



Ashburton

# Suburb Report



Your connection to property insights



**JellisCraig**

ASHBURTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.00m

Quarterly price change

1.01% ↑

Median unit price<sup>1</sup>

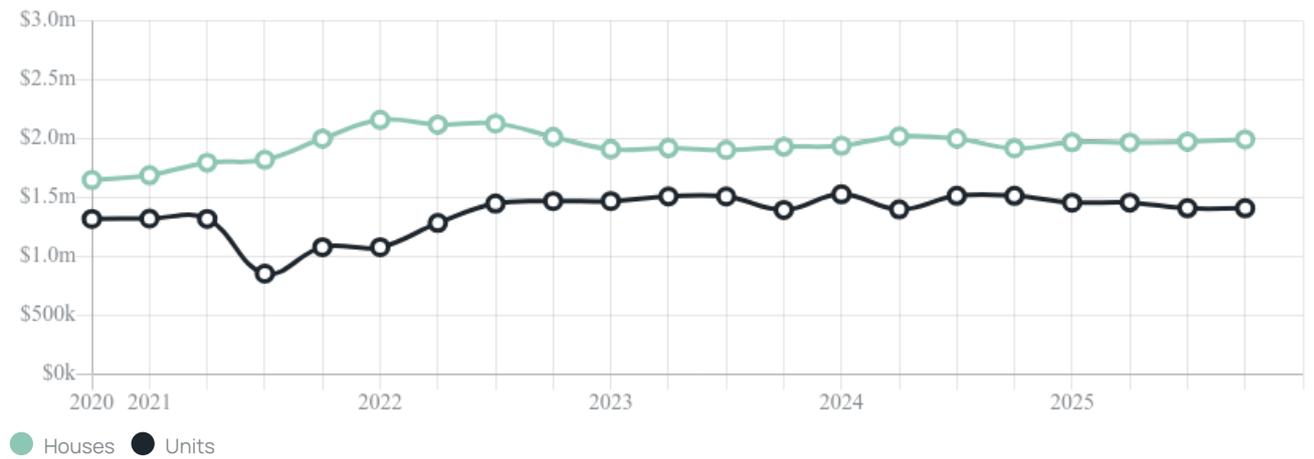
Median

\$1.41m

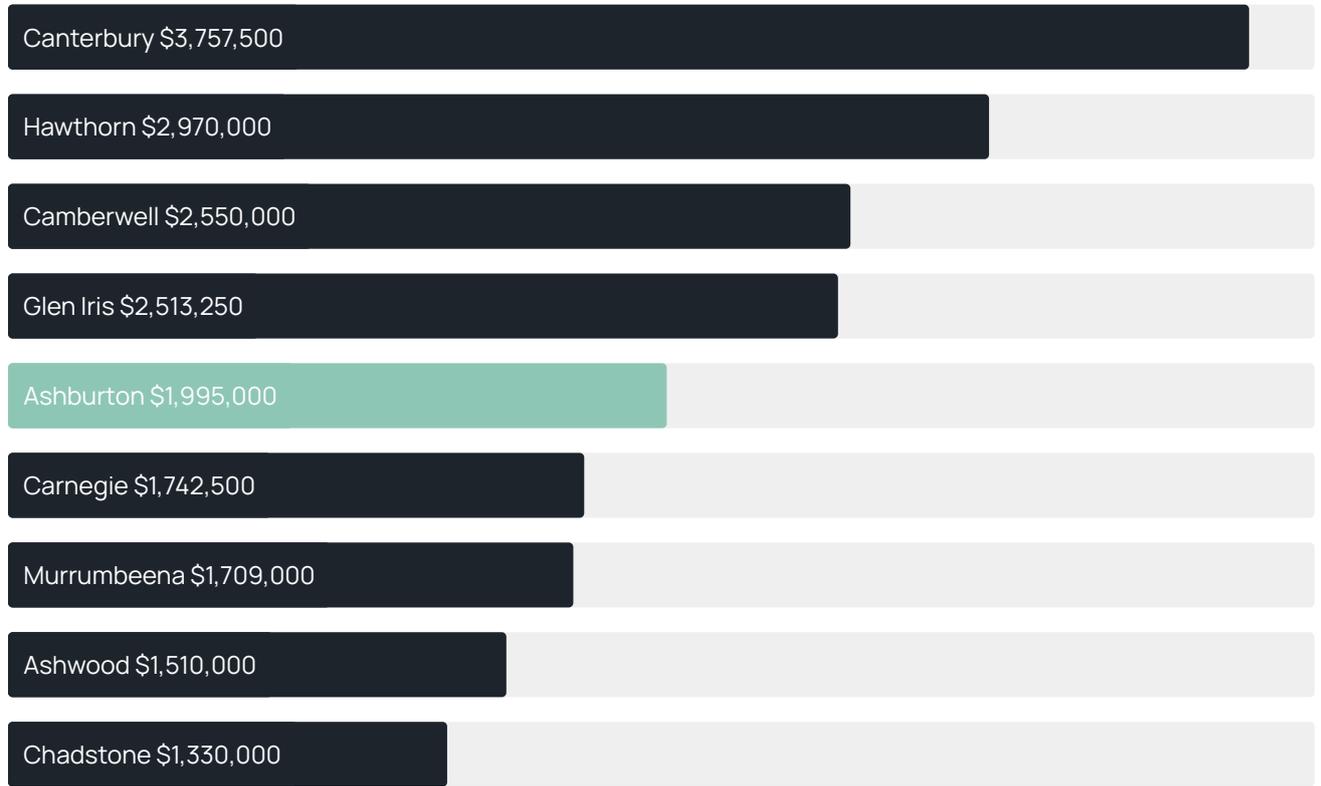
Quarterly price change

0.00% ↓

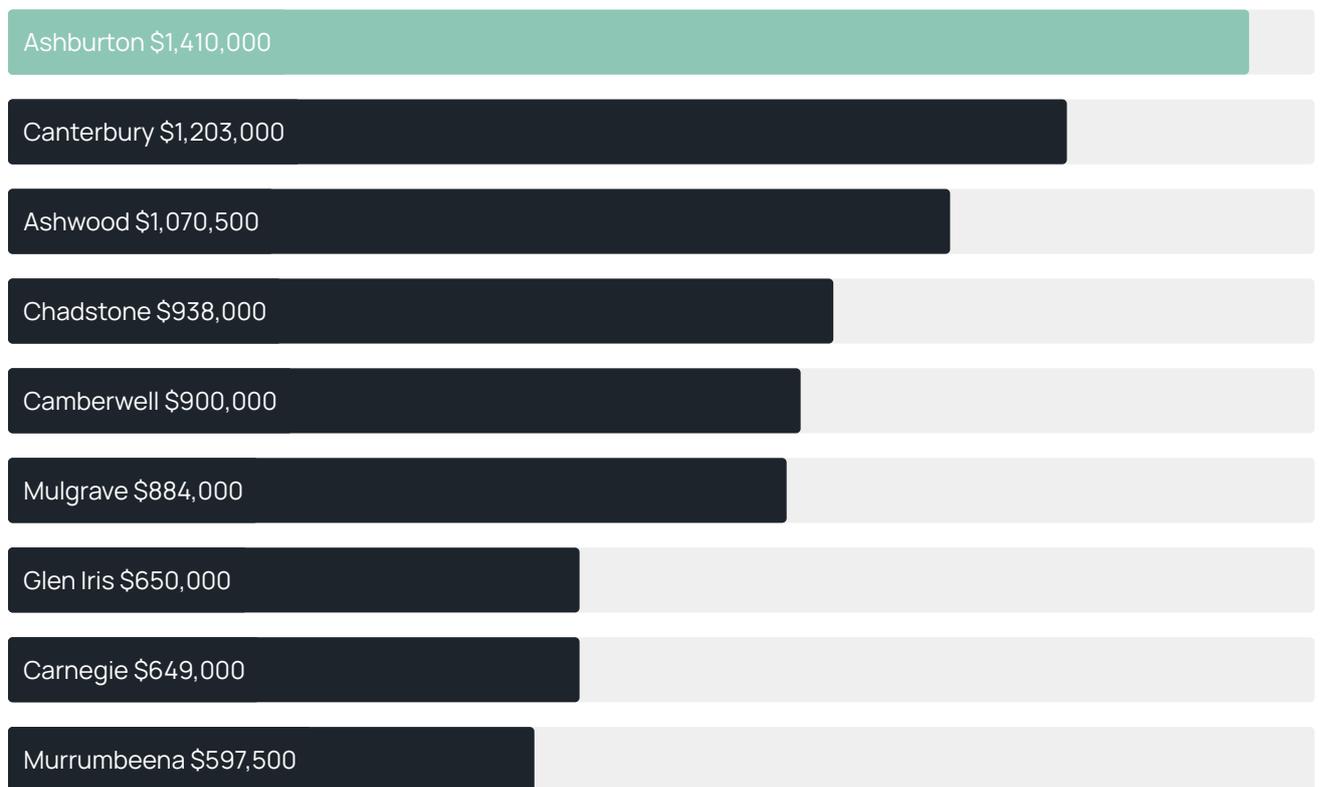
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

87.5%

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

26 days

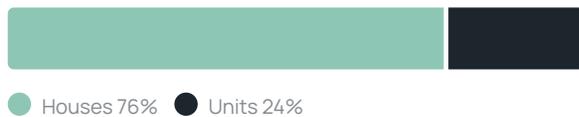
Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

7.4 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



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
 8 Burbank St Ashburton	4	House	\$2,130,000	28 Feb 2026
 34 Lexia St Ashburton	4	House	\$1,990,000	28 Feb 2026
 2/61 Ashburn Gr Ashburton	2	Unit	\$850,000	27 Feb 2026
 11 Karnak Rd Ashburton	3	House	\$1,825,000	26 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
 2 Sun Rise Ashburton	3	House	\$1,625,000	19 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
 3/430 Warrigal Rd ASHBURTON	2	House	\$375,000	18 Dec 2025

## ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Nicholas St Ashburton	4	House	\$1,980,000	11 Dec 2025
 202/218 High St Ashburton	1	Strata Unit/Flat	\$390,000	09 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
 1/19 Gloucester Rd Ashburton	3	House	\$1,365,000	17 Nov 2025

## ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2 Duke St Ashburton	4	House	\$1,725,000	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
 144a Ashburn Gr Ashburton	4	Townhouse	\$1,862,000	08 Nov 2025



**Jellis Craig Glen Iris**  
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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.

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Data is current as of PDF generation date 01/03/2026

- 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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