



Ashburton

Suburb Report



Your connection to property insights



JellisCraig

ASHBURTON SUBURB REPORT

Median house price¹

Median

\$2.01m

Quarterly price change

0.77% ↑

Median unit price¹

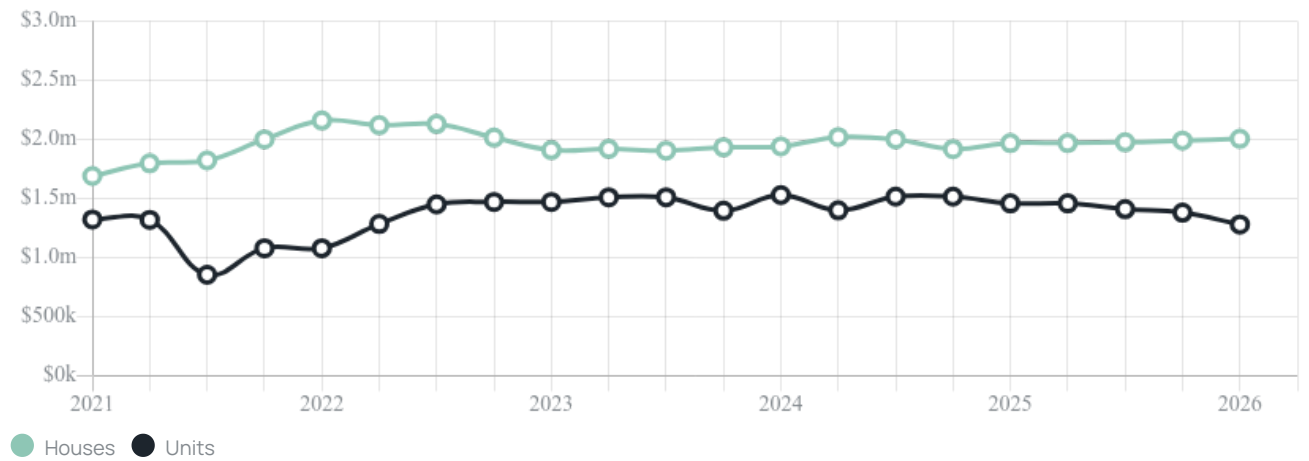
Median

\$1.28m

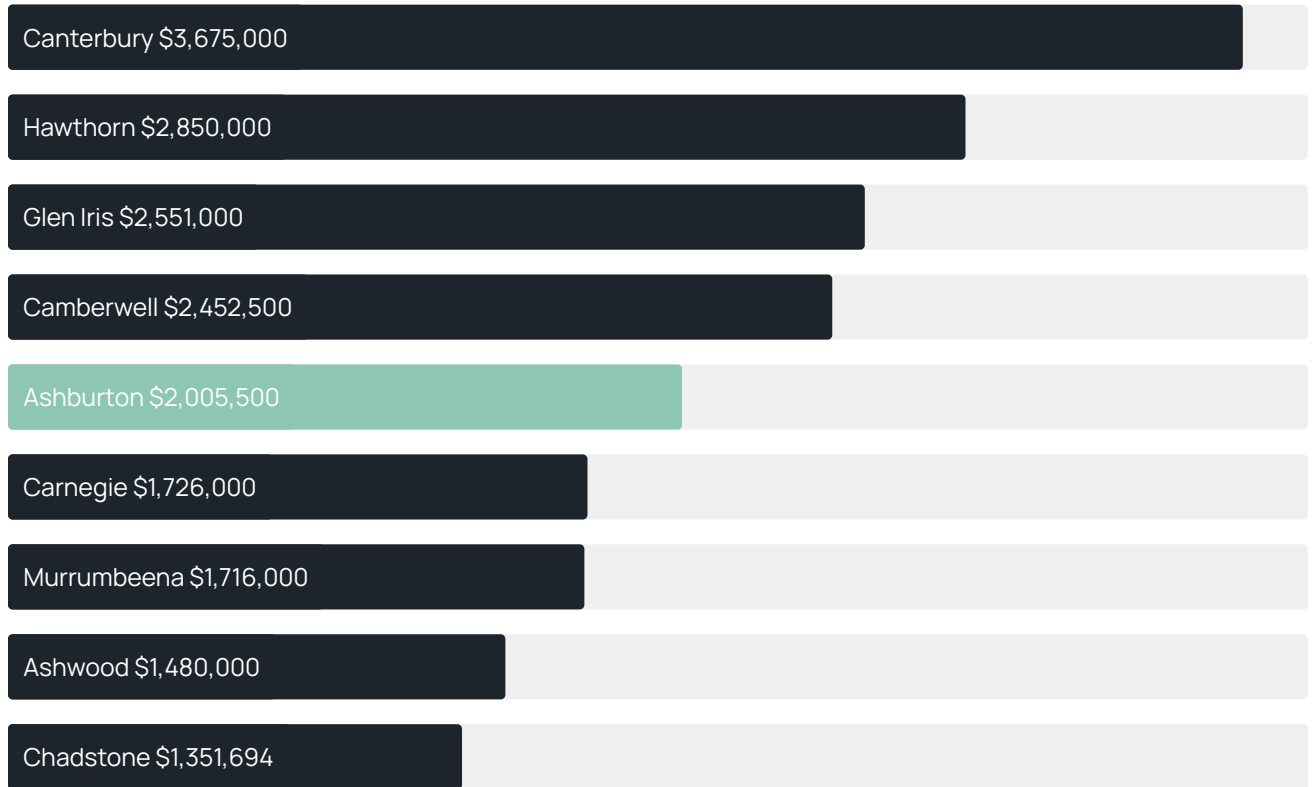
Quarterly price change

-7.24% ↓

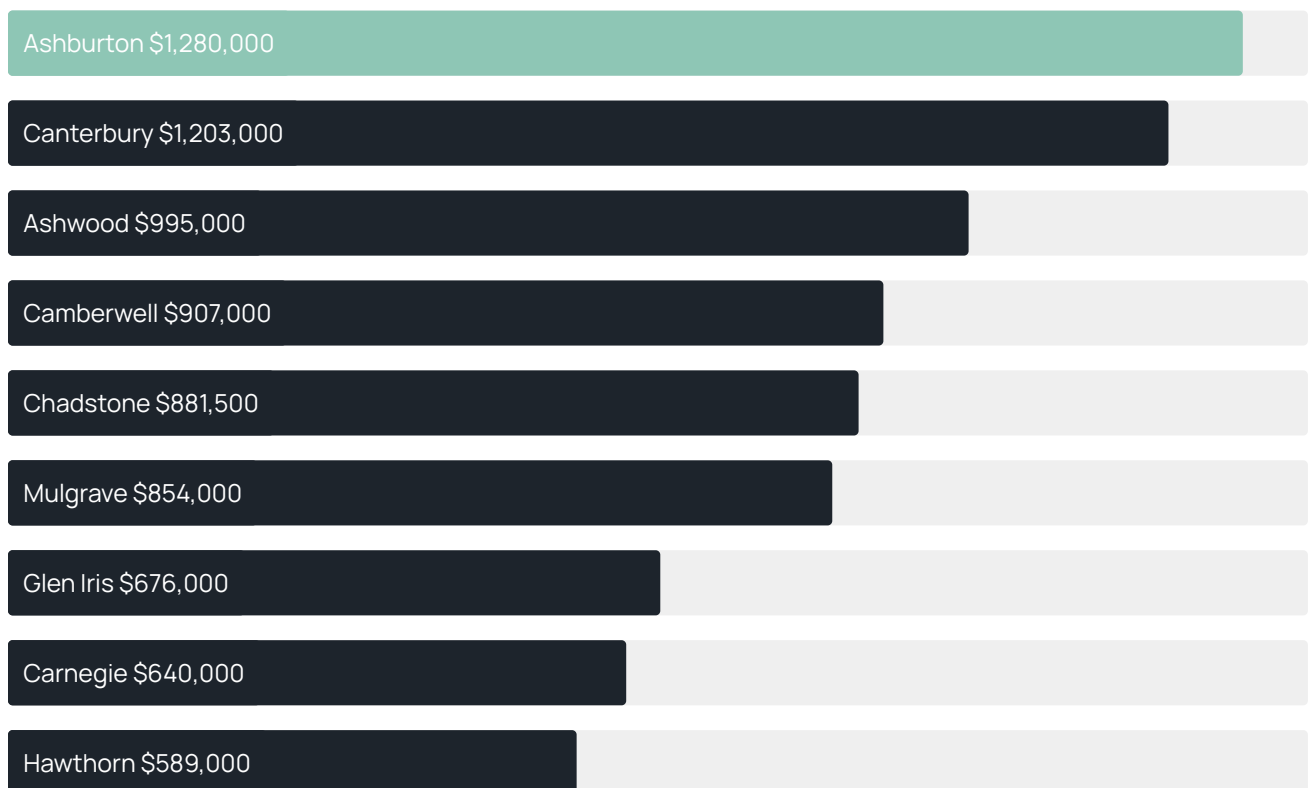
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 88%
● Private 13%

Auction clearance rate³

85.71%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

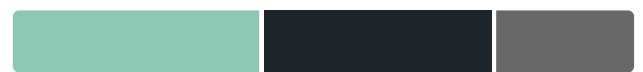
7.4 years

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










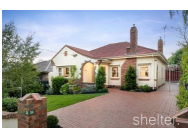
Median household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/31 Ashburn Gr Ashburton	2	Unit	\$971,000	02 Apr 2026
 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
 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
 34a Catalina Av Ashburton	2	Unit	\$970,000	05 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

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Address	Bedrooms	Type	Price	Sold
 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
 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
 1/11 Bardia Av ASHBURTON	3	Townhouse	\$1,150,000	14 Feb 2026
 25 Fakenham Rd Ashburton	4	House	\$2,400,000	14 Feb 2026

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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
 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
 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



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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 01/05/2026

- 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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