



Ashburton

Suburb Report



Your connection to property insights



JellisCraig

ASHBURTON SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.97m

Quarterly price change

0.00% ↓

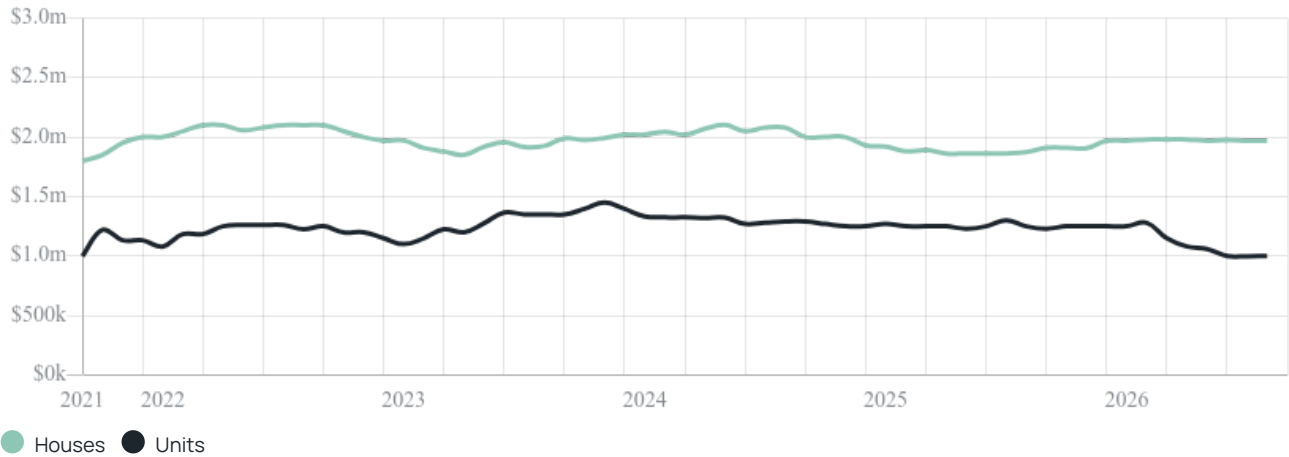
Median

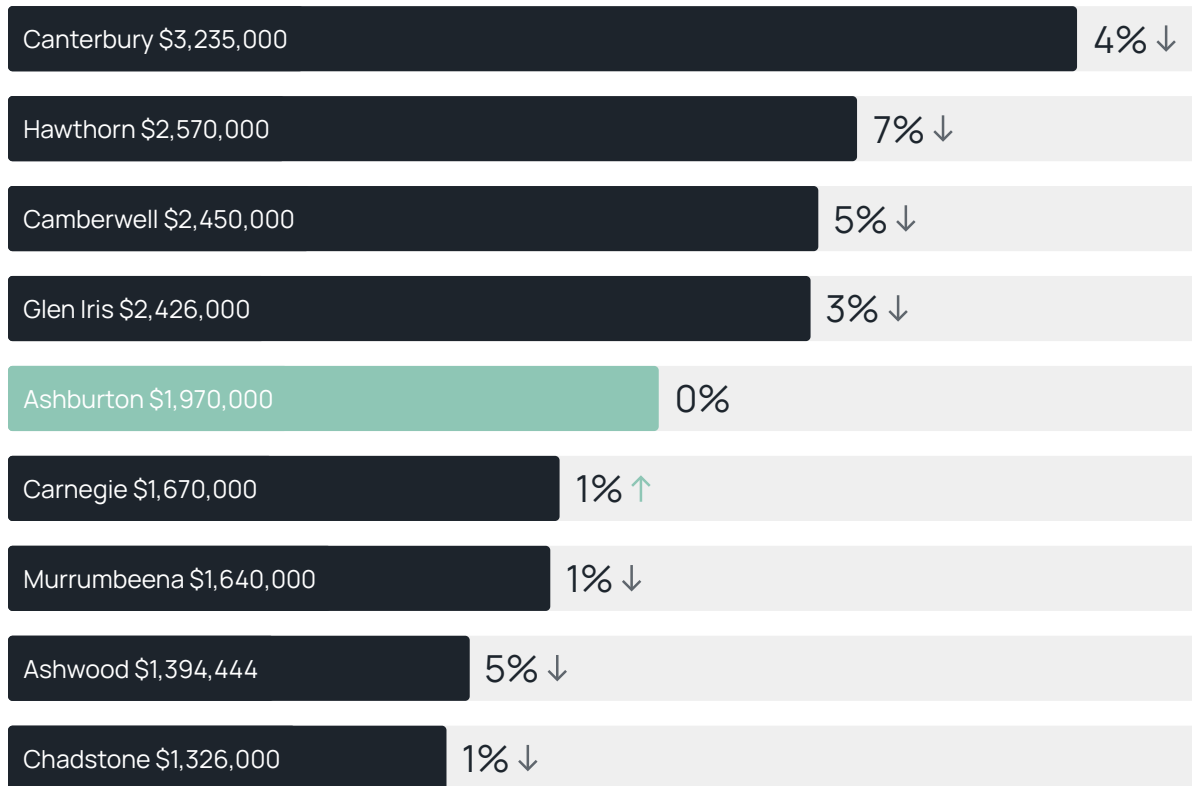
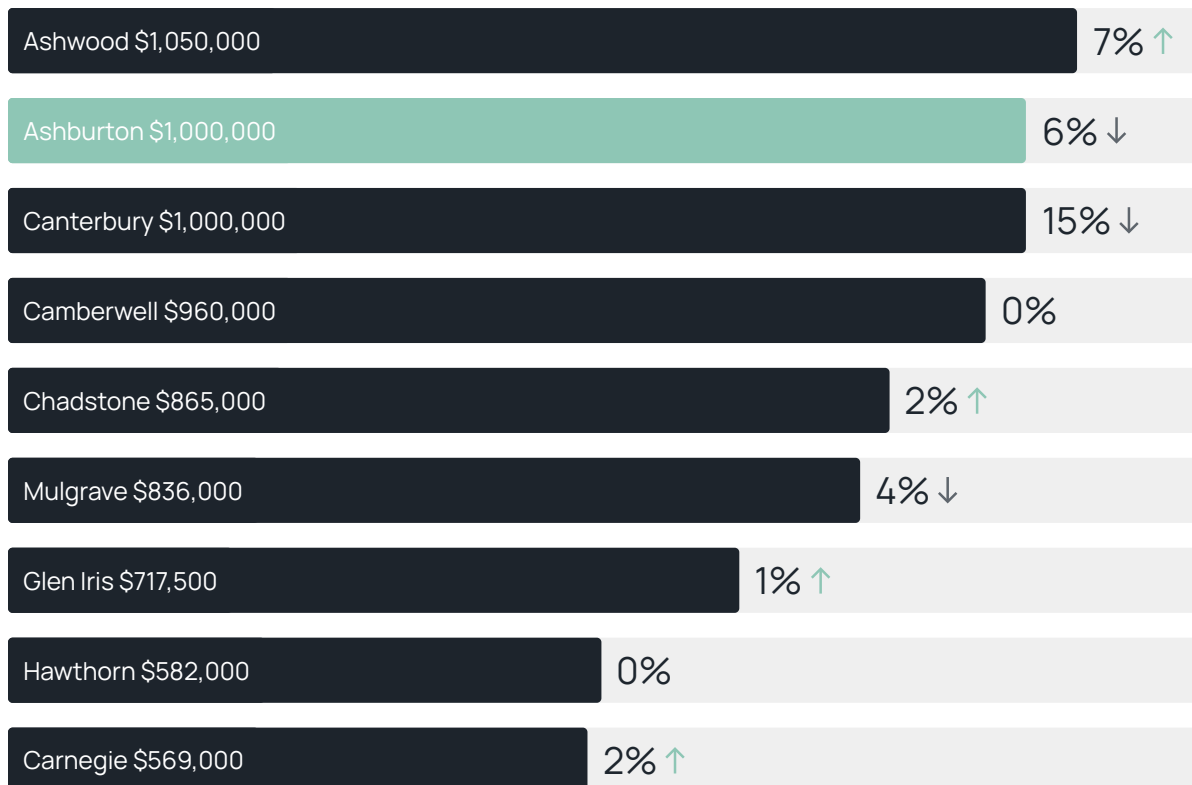
\$1,000k

Quarterly price change

0.20% ↑

Ashburton quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 47%
● Private 53%

Auction clearance rate³

44.44%

Median days on market³

House

Unit

27 days

31 days

Jellis Craig average inspection attendance per listing⁴

44 groups

Average hold period¹

House

Unit

14.4 years

13.0 years

Dwelling type⁵

● Houses 97% ● Units 3%

Ownership⁵

● Owned outright 39% ● Mortgaged 36% ● Rented 26%

Population⁵

7,952

Median asking rent per week¹

Unit

\$893

\$650

Population growth⁵

2.59%

Rental yield¹

House

Unit

2.71%

3.98%

Median age⁵

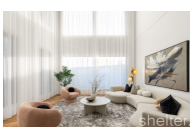
41 years

Median household size⁵

2.8 people

Recent Ashburton sales²

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

Address	Bedrooms	Type	Price	Sold
 1 Wirraway Court Ashburton	3	House	Undisclosed	22 Sep 2026
 23 Meaden Street Ashburton	4	House	\$1,725,000	19 Sep 2026
 205/363 High Street Ashburton	3	Apartment	\$1,905,000	19 Sep 2026
 50 Morotai Avenue Ashburton	5	House	Undisclosed	18 Sep 2026
 1 Gloucester Road Ashburton	5	House	Undisclosed	12 Sep 2026
 300 High Street Ashburton	3	House	\$1,270,000	11 Sep 2026
 10A Wirraway Court Ashburton	3	House	Undisclosed	11 Sep 2026
 13 Lucerne Street Ashburton	5	House	Undisclosed	09 Sep 2026
 G02/315 High Street Ashburton	2	Apartment	Undisclosed	08 Sep 2026
 26 Catalina Avenue Ashburton	3	House	\$1,200,000	07 Sep 2026

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 40 Fakenham Road Ashburton	4	House	Undisclosed	02 Sep 2026
 56 Warner Avenue Ashburton	4	House	Undisclosed	31 Aug 2026
 1 Comas Grove Ashburton	3	House	Undisclosed	29 Aug 2026
 12A Nicholas Street Ashburton	4	Townhouse	Undisclosed	29 Aug 2026
 42 Baker Parade Ashburton	4	House	Undisclosed	28 Aug 2026
 43A Nicholas Street Ashburton	4	House	Undisclosed	27 Aug 2026
 7 Ramu Grove Ashburton	3	House	\$1,100,000	26 Aug 2026
 52B Victory Boulevard Ashburton	4	House	Undisclosed	22 Aug 2026
 2/278 High Street Ashburton	3	Townhouse	\$1,435,000	20 Aug 2026
 10 Sky Lane Ashburton	3	House	\$1,430,000	18 Aug 2026

ASHBURTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 59 Fakenham Road Ashburton	4	House	Undisclosed	15 Aug 2026
 3 Huon Grove Ashburton	5	House	Undisclosed	13 Aug 2026
 72 Nicholas Street Ashburton	4	House	Undisclosed	08 Aug 2026
 8/5 Welfare Parade Ashburton	3	Townhouse	Undisclosed	06 Aug 2026
 1/57 Ashburn Grove Ashburton	2	Unit	\$950,000	06 Aug 2026
 11 Lancaster Street Ashburton	4	House	\$1,282,000	01 Aug 2026
 41 Warner Avenue Ashburton	4	House	\$1,810,000	22 Jul 2026
 57 Winton Road Ashburton	4	House	Undisclosed	21 Jul 2026
 56 Victory Boulevard Ashburton	4	Townhouse	\$1,902,500	19 Jul 2026
 9 Taylor Street Ashburton	3	House	Undisclosed	15 Jul 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).