



Clunes

# Suburb Report



Your connection to property insights



JellisCraig

CLUNES SUBURB REPORT

Median house price<sup>1</sup>

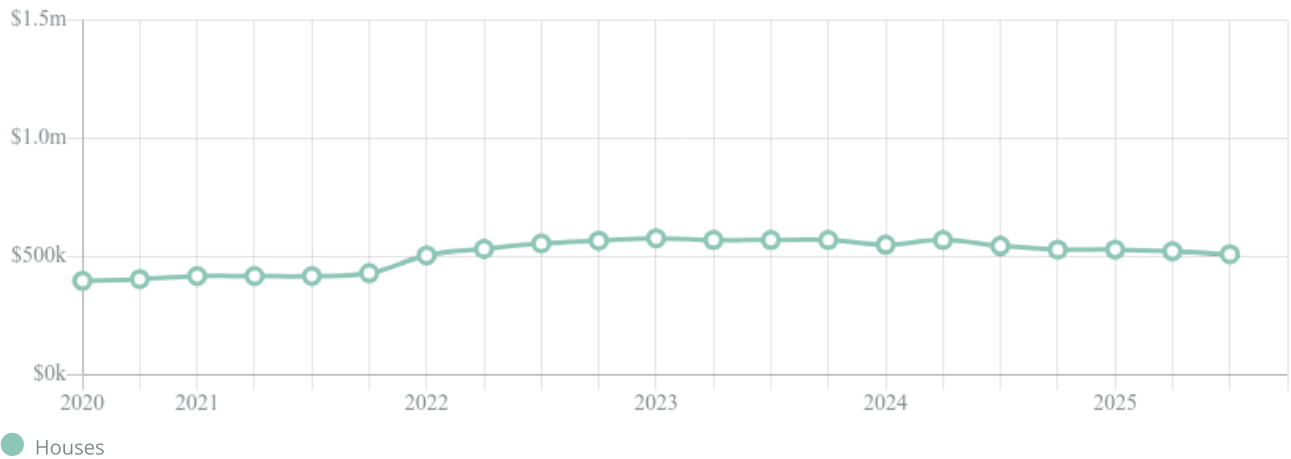
Median

\$510k

Quarterly price change

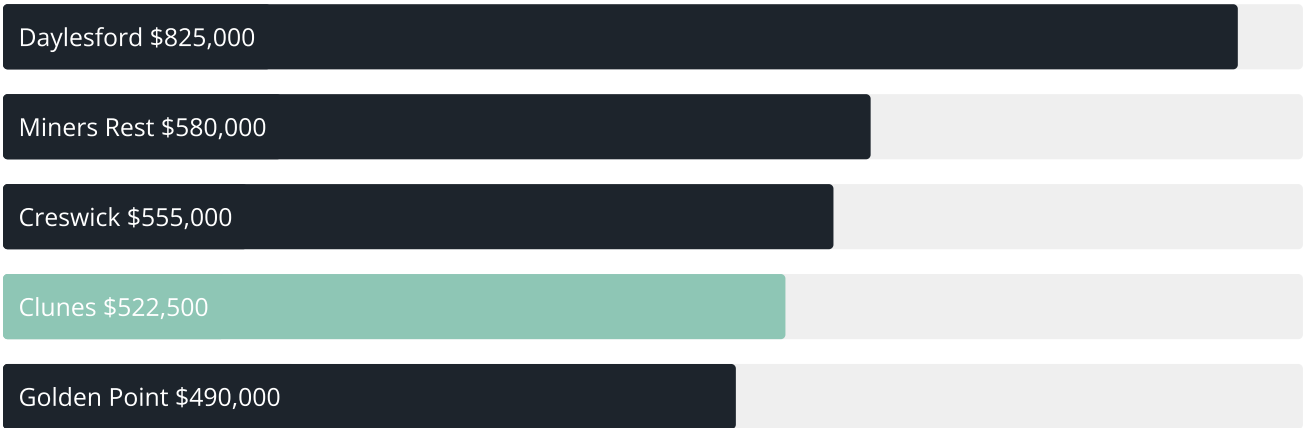
-2.39% ↓

Quarterly price change<sup>1</sup>



CLUNES SUBURB REPORT

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>

\$475 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







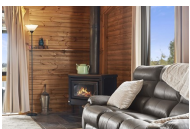



## CLUNES SUBURB REPORT

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











Address	Bedrooms	Type	Price	Sold
 3590 Ballarat Maryborough Rd Clunes	4	House	\$760,000	15 Dec 2025
 75 Bailey St Clunes	3	House	\$540,000	11 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
 55 Boundary St Clunes	4	House	\$420,000	09 Oct 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
 180 Fairview Dr CLUNES	3	House	\$520,000	30 Jul 2025
 105 Fairview Rd Clunes	3	House	\$365,000	23 Jul 2025



## CLUNES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 62 Service St Clunes	3	House	\$290,000	21 Jul 2025
 240 Mcdonalds Rd Clunes	5	House	\$1,230,000	21 Jul 2025
 3550 Ballarat Maryborough Rd Clunes	3	House	\$610,000	08 Jul 2025
 25 Angus St Clunes	2	House	\$332,000	19 Jun 2025
 15 New North Ct Clunes	3	House	\$625,000	13 Jun 2025
 14 Camp Pde Clunes	3	House	\$415,000	31 May 2025
 58 Talbot Rd Clunes	2	House	\$470,000	23 May 2025
 17 West St Clunes	3	House	\$475,000	19 May 2025
 125 Mcdonalds Rd Clunes	3	Land	\$595,000	19 May 2025
 8 Alfred St Clunes	3	House	\$620,000	12 May 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 08/01/2026

- 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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