



Clunes

# Suburb Report



Your connection to property insights



**JellisCraig**

CLUNES SUBURB REPORT

Median house price<sup>1</sup>

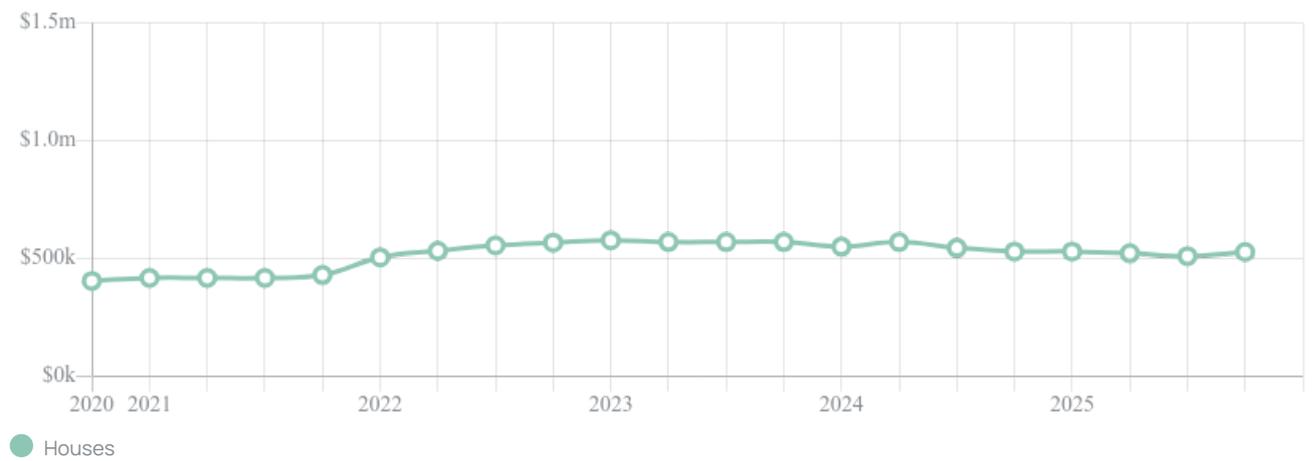
Median

\$528k

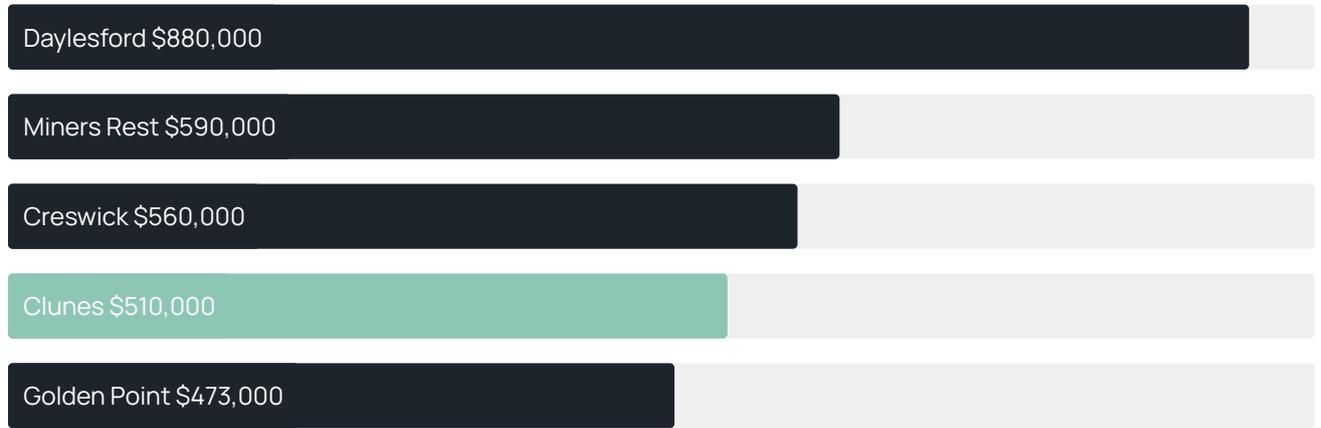
Quarterly price change

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>

183 days

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

183 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        |
|---|----------|-------|-----------|-------------|
|  6 Hill St<br>Clunes                         | 4        | House | \$630,000 | 13 Feb 2026 |
|  2 West St<br>Clunes                         | 3        | House | \$699,000 | 09 Feb 2026 |
|  1 Latrobe St<br>Clunes                      | 3        | House | \$865,000 | 03 Feb 2026 |
|  1 Island St<br>Clunes                      | 3        | House | \$747,500 | 23 Jan 2026 |
|  59 Thornton St<br>Clunes                  | 4        | House | \$780,000 | 16 Jan 2026 |
|  3590 Ballarat<br>Maryborough Rd<br>Clunes | 4        | House | \$760,000 | 15 Dec 2025 |
|  75 Bailey St<br>Clunes                    | 3        | House | \$540,000 | 11 Dec 2025 |
|  14 Angus St<br>Clunes                     | 3        | House | \$510,000 | 04 Dec 2025 |
|  4 Camp St<br>Clunes                       | 3        | House | \$470,000 | 02 Dec 2025 |
|  5 Flood St<br>Clunes                      | 3        | House | \$672,500 | 28 Nov 2025 |

## CLUNES SUBURB REPORT

| Address  | Bedrooms | Type  | Price     | Sold        |
|--|----------|-------|-----------|-------------|
|  28 Canterbury St<br>Clunes   | 4        | House | \$620,000 | 27 Nov 2025 |
|  12 West St<br>Clunes         | 3        | House | \$610,000 | 26 Nov 2025 |
|  1 Campbells Rise<br>Clunes   | 4        | House | \$720,000 | 10 Nov 2025 |
|  12 Hotham St<br>Clunes       | 4        | House | \$555,000 | 31 Oct 2025 |
|  56 Leslie St<br>Clunes      | 3        | House | \$275,000 | 28 Oct 2025 |
|  32 Talbot Rd<br>Clunes     | 2        | House | \$260,000 | 23 Oct 2025 |
|  11 Canterbury St<br>Clunes | 3        | House | \$420,000 | 15 Oct 2025 |
|  55 Boundary St<br>Clunes   | 4        | House | \$420,000 | 09 Oct 2025 |
|  42 Victoria St<br>Clunes   | 2        | House | \$520,000 | 23 Sep 2025 |
|  18 Lothair St<br>Clunes    | 3        | House | \$500,200 | 18 Sep 2025 |

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| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  6 Tourello St<br>Clunes         | 3        | House | \$510,000   | 16 Sep 2025 |
|  25 Templeton St<br>Clunes       | 2        | House | \$370,000   | 05 Sep 2025 |
|  5 Victoria St<br>Clunes         | 2        | House | \$460,000   | 01 Sep 2025 |
|  39 Service St<br>Clunes         | 3        | House | \$660,000   | 19 Aug 2025 |
|  70 New North Ct<br>Clunes      | 3        | House | \$600,000   | 15 Aug 2025 |
|  74 Bailey St<br>Clunes        | 4        | House | \$400,000   | 31 Jul 2025 |
|  180 Fairview Dr<br>CLUNES     | 3        | House | \$520,000   | 30 Jul 2025 |
|  105 Fairview Rd<br>Clunes     | 3        | House | \$365,000   | 23 Jul 2025 |
|  62 Service St<br>Clunes       | 3        | House | \$290,000   | 21 Jul 2025 |
|  240 Mcdonalds<br>Rd<br>Clunes | 5        | House | \$1,230,000 | 21 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.

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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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