



Thomson

Suburb Report



Your connection to property insights



JellisCraig

THOMSON SUBURB REPORT

Median house price¹

Median

\$620k

Quarterly price change

0.40% ↑

Median unit price¹

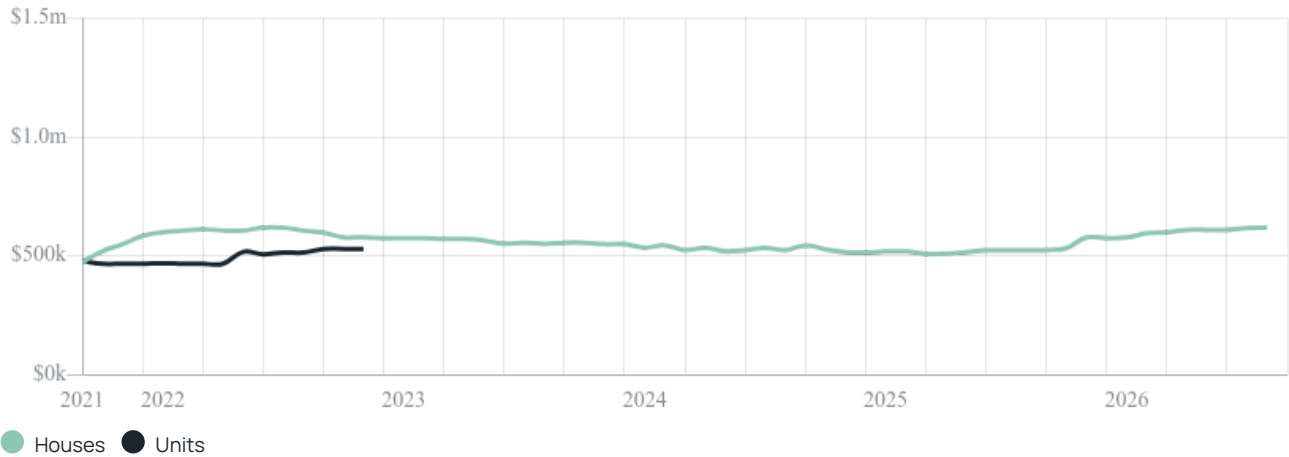
Median

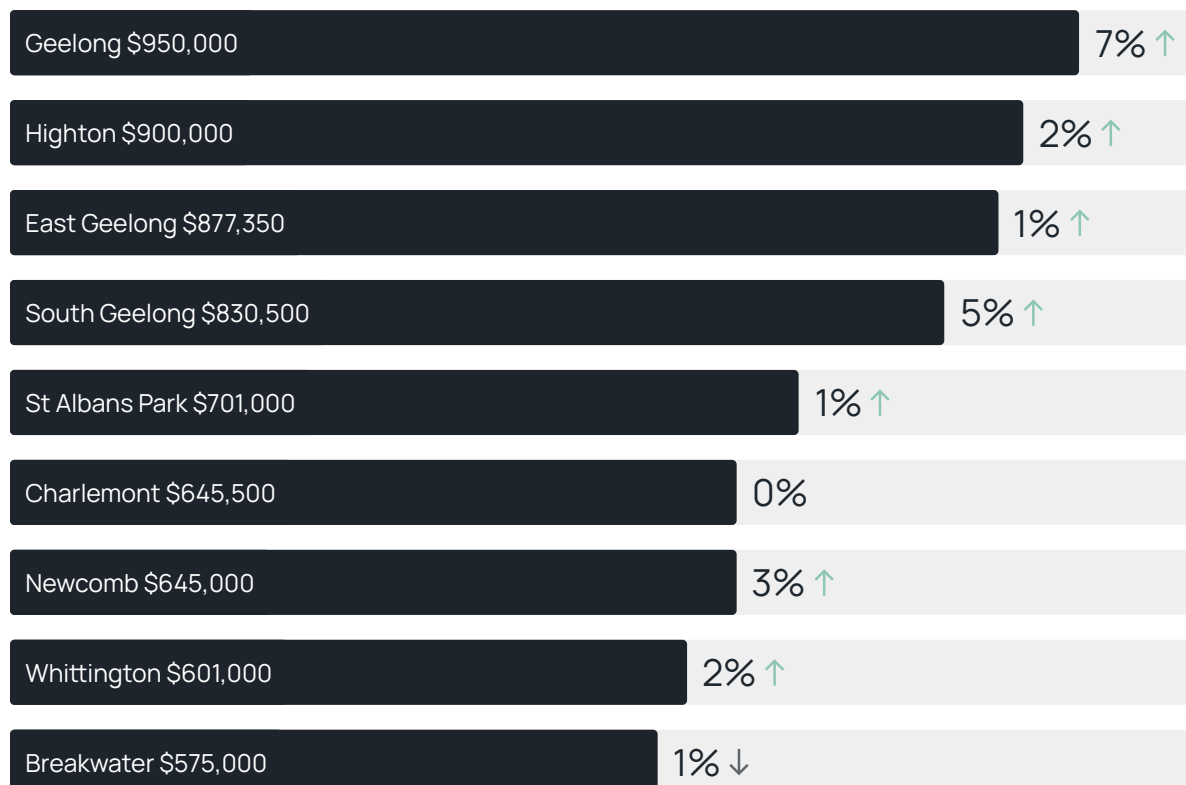
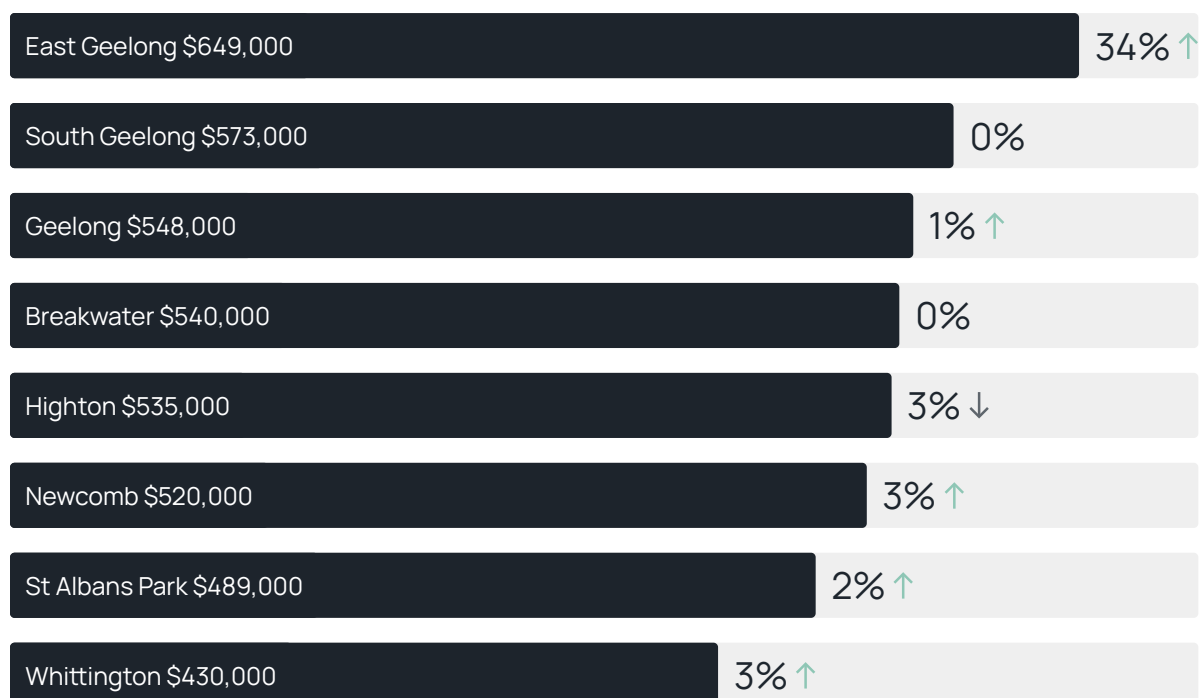
\$530k

Quarterly price change

0.00% ↓

Thomson quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 10%
● Private 90%

Auction clearance rate³

100%

Median days on market³

House

Unit

7 days

14 days

Jellis Craig average inspection attendance per listing⁴

22 groups

Dwelling type⁵

● Houses 0% ● Units 0%

Population⁵

0

Median age⁵

0 years

Ownership⁵

● Owned outright 0% ● Mortgaged 0% ● Rented 0%

Median asking rent per week¹

Unit

\$468

\$450

Rental yield¹

House

Unit

4.08%

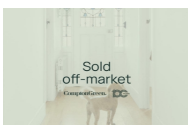
4.19%

Median household size⁵

0.0 people

Recent Thomson sales²

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
 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
 15 Barnfather Street Thomson	3	House	\$490,000	20 Jun 2026
 13 Callander Street Thomson	3	House	\$648,000	08 Jun 2026
 8 Barnfather Street Thomson	2	House	\$505,000	05 Jun 2026
 2B Hering Court Thomson	3	House	\$585,000	25 May 2026
 6 Callander Street Thomson	3	House	\$590,000	14 May 2026

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Address	Bedrooms	Type	Price	Sold
 2 Winstanley Road Thomson	3	House	\$600,000	11 May 2026
 48 Godfrey Street Thomson	3	House	\$647,000	02 May 2026
 31A Barnfather Street Thomson	3	House	\$675,000	30 Apr 2026
 4/34 Carrington Street Thomson	3	Townhouse	\$625,000	28 Apr 2026
 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

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Address	Bedrooms	Type	Price	Sold
 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
 1/6 Bromley Street Thomson	3	Unit	\$550,000	09 Dec 2025
 145 St Albans Road Thomson	3	House	\$656,000	28 Nov 2025
 70 Breakwater Road Thomson	4	House	\$600,000	19 Nov 2025
 11A Birdsey Street Thomson	3	House	\$620,000	14 Nov 2025
 66 St Albans Road Thomson	3	House	\$755,000	07 Nov 2025
 151 Carr Street Thomson	3	House	\$631,000	05 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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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