



Ashburton

Suburb Report



Your connection to property insights



JellisCraig

ASHBURTON SUBURB REPORT

Median house price¹

Median

\$1.98m

Quarterly price change

-1.49% ↓

Median unit price¹

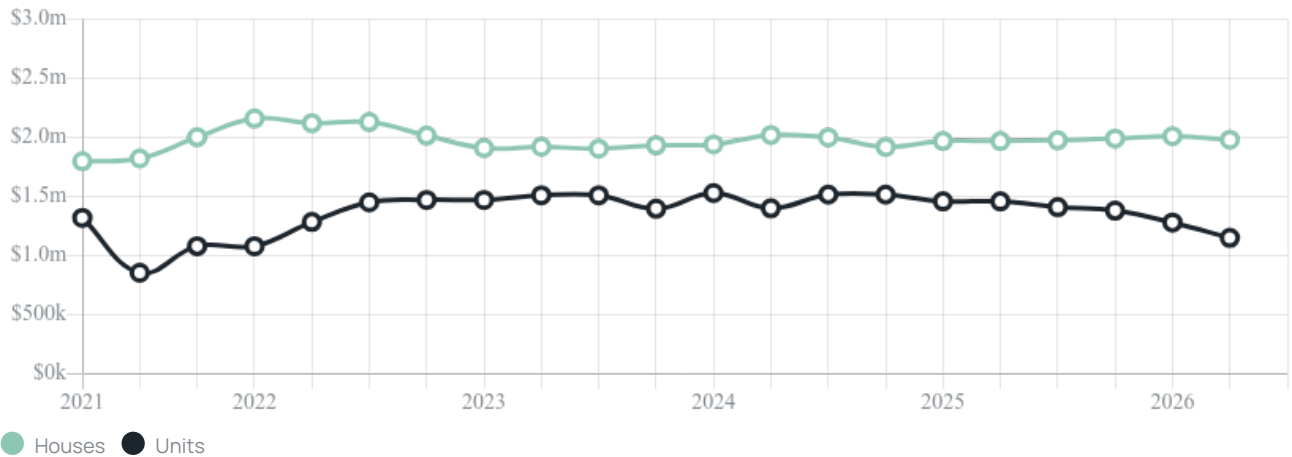
Median

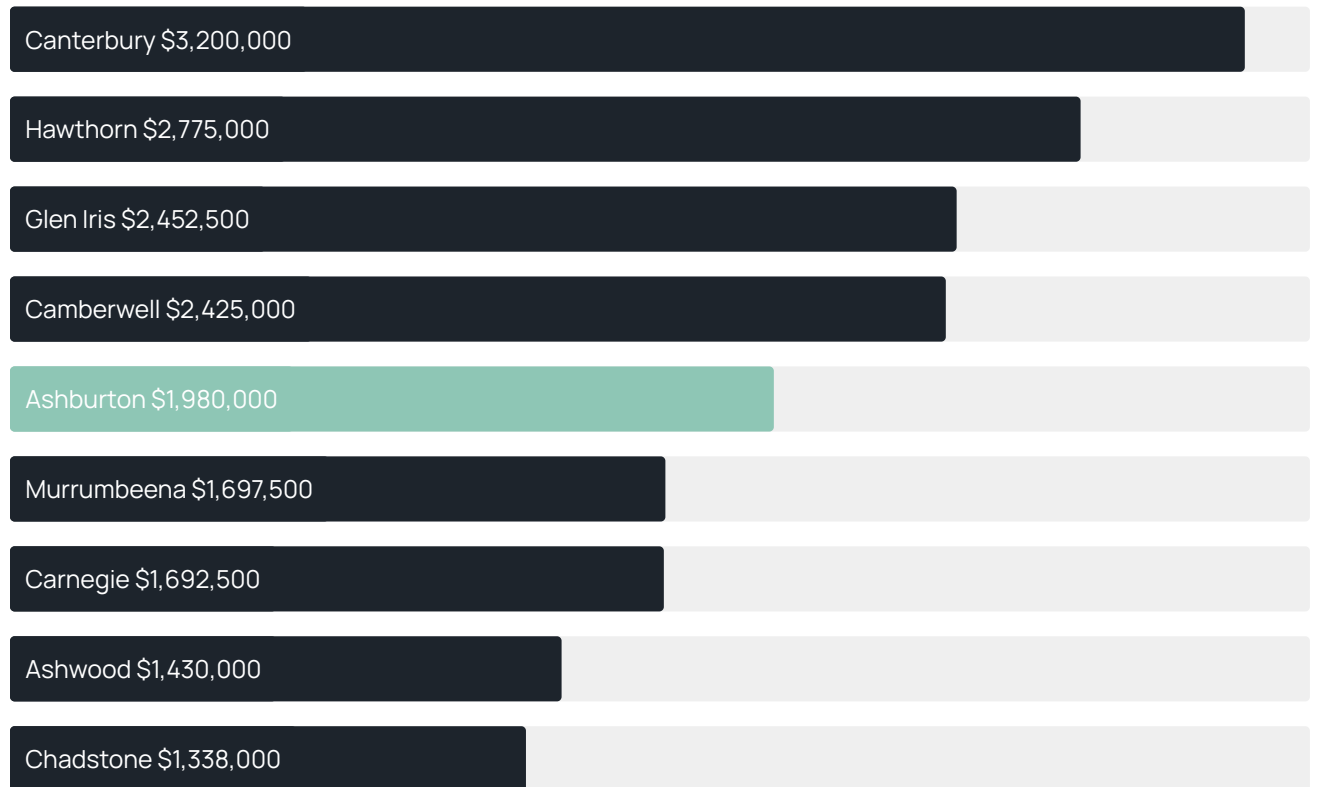
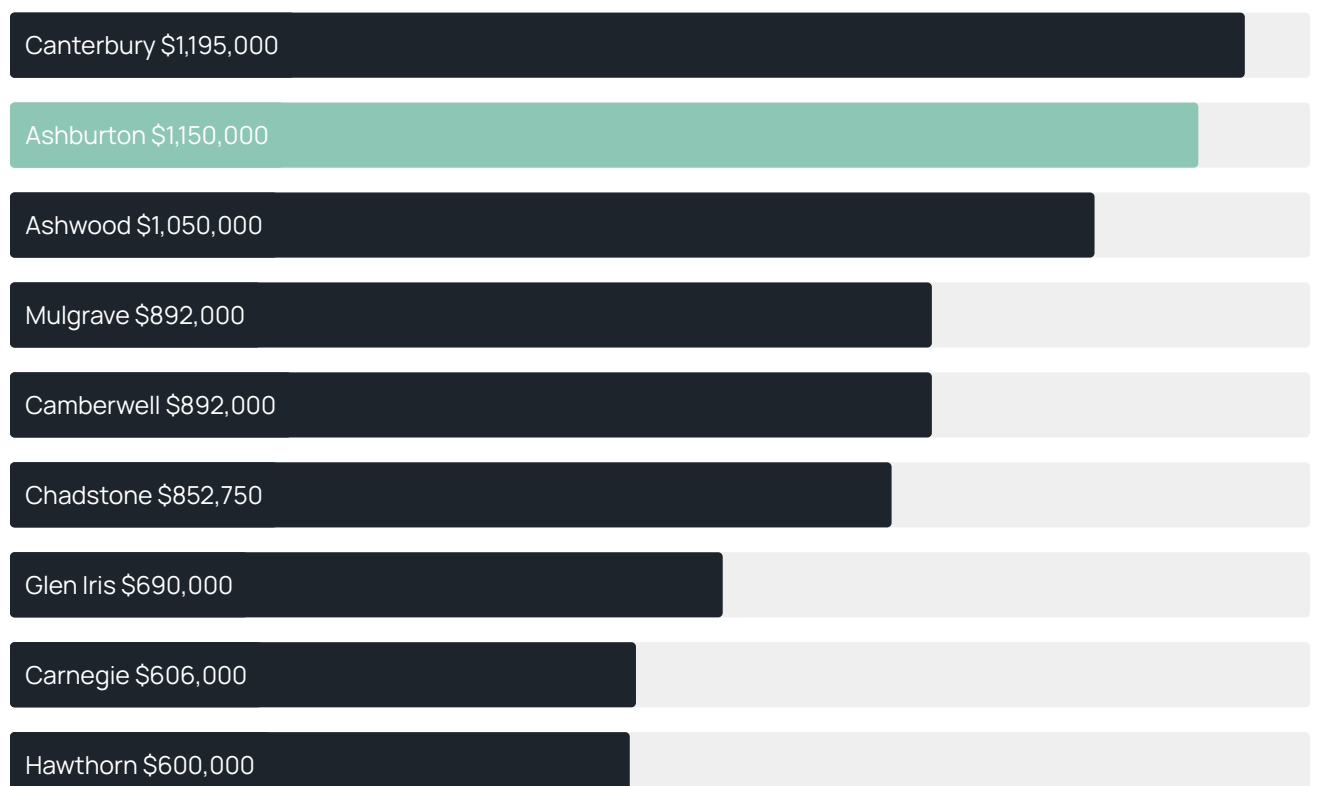
\$1.15m

Quarterly price change

-10.15% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 76%
● Private 24%

Auction clearance rate³

81.25%Median days on market³

24 daysJellis Craig average inspection attendance per listing⁴

24 groupsAverage hold period¹

7.4 yearsDwelling type⁵

● Houses 76% ● Units 24%

Ownership⁵

● Owned outright 40% ● Mortgaged 37% ● Rented 23%

Population⁵

7,952Median asking rent¹

\$838 per weekPopulation growth⁵

2.59%Rental yield¹

1.96%Median age⁵

41 yearsMedian household size⁵

2.8 people

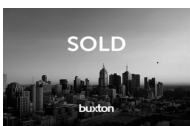
ASHBURTON SUBURB REPORT

Recent Ashburton sales

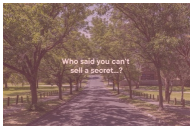
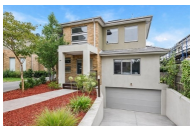
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 56 Victory Blvd Ashburton	4	Townhouse	\$1,902,500	19 Jul 2026
 3/278 High St Ashburton	3	House	\$1,300,000	09 Jul 2026
 6 Vears Rd Ashburton	3	House	\$1,446,000	13 Jun 2026
 12 Nicholas St Ashburton	4	House	\$1,790,000	11 Jun 2026
 26 Johnston St Ashburton	2	House	\$985,000	31 May 2026
 13 Huon Gr Ashburton	4	Townhouse	\$1,968,000	29 May 2026
 2A Ryburne Av Ashburton	3	House	\$1,300,000	23 May 2026
 3/23 Ashburn Gr Ashburton	2	Unit	\$795,000	23 May 2026
 34 Solway St Ashburton	4	House	\$1,780,000	16 May 2026
 19 Fakenham Rd ASHBURTON	4	House	\$2,320,000	09 May 2026

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 42 Gloucester Rd Ashburton	4	House	\$2,150,000	09 May 2026
 35 Poulter St Ashburton	4	House	\$1,720,000	30 Apr 2026
 G1/363 High St Ashburton	1	Strata Unit/Flat	\$1,080,000	28 Apr 2026
 70 Albion Rd Ashburton	5	House	\$3,830,000	21 Apr 2026
 21 Ambon St Ashburton	4	House	\$1,700,000	21 Apr 2026
 3/32 Burbank St Ashburton	4	Townhouse	\$1,650,000	16 Apr 2026
 125 Ashburn Gr Ashburton	2	House	\$1,400,000	14 Apr 2026
 2/31 Ashburn Gr Ashburton	2	Unit	\$971,000	02 Apr 2026
 5 Buna Ct Ashburton	5	House	\$2,300,000	02 Apr 2026
 18 Lancaster St Ashburton	3	House	\$1,340,000	01 Apr 2026

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 72 Dent St Ashburton	5	House	\$2,300,000	26 Mar 2026
 5 Sun Rise Ashburton	3	House	\$1,475,000	25 Mar 2026
 1/69 Ashburn Gr Ashburton	2	Unit	\$815,000	24 Mar 2026
 35 Munro Av Ashburton	3	House	\$1,730,000	23 Mar 2026
 82 Dent St Ashburton	3	House	\$1,815,000	21 Mar 2026
 55a Munro Av Ashburton	4	House	\$2,270,000	21 Mar 2026
 1/9 Sunderland Av Ashburton	3	Townhouse	\$914,000	20 Mar 2026
 31 Lexia St Ashburton	4	House	\$2,125,000	19 Mar 2026
 62 Albion Rd Ashburton	4	House	\$2,200,000	19 Mar 2026
 133 Ashburn Gr Ashburton	4	House	\$2,100,000	19 Mar 2026



Jellis Craig Glen Iris
45 High St, Glen Iris
03 9810 5000

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 01/08/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.