



Thomson

# Suburb Report



Your connection to property insights



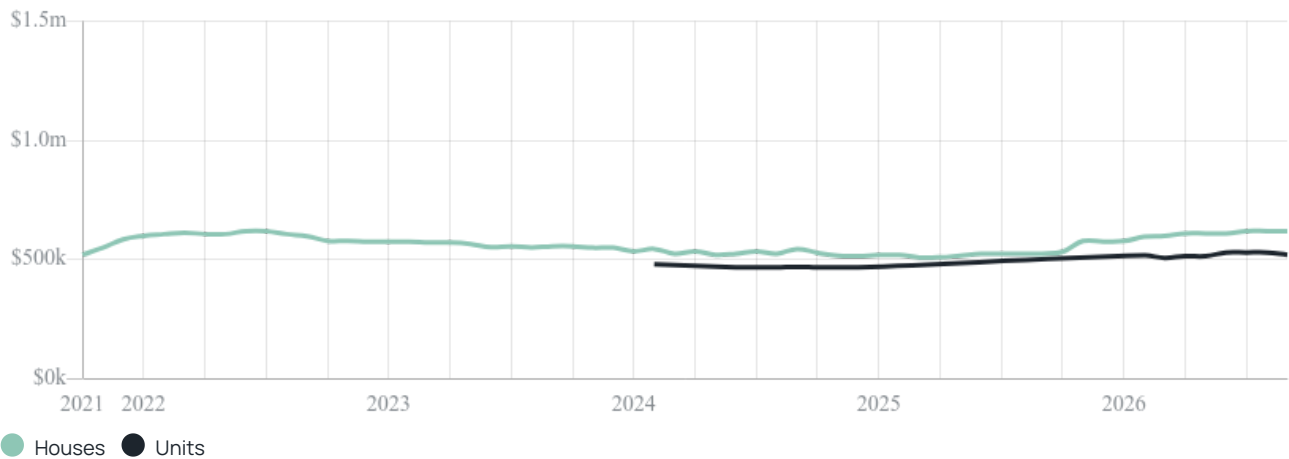
JellisCraig

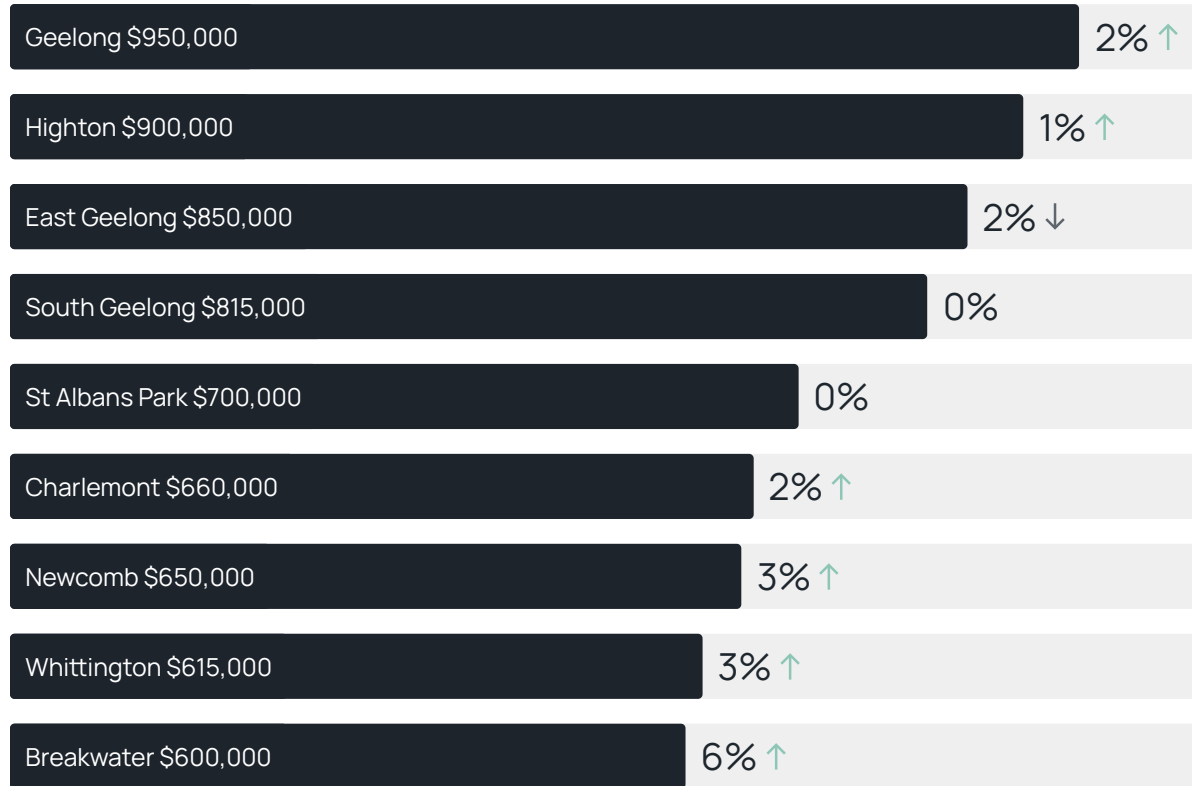
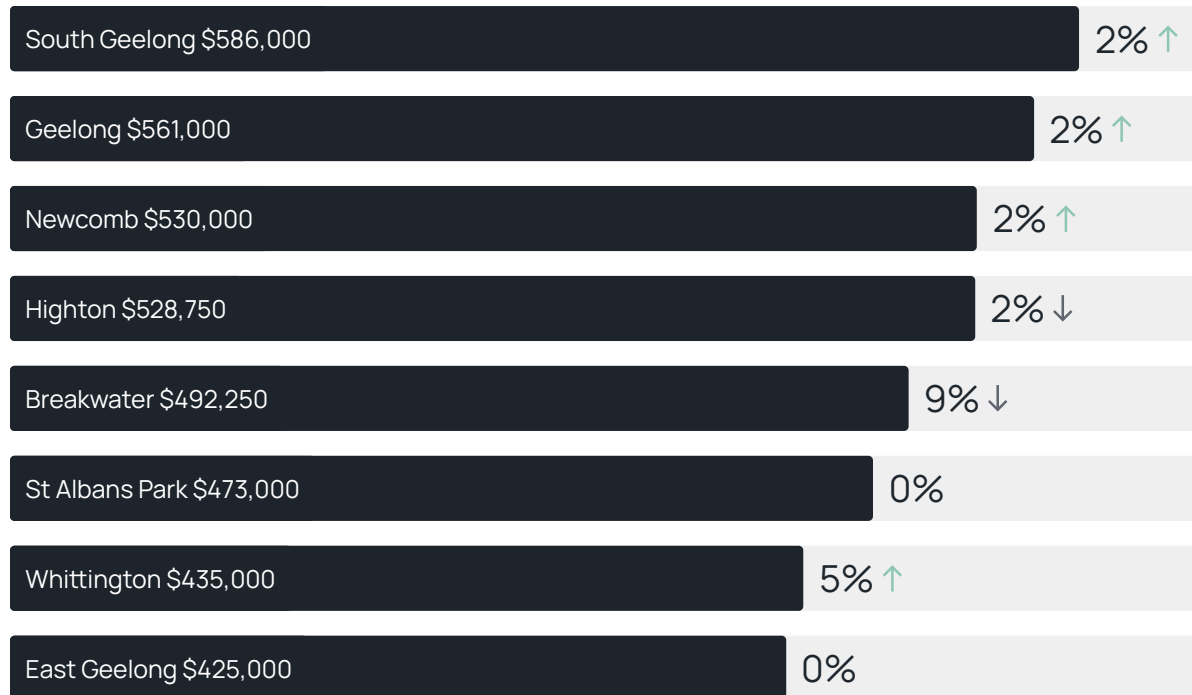
Median house price

Median unit price

|                     |                                          |                     |                                          |
|---------------------|------------------------------------------|---------------------|------------------------------------------|
| Median <sup>1</sup> | Monthly median price change <sup>2</sup> | Median <sup>1</sup> | Monthly median price change <sup>2</sup> |
| \$620k              | 0.00% ↓                                  | \$520k              | -1.89% ↓                                 |

Thomson monthly median property prices<sup>3</sup>



Median house price<sup>1,2</sup>Median unit price<sup>1,2</sup>

## THOMSON SUBURB REPORT

Sale method<sup>1</sup>Median days on market<sup>5</sup>

House

Unit

8 days

14 days

Jellis Craig average inspection attendance per listing<sup>6</sup>

22 groups

Dwelling type<sup>7</sup>

Houses 0%   Units 0%

Ownership<sup>7</sup>

Owned outright 0%   Mortgaged 0%   Rented 0%

Population<sup>7</sup>

0

Median age<sup>7</sup>

0 years

Median household size<sup>7</sup>

0.0 people

Median asking rent per week<sup>1</sup>

House

Unit

\$470

\$450

Rental yield<sup>8</sup>

House

Unit

4.26%

4.38%

Recent Thomson sales<sup>5</sup>

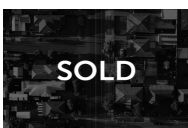
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  2/7 Helmer Crescent Thomson        | 3        | House     | \$650,000   | 15 Oct 2026 |
|  146 Boundary Road Thomson          | 2        | House     | \$543,000   | 23 Sep 2026 |
|  14A Bromley Street Thomson         | 3        | Unit      | \$620,000   | 22 Sep 2026 |
|  2A Tate Street Thomson            | 4        | House     | Undisclosed | 22 Sep 2026 |
|  7 Olney Avenue Thomson           | 3        | House     | Undisclosed | 10 Sep 2026 |
|  26 Barnfather Street Thomson     | 3        | House     | \$615,000   | 21 Aug 2026 |
|  2B Birdsey Street Thomson        | 3        | House     | \$620,000   | 30 Jul 2026 |
|  2 Olney Avenue Thomson           | 3        | House     | \$622,255   | 24 Jul 2026 |
|  64 Breakwater Road Thomson       | 3        | House     | \$720,000   | 08 Jul 2026 |
|  2/13-15 Carruthers Court Thomson | 3        | Townhouse | \$557,000   | 23 Jun 2026 |

## THOMSON SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type      | Price     | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------|-----------|-------------|
|  15 Barnfather Street<br>Thomson     | 3        | House     | \$490,000 | 20 Jun 2026 |
|  13 Callander Street<br>Thomson      | 3        | House     | \$648,000 | 08 Jun 2026 |
|  8 Barnfather Street<br>Thomson      | 2        | House     | \$505,000 | 05 Jun 2026 |
|  2B Hering Court<br>Thomson          | 3        | House     | \$585,000 | 25 May 2026 |
|  6 Callander Street<br>Thomson      | 3        | House     | \$590,000 | 14 May 2026 |
|  2 Winstanley Road<br>Thomson      | 3        | House     | \$600,000 | 11 May 2026 |
|  22 Winstanley Road<br>Thomson     | 3        | House     | \$610,000 | 06 May 2026 |
|  48 Godfrey Street<br>Thomson      | 3        | House     | \$647,000 | 02 May 2026 |
|  31A Barnfather Street<br>Thomson  | 3        | House     | \$675,000 | 30 Apr 2026 |
|  4/34 Carrington Street<br>Thomson | 3        | Townhouse | \$625,000 | 28 Apr 2026 |

## THOMSON SUBURB REPORT

| Address                                                                                                          | Bedrooms | Type  | Price     | Sold        |
|------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  25 Olney Avenue Thomson        | 3        | House | \$665,000 | 09 Apr 2026 |
|  5/9 Carruthers Court Thomson   | 3        | Unit  | \$505,000 | 20 Mar 2026 |
|  8 Birdsey Street Thomson       | 4        | House | \$710,000 | 10 Mar 2026 |
|  2/44 Godfrey Street Thomson    | 2        | Unit  | \$480,000 | 03 Mar 2026 |
|  1/3 Tamlyn Street Thomson     | 3        | House | \$600,000 | 13 Feb 2026 |
|  2/28 Breakwater Road Thomson | 2        | Unit  | \$375,000 | 13 Feb 2026 |
|  4 Robertson Street Thomson   | 2        | House | \$615,000 | 12 Feb 2026 |
|  3/44 Godfrey Street Thomson  | 3        | Unit  | \$510,000 | 05 Feb 2026 |
|  2/9 Helmer Crescent Thomson  | 2        | Unit  | \$520,000 | 23 Dec 2025 |
|  1 Tate Street Thomson        | 2        | House | \$485,000 | 18 Dec 2025 |



**Jellis Craig Geelong**  
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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.

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Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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