



Thomson

Suburb Report



Your connection to property insights



JellisCraig

THOMSON SUBURB REPORT

Median house price¹

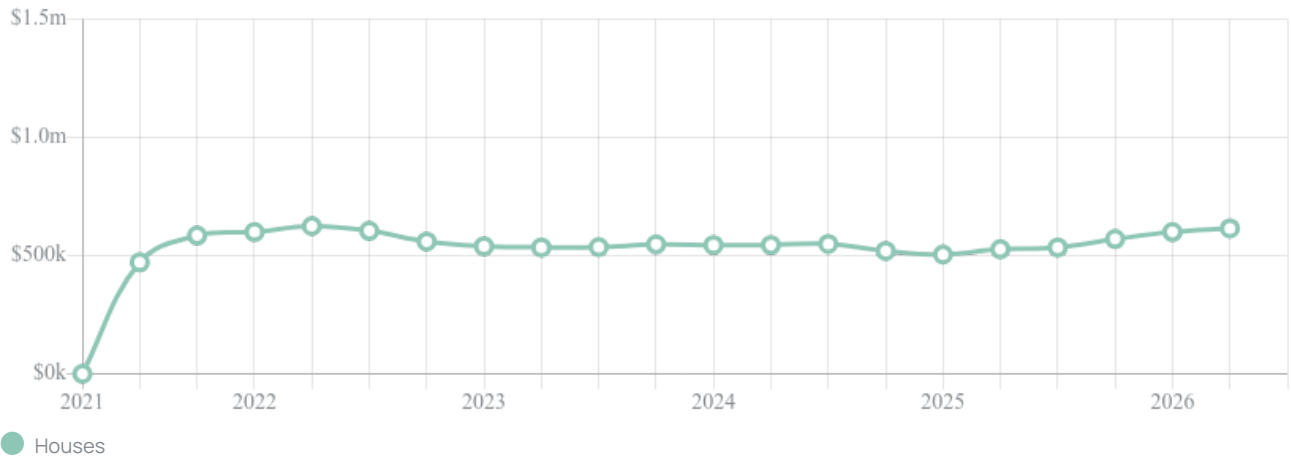
Median

\$616k

Quarterly price change

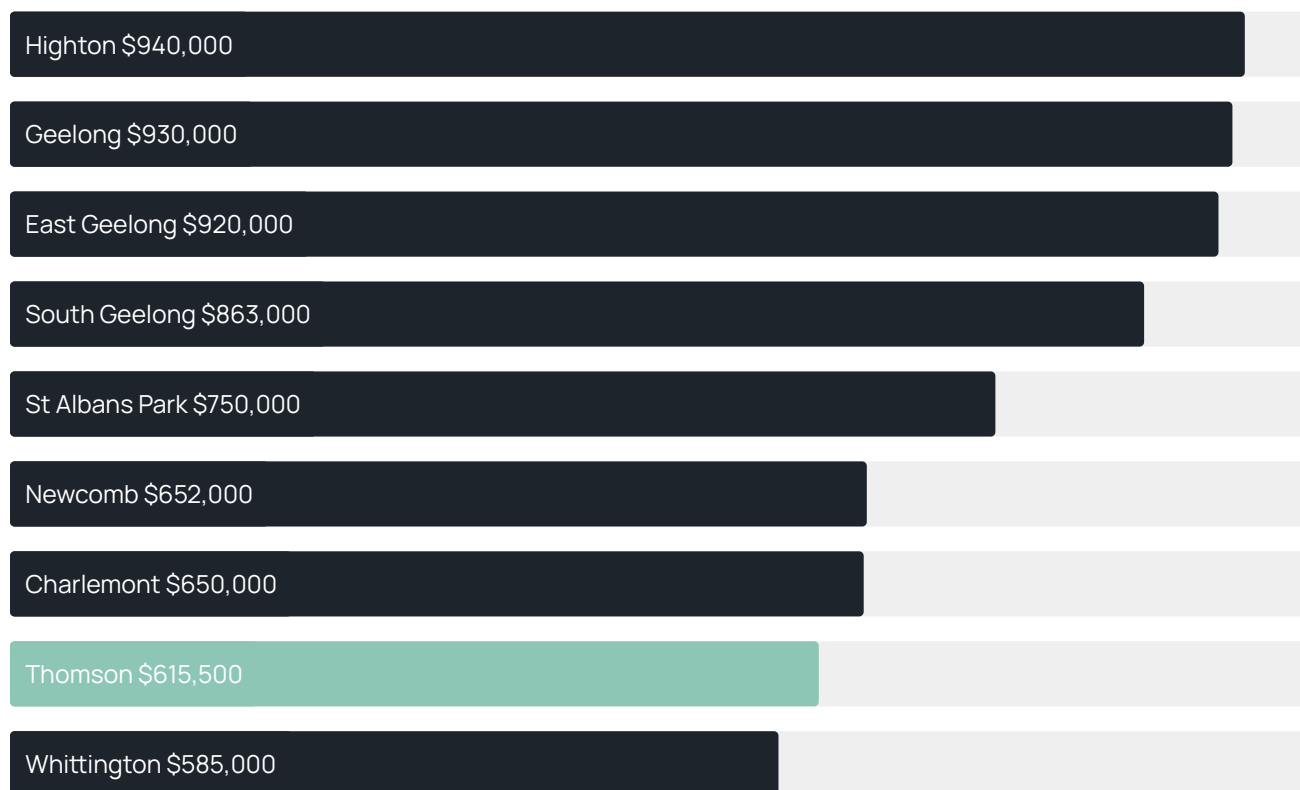
2.58% ↑

Quarterly price change¹



THOMSON SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

100%

Median days on market³

43 days

Jellis Craig average inspection attendance per listing⁴

43 groups

Average hold period¹

9.1 years

Dwelling type⁵

● Houses 70% ● Units 30%

Ownership⁵

● Owned outright 23% ● Mortgaged 27% ● Rented 50%

Population⁵

1,606

Median asking rent¹

\$463 per week

Median age⁵

38 years

Rental yield¹

4.2%

Median household size⁵

1.9 people

THOMSON SUBURB REPORT

Recent Thomson sales

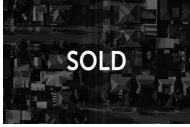
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 64 Breakwater Rd Thomson	3	House	\$720,000	08 Jul 2026
 2/13-15 Carruthers Ct Thomson	3	Townhouse	\$557,000	23 Jun 2026
 15 Barnfather St Thomson	3	House	\$490,000	20 Jun 2026
 13 Callander St Thomson	3	House	\$648,000	23 May 2026
 2 Winstanley Rd Thomson	3	House	\$600,000	11 May 2026
 22 Winstanley Rd Thomson	3	House	\$610,000	06 May 2026
 48 Godfrey St Thomson	3	House	\$647,000	02 May 2026
 31a Barnfather St Thomson	3	House	\$675,000	30 Apr 2026
 4/34 Carrington St Thomson	3	Townhouse	\$625,000	28 Apr 2026
 6 Callander St Thomson	3	House	\$590,000	23 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 2b Hering Ct Thomson	3	House	\$585,000	17 Apr 2026
 25 Olney Av Thomson	3	House	\$665,000	09 Apr 2026
 5/9 Carruthers Ct Thomson	3	Unit	\$505,000	20 Mar 2026
 2/44 Godfrey St Thomson	1	Flat/Unit/Apartment	\$480,000	03 Mar 2026
 8 Birdsey St Thomson	2	House	\$710,000	02 Mar 2026
 1/3 Tamlyn St Thomson	2	Flat/Unit/Apartment	\$600,000	13 Feb 2026
 4 Robertson St Thomson	3	House	\$615,000	12 Feb 2026
 3/44 Godfrey St Thomson	3	Unit	\$510,000	05 Feb 2026
 11b Barnfather St Thomson	4	House	\$650,000	05 Jan 2026
 2/9 Helmer Cr Thomson	2	Unit	\$520,000	23 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 1 Tate St Thomson	2	House	\$485,000	18 Dec 2025
 1/7 Helmer Cr Thomson	3	House	\$500,000	18 Dec 2025
 1/6 Bromley St Thomson	3	Strata Unit/Flat	\$550,000	09 Dec 2025
 145 St Albans Rd Thomson	4	House	\$656,000	28 Nov 2025
 13 The Walk Thomson	3	Strata Unit/Townhouse	\$250,000	24 Nov 2025
 17 The Walk Thomson	1	Strata Unit/Townhouse	\$250,000	24 Nov 2025
 19 The Walk Thomson	1	Strata Unit/Townhouse	\$250,000	24 Nov 2025
 15 The Walk Thomson	1	Strata Unit/Townhouse	\$250,000	24 Nov 2025
 70 Breakwater Rd Thomson	4	House	\$600,000	19 Nov 2025
 11A Birdsey St Thomson	3	House	\$620,000	14 Nov 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 01/08/2026

- 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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