



Clunes

# Suburb Report



Your connection to property insights



**JellisCraig**

CLUNES SUBURB REPORT

Median house price<sup>1</sup>

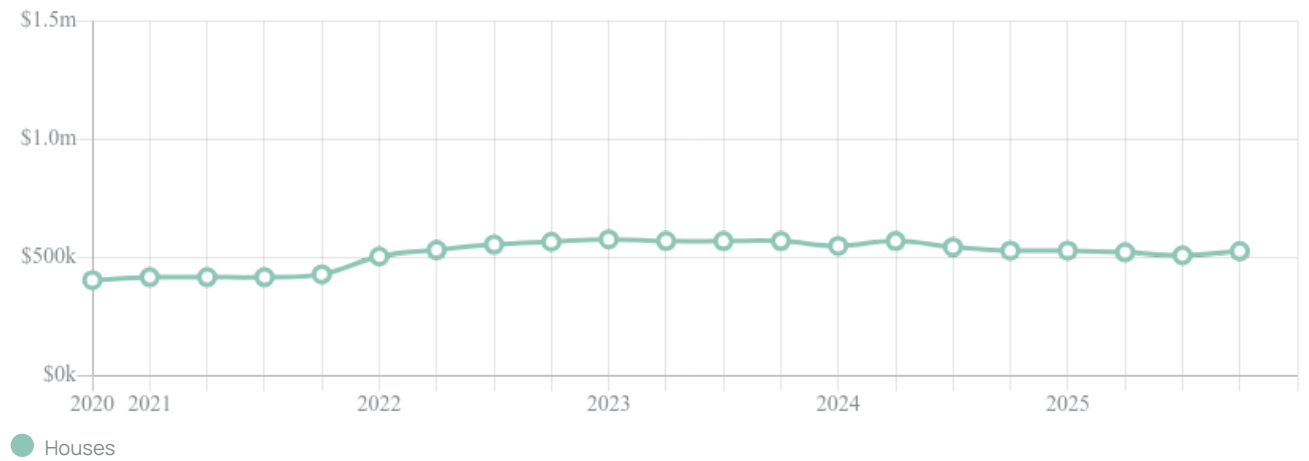
Median

\$528k

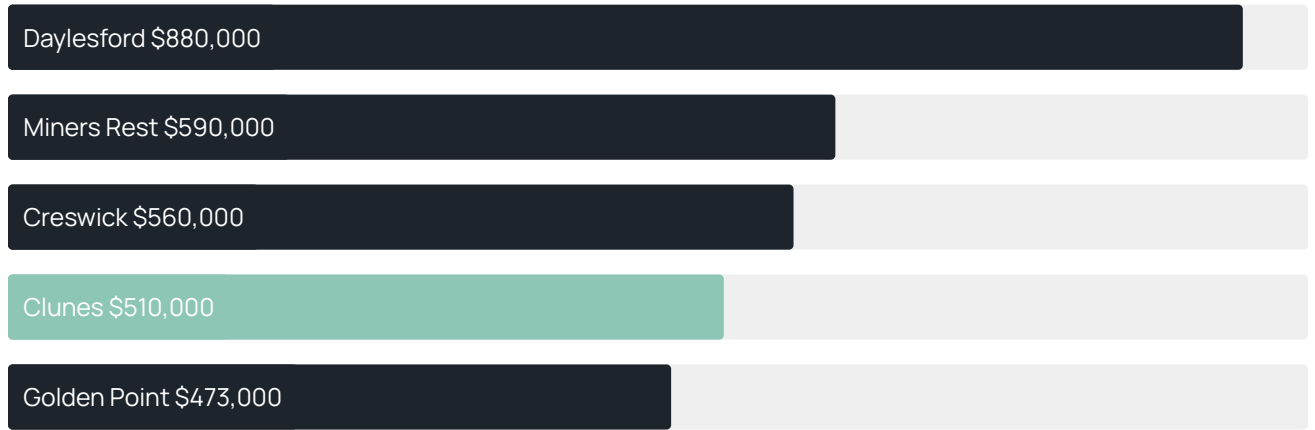
Quarterly price change

3.43% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Private 100%

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

160 days

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

160 groups

Average hold period<sup>1</sup>

4.6 years

Dwelling type<sup>5</sup>



● Houses 95% ● Units 5%

Ownership<sup>5</sup>



● Owned outright 55% ● Mortgaged 39% ● Rented 7%

Population<sup>5</sup>

1,844

Median asking rent<sup>1</sup>

\$480 per week

Population growth<sup>5</sup>

6.71%

Rental yield<sup>1</sup>

3.17%

Median age<sup>5</sup>

51 years











Median household size<sup>5</sup>

2.2 people











CLUNES SUBURB REPORT

## Recent Clunes sales









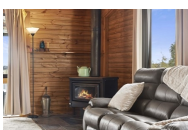

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 5 Templeton St Clunes	2	House	\$515,000	20 Mar 2026
 265 Creswick Rd Clunes	3	House	\$870,000	20 Mar 2026
 8 Beckwith St Clunes	3	House	\$420,000	17 Feb 2026
 6 Hill St Clunes	4	House	\$630,000	13 Feb 2026
 2 West St Clunes	3	House	\$699,000	09 Feb 2026
 16 Leslie St Clunes	3	House	\$580,000	06 Feb 2026
 1 Latrobe St Clunes	3	House	\$865,000	03 Feb 2026
 1 Island St Clunes	3	House	\$747,500	23 Jan 2026
 59 Thornton St Clunes	4	House	\$780,000	16 Jan 2026
 3590 Ballarat Maryborough Rd Clunes	4	House	\$760,000	15 Dec 2025

## CLUNES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 75 Bailey St Clunes	3	House	\$540,000	11 Dec 2025
 14 Angus St Clunes	3	House	\$510,000	04 Dec 2025
 4 Camp St Clunes	3	House	\$470,000	02 Dec 2025
 5 Flood St Clunes	3	House	\$672,500	28 Nov 2025
 28 Canterbury St Clunes	4	House	\$620,000	27 Nov 2025
 12 West St Clunes	3	House	\$610,000	26 Nov 2025
 1 Campbells Rise Clunes	4	House	\$720,000	10 Nov 2025
 12 Hotham St Clunes	4	House	\$555,000	31 Oct 2025
 56 Leslie St Clunes	3	House	\$275,000	28 Oct 2025
 32 Talbot Rd Clunes	2	House	\$260,000	23 Oct 2025

## CLUNES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Canterbury St Clunes	3	House	\$420,000	15 Oct 2025
 55 Boundary St Clunes	4	House	\$420,000	09 Oct 2025
 42 Victoria St Clunes	2	House	\$520,000	23 Sep 2025
 18 Lothair St Clunes	3	House	\$500,200	18 Sep 2025
 6 Tourello St Clunes	3	House	\$510,000	16 Sep 2025
 25 Templeton St Clunes	2	House	\$370,000	05 Sep 2025
 5 Victoria St Clunes	2	House	\$460,000	01 Sep 2025
 39 Service St Clunes	3	House	\$660,000	19 Aug 2025
 70 New North Ct Clunes	3	House	\$600,000	15 Aug 2025
 74 Bailey St Clunes	4	House	\$400,000	31 Jul 2025



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 01/04/2026

- 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.