | House | \$2,402,500 | 13 Mar 2026 |
|  8 Burbank St Ashburton | 4 | House | \$2,130,000 | 28 Feb 2026 |
|  34 Lexia St Ashburton | 4 | House | \$1,990,000 | 28 Feb 2026 |
|  11 Karnak Rd Ashburton | 3 | House | \$1,825,000 | 26 Feb 2026 |
|  2/61 Ashburn Gr Ashburton | 2 | Unit | \$850,000 | 25 Feb 2026 |
|  42 Warner Av Ashburton | 2 | House | \$1,450,000 | 22 Feb 2026 |
|  11 Morotai Av Ashburton | 3 | House | \$1,610,000 | 21 Feb 2026 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  97 Victory Blvd Ashburton | 4 | House | \$1,970,000 | 20 Feb 2026 |
|  2 Sun Rise Ashburton | 3 | House | \$1,625,000 | 19 Feb 2026 |
|  2/12 Duke St Ashburton | 3 | Flat/Unit/Apartment | \$1,475,000 | 16 Feb 2026 |
|  1/2 High Street Rd Ashburton | 3 | Townhouse | \$1,210,000 | 20 Dec 2025 |
|  16A Alamein Av Ashburton | 3 | House | \$1,475,000 | 20 Dec 2025 |
|  8/12 High Street Rd Ashburton | 4 | Strata Unit/Flat | \$1,500,000 | 19 Dec 2025 |
|  3/430 Warrigal Rd ASHBURTON | 2 | House | \$375,000 | 18 Dec 2025 |
|  43 Eleanor St Ashburton | 4 | House | \$2,420,000 | 13 Dec 2025 |
|  29 Warner Av Ashburton | 5 | House | \$3,295,000 | 12 Dec 2025 |
|  4 High Street Rd Ashburton | 2 | House | \$1,150,000 | 11 Dec 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|------------------|-------------|-------------|
|  21 Nicholas St Ashburton | 4 | House | \$1,980,000 | 11 Dec 2025 |
|  G9/363 High St Ashburton | 2 | Strata Unit/Flat | \$1,000,000 | 09 Dec 2025 |
|  202/218 High St Ashburton | 1 | Strata Unit/Flat | \$390,000 | 09 Dec 2025 |
|  22 Amery St Ashburton | 4 | House | \$2,200,000 | 07 Dec 2025 |
|  1/16 Samarinda Av Ashburton | 4 | Townhouse | \$1,350,000 | 06 Dec 2025 |
|  8 Benghazi Av Ashburton | 4 | House | \$2,140,000 | 06 Dec 2025 |
|  8 Derna Rd Ashburton | 3 | House | \$1,225,000 | 29 Nov 2025 |
|  27 Vears Rd Ashburton | 3 | House | \$2,460,000 | 29 Nov 2025 |
|  1/25 Nicholas St Ashburton | 4 | Townhouse | \$1,800,000 | 29 Nov 2025 |
|  8 Crete Av Ashburton | 3 | House | \$1,880,000 | 26 Nov 2025 |



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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