



Ashburton Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ASHBURTON SUBURB REPORT

Median house price¹

Median
\$2.00m

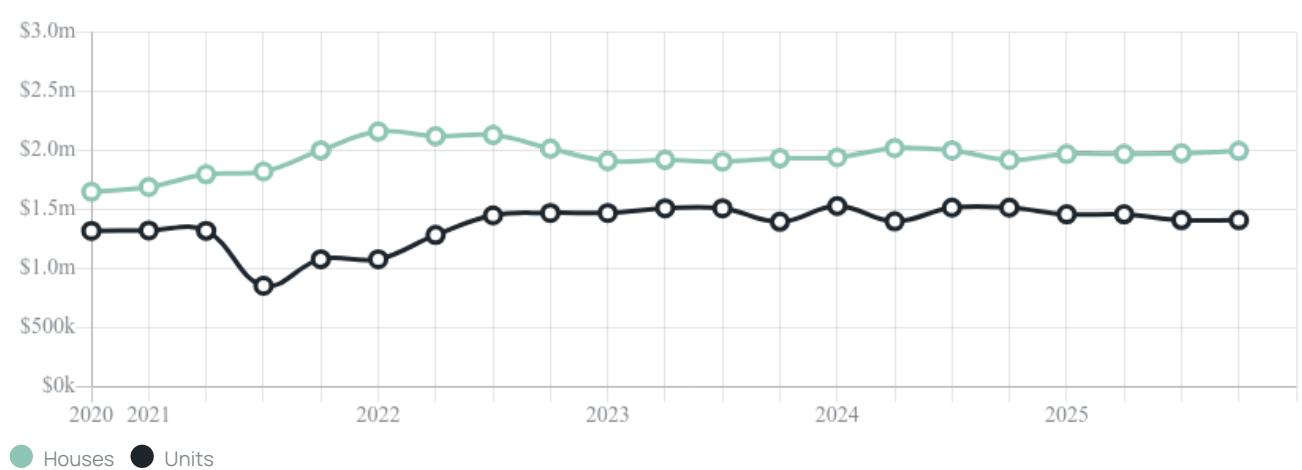
Quarterly price change
1.01% 

Median unit price¹

Median
\$1.41m

Quarterly price change
0.00% 

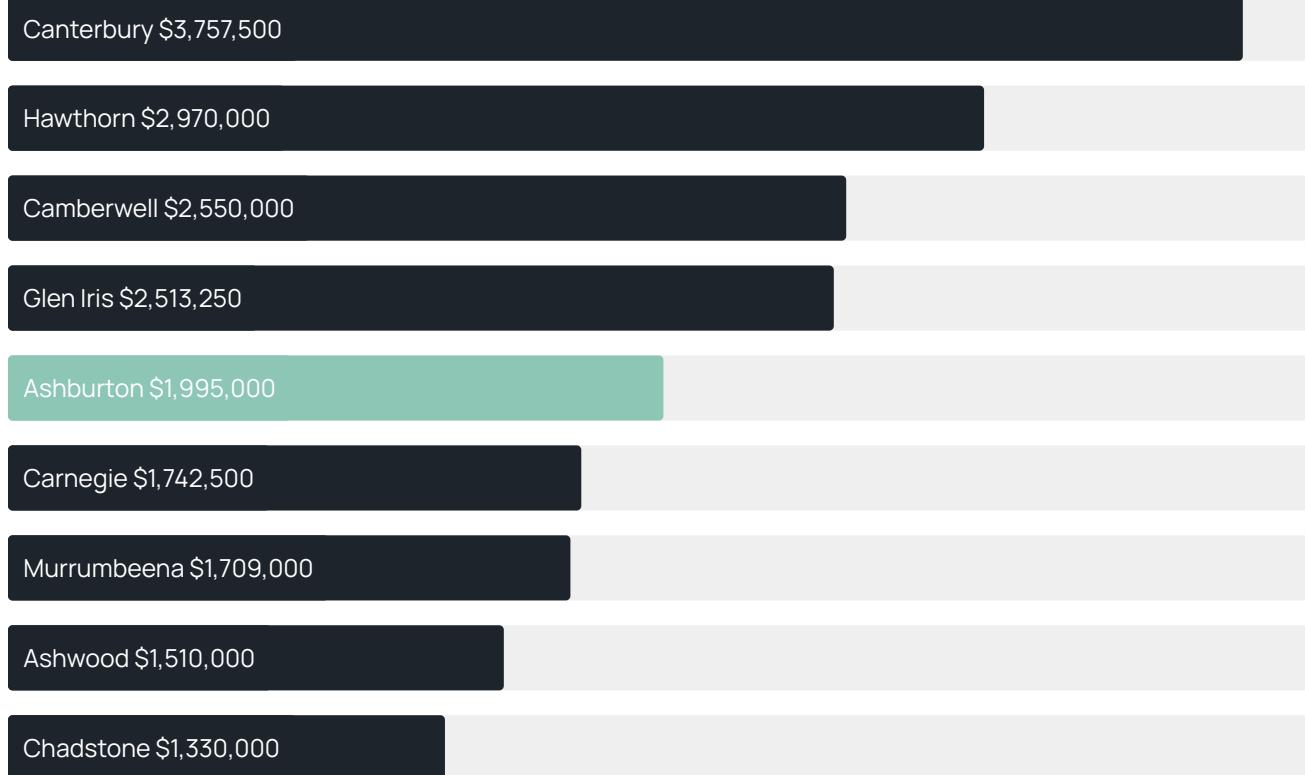
Quarterly price change¹



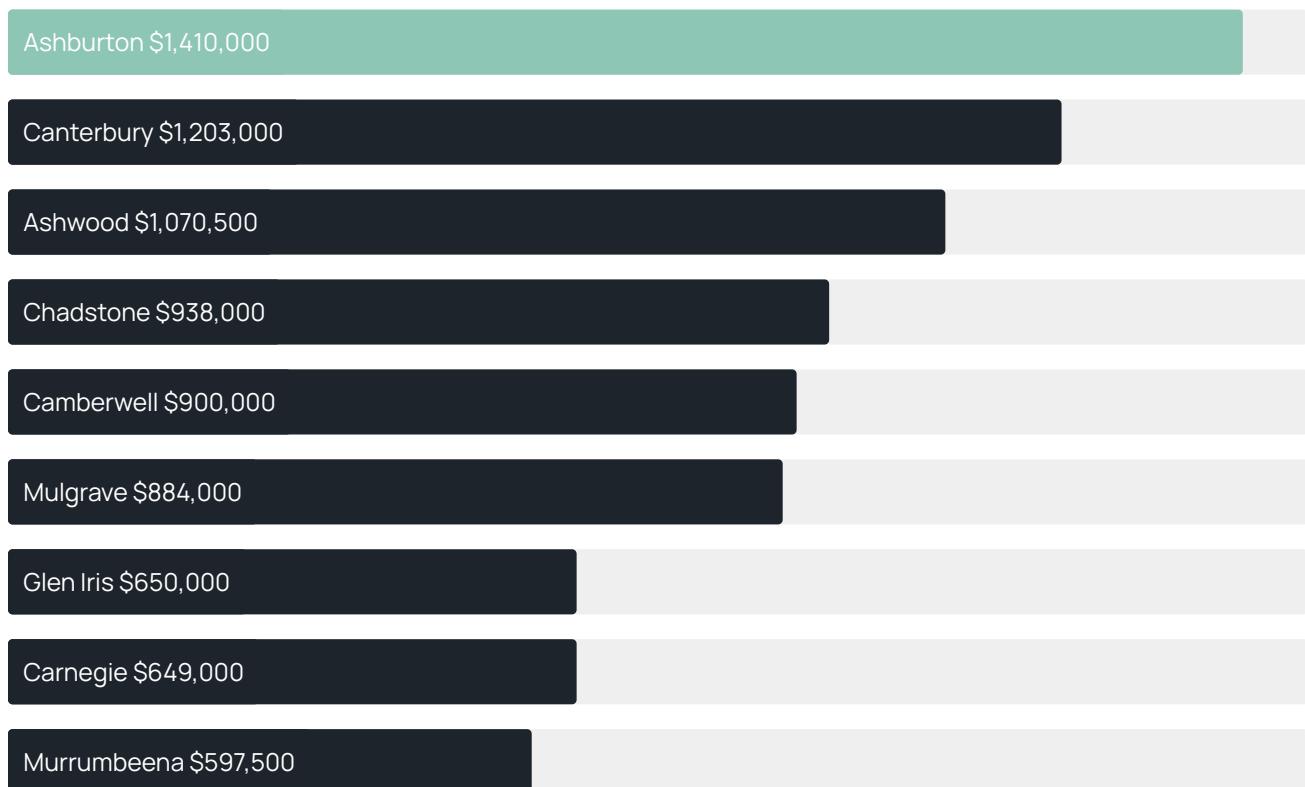
Surrounding Suburbs

ASHBURTON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ASHBURTON SUBURB REPORT

Sale method²



● Auction 68%
● Private 32%

Auction clearance rate³

73.68%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

7.4 years

Insights

Dwelling type⁵



● Houses 76% ● Units 24%

Ownership⁵



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

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 3/430 Warrigal Rd ASHBURTON	2	House	\$375,000	18 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
 43 Karnak Rd ASHBURTON	3	House	\$1,050,000	24 Nov 2025
 18 Dunlop St Ashburton	5	House	\$3,200,000	24 Nov 2025
 25 Karnak Rd Ashburton	4	House	\$2,781,000	22 Nov 2025

Sold Properties

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/19 Gloucester Rd Ashburton	3	House	\$1,365,000	17 Nov 2025
 3a Crete Av Ashburton	3	House	\$1,600,000	15 Nov 2025
 7 Poulter St Ashburton	3	House	\$2,001,000	15 Nov 2025
 27 Marquis St Ashburton	3	House	\$2,350,000	15 Nov 2025
 2A Markham Av Ashburton	3	Townhouse	\$1,027,000	15 Nov 2025
 52 Eleanor St Ashburton	4	House	\$2,850,000	13 Nov 2025
 318 High St Ashburton	4	House	\$1,655,000	10 Nov 2025
 50 Munro Av Ashburton	4	House	\$2,395,000	09 Nov 2025
 40 Morotai Av Ashburton	5	House	\$1,465,000	08 Nov 2025
 1/10 Carool Rd Ashburton	2	Unit	\$865,000	01 Nov 2025

Sold Properties

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Annetta Av Ashburton	6	House	\$4,625,000	28 Oct 2025
 6 Duke St Ashburton	4	House	\$3,075,000	25 Oct 2025
 1/7 St Georges Cr Ashburton	2	Flat/Unit/Apartment	\$2,040,000	25 Oct 2025
 4 Chamberlain St Ashburton	4	House	\$2,265,000	21 Oct 2025
 7 Clifford Cl Ashburton	5	House	\$2,736,666	15 Oct 2025
 2/13 Ashburn Gr Ashburton	2	Unit	\$835,000	12 Oct 2025
 28 Lancaster St Ashburton	3	House	\$1,455,000	11 Oct 2025
 12 Derna Rd Ashburton	3	House	\$1,430,000	11 Oct 2025
 5a Catalina Av Ashburton	4	House	\$1,850,000	04 Oct 2025
 28 Samarinda Av Ashburton	4	House	\$1,815,000	04 Oct 2025



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 01/02/2026

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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