



Thomson

Suburb Report



Your connection to property insights



JellisCraig

THOMSON SUBURB REPORT

Median house price¹

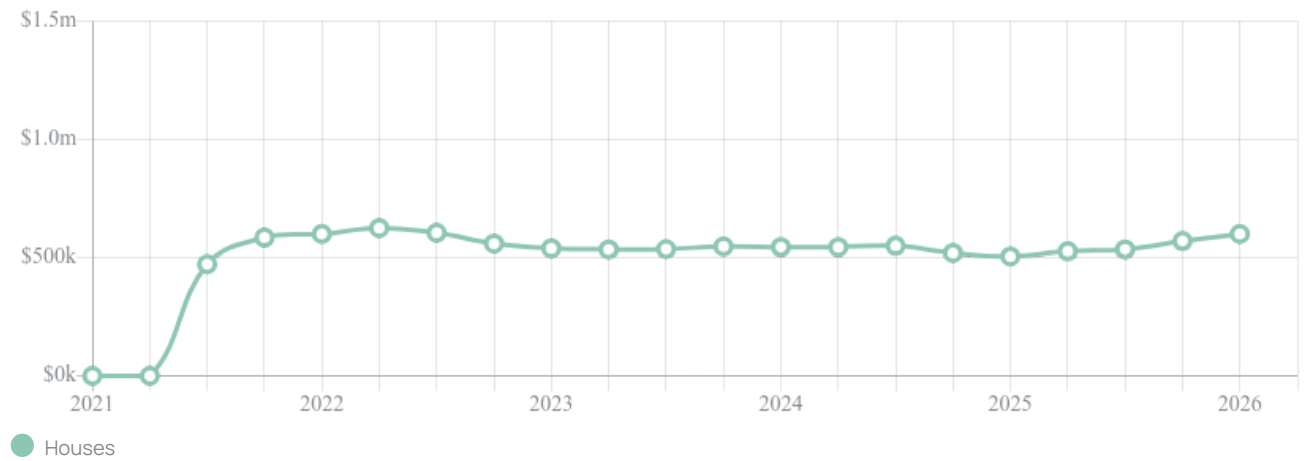
Median

\$600k

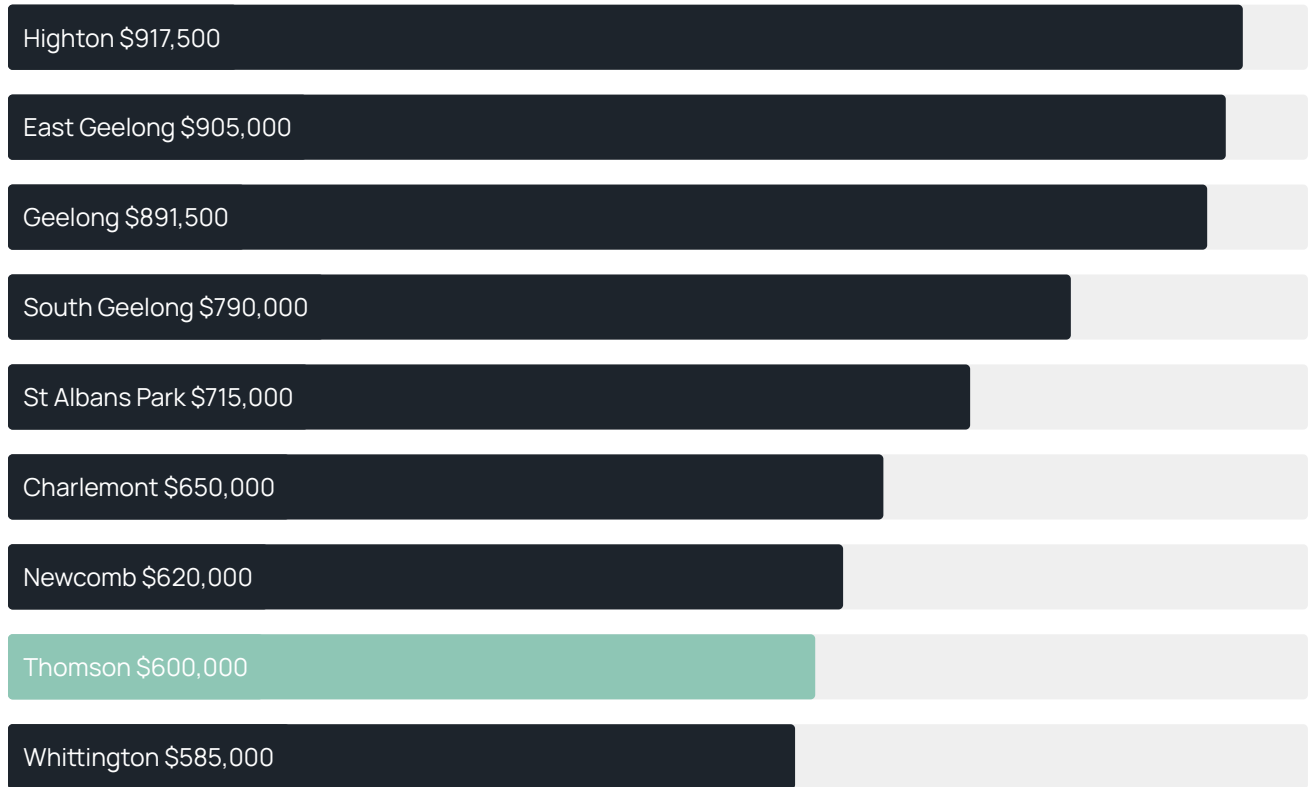
Quarterly price change

5.26% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 33%
- Private 67%

Auction clearance rate³

50%

Jellis Craig average inspection attendance per listing⁴

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

\$460 per week

Median age⁵

38 years

Rental yield¹

4.2%











Median household size⁵

1.9 people











THOMSON SUBURB REPORT

Recent Thomson sales








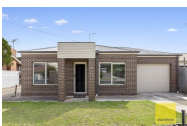

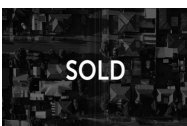
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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

THOMSON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/9 Helmer Cr Thomson	2	Unit	\$520,000	23 Dec 2025
 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

THOMSON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11A Birdsey St Thomson	3	House	\$620,000	14 Nov 2025
 66 St Albans Rd Thomson	3	House	\$755,000	07 Nov 2025
 151 Carr St Thomson	3	House	\$631,000	05 Nov 2025
 8 Meddings Ct Thomson	3	House	\$600,000	30 Oct 2025
 74 St Albans Rd Thomson	3	House	\$736,000	25 Oct 2025
 49 Olney Av Thomson	3	House	\$560,000	21 Oct 2025
 19 Carruthers Ct Thomson	3	House	\$610,000	20 Oct 2025
 1/19 Bromley St Thomson	3	Unit	\$540,000	07 Oct 2025
 45 Winstanley Rd Thomson	3	House	\$600,000	26 Sep 2025
 5 Meddings Ct Thomson	3	House	\$570,000	17 Sep 2025



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/06/2026

- 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.