



Ashburton

# Suburb Report



Your connection to property insights



**JellisCraig**

ASHBURTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.01m

Quarterly price change

0.77% ↑

Median unit price<sup>1</sup>

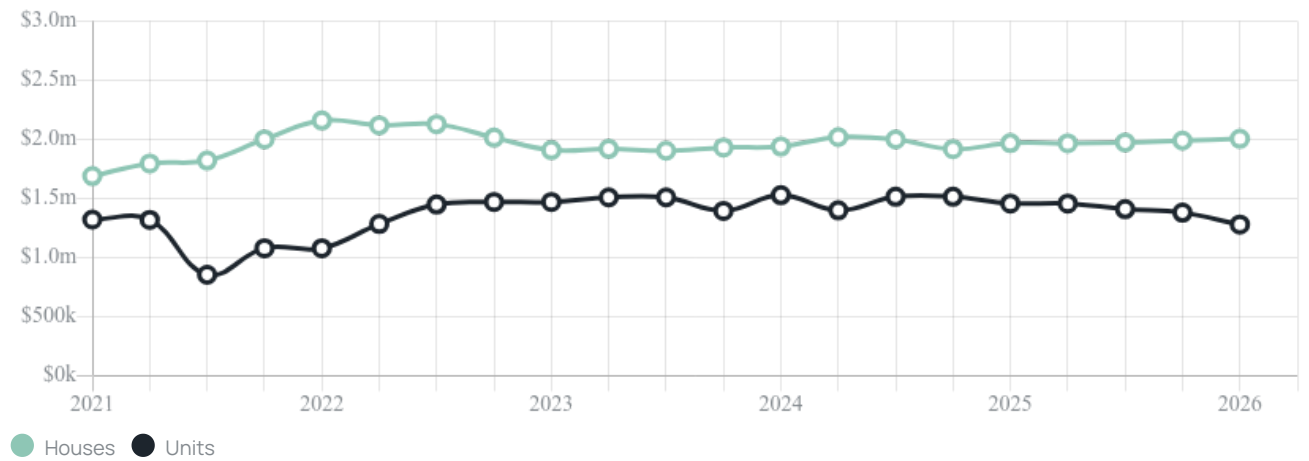
Median

\$1.28m

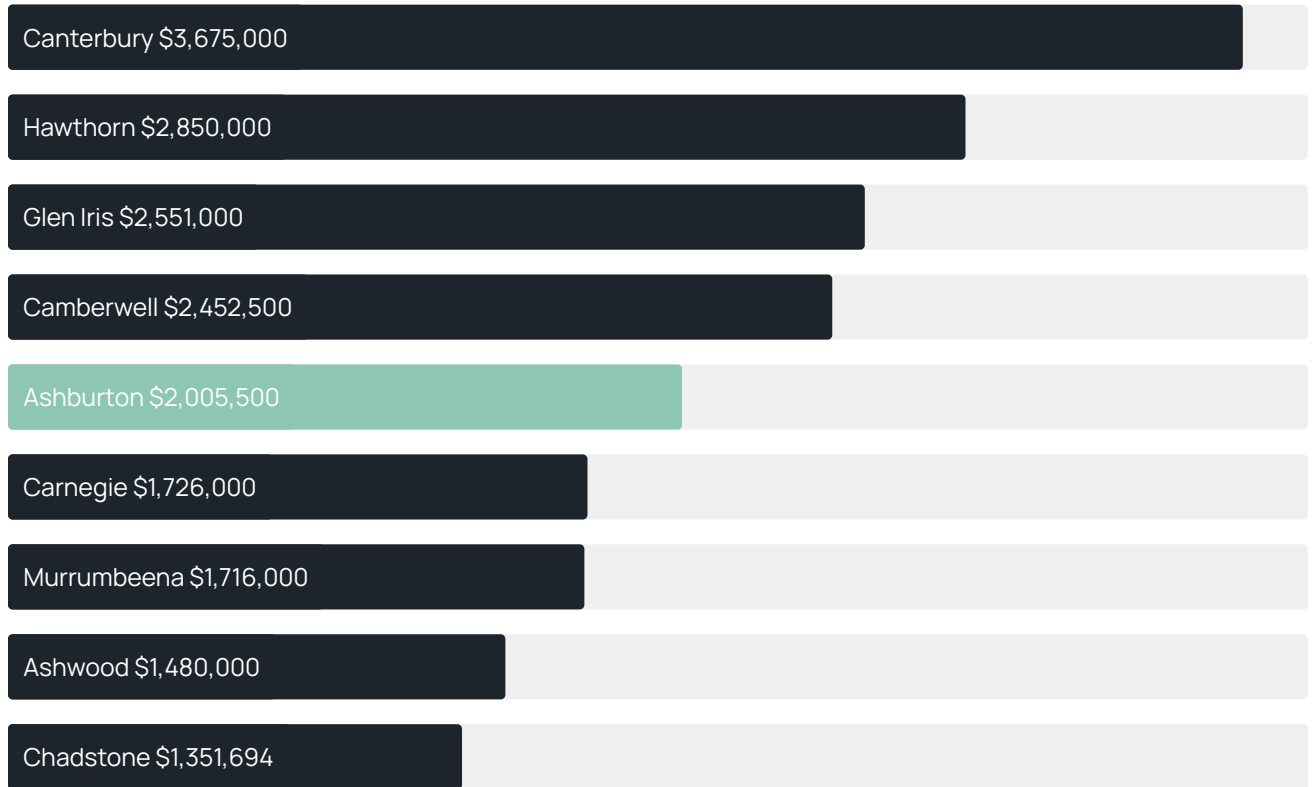
Quarterly price change

-7.24% ↓

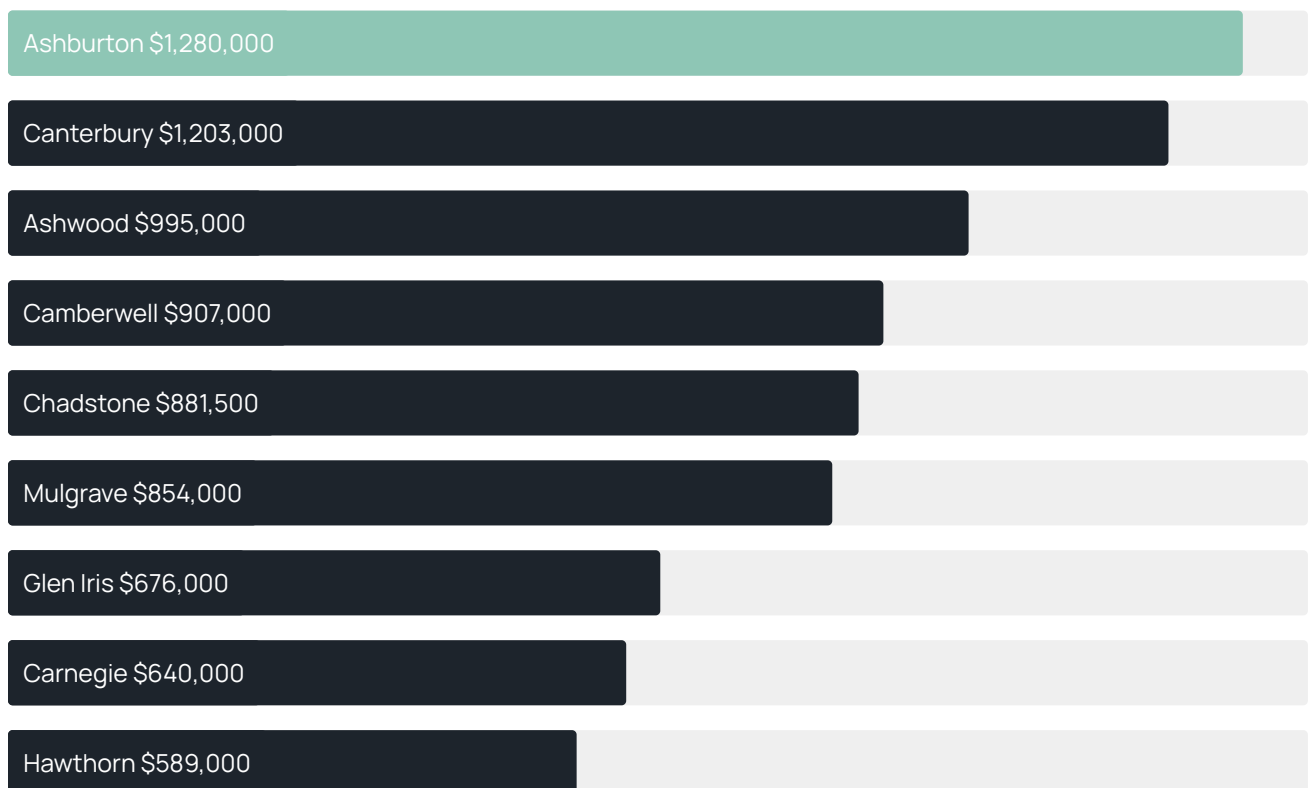
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 74%  
● Private 26%

Auction clearance rate<sup>3</sup>

84%

Median days on market<sup>3</sup>

24 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

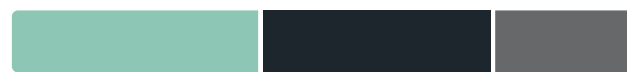
7.4 years

Dwelling type<sup>5</sup>



● Houses 76% ● Units 24%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

7,952

Median asking rent<sup>1</sup>

\$825 per week

Population growth<sup>5</sup>

2.59%

Rental yield<sup>1</sup>

1.96%

Median age<sup>5</sup>

41 years










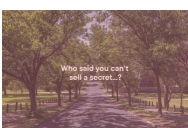
Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/23 Ashburn Gr Ashburton	2	Unit	\$795,000	23 May 2026
 19 Fakenham Rd ASHBURTON	4	House	\$2,320,000	09 May 2026
 42 Gloucester Rd Ashburton	4	House	\$2,150,000	09 May 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
 2/31 Ashburn Gr Ashburton	2	Unit	\$971,000	02 Apr 2026
 <b>SOLD</b> 18 Lancaster St Ashburton	3	House	\$1,340,000	01 Apr 2026
 72 Dent St Ashburton	5	House	\$2,300,000	26 Mar 2026
 1/69 Ashburn Gr Ashburton	2	Unit	\$815,000	24 Mar 2026
 <b>Who said you can't sell a corner...</b> 35 Munro Av Ashburton	3	House	\$1,730,000	23 Mar 2026

## ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 55a Munro Av Ashburton	4	House	\$2,270,000	21 Mar 2026
 31 Lexia St Ashburton	4	House	\$2,125,000	19 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
 1/27 Ashburn Gr Ashburton	1	Flat/Unit/Apartment	\$950,000	05 Mar 2026
 34a Catalina Av Ashburton	2	Unit	\$970,000	05 Mar 2026
 28 Fakenham Rd Ashburton	4	House	\$2,050,000	28 Feb 2026
 8 Burbank St Ashburton	4	House	\$2,130,000	28 Feb 2026
 1/33 Sunderland Av Ashburton	4	Townhouse	\$1,645,000	28 Feb 2026
 34 Lexia St Ashburton	4	House	\$1,990,000	28 Feb 2026

## ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Karnak Rd Ashburton	3	House	\$1,820,000	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
 74 Nicholas St Ashburton	3	House	\$1,840,000	21 Feb 2026
 11 Morotai Av Ashburton	3	House	\$1,610,000	21 Feb 2026
 8 Cyril St Ashburton	4	House	\$2,355,000	21 Feb 2026
 97 Victory Blvd Ashburton	4	House	\$1,970,000	20 Feb 2026
 15 Duke St Ashburton	4	House	\$2,320,000	19 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



**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 01/06/2026

- 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.