

JellisCraig

THORNBURY

Suburb Report

Know your neighbourhood.



THORNBURY SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

-0.67% ↓

Median Unit Price*

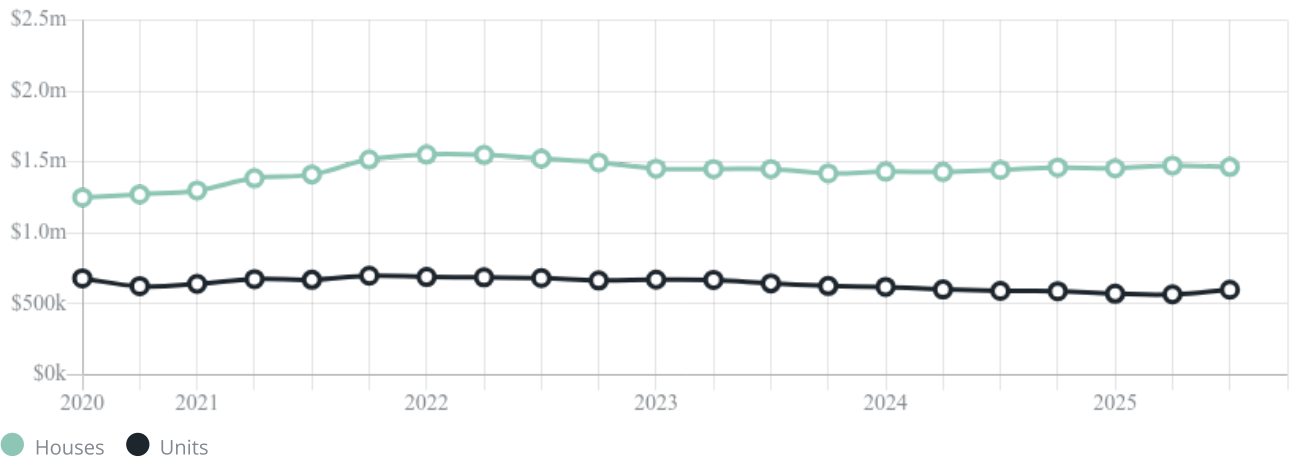
Median

\$600k

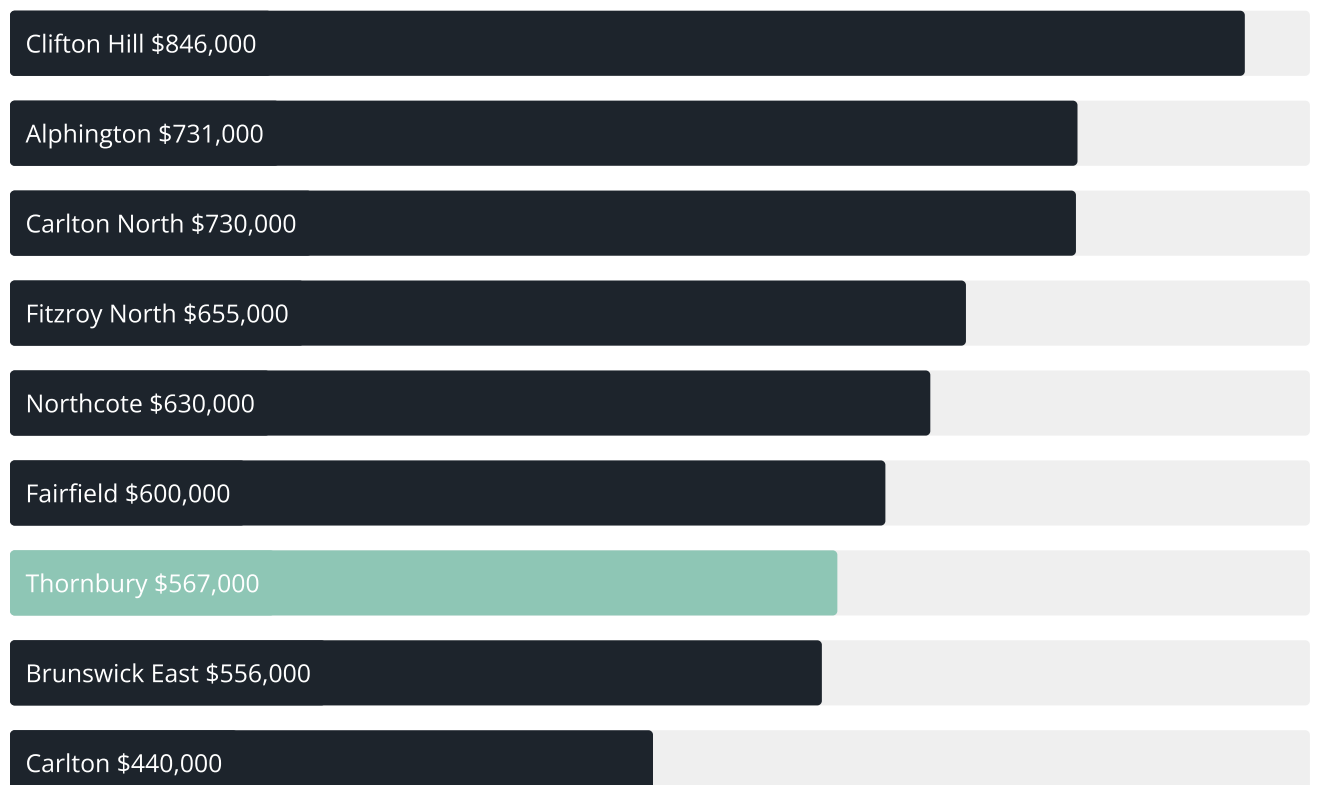
Quarterly Price Change

5.82% ↑

Quarterly Price Change*



THORNBURY SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

THORNBURY SUBURB REPORT

Sale Method*



● Auction 61%
● Private 39%

Auction Clearance Rate*

78.65%

Median Days on Market^

23 days

Average Hold Period*

6.5 years

Dwelling Type^



● Houses 51% ● Units 49%

Ownership^



● Owned Outright 29% ● Mortgaged 31% ● Rented 39%

Population^

19,005

Median Asking Rent per week*

\$750

Population Growth^

2.35%

Rental Yield*

2.71%

Median Age^











37 years

Median Household Size^








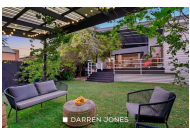


2.3 people

THORNBURY SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 227 Mansfield St Thornbury	3	House	\$1,440,000	29 Nov 2025
 100 Clarendon St Thornbury	3	House	\$1,320,000	29 Nov 2025
 1 Francis Gr Thornbury	4	House	\$2,825,000	27 Nov 2025
 155a Clarendon St Thornbury	2	House	\$1,350,000	25 Nov 2025
 109b Clyde St Thornbury	3	House	\$1,600,000	25 Nov 2025
 306a Rathmines St Thornbury	4	House	\$2,200,000	24 Nov 2025
 15 Ibis Pl Thornbury	3	Townhouse	\$854,000	22 Nov 2025
 99 Woolton Av Thornbury	3	House	\$1,410,000	22 Nov 2025
 13 Gooch St Thornbury	2	House	\$1,293,000	22 Nov 2025
 286 Victoria Rd THORNBURY	3	House	\$1,280,000	20 Nov 2025

THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/11 Clarendon St Thornbury	2	Townhouse	\$840,000	18 Nov 2025
 80 Fyffe St Thornbury	3	House	\$1,750,000	18 Nov 2025
 155 Miller St Thornbury	3	House	\$1,460,000	17 Nov 2025
 5/11 Pender St Thornbury	3	Townhouse	\$1,372,500	16 Nov 2025
 3/29 Smith st Thornbury	2	Apartment	\$860,000	15 Nov 2025
 36 Ballantyne St THORNBURY	4	House	\$2,050,000	15 Nov 2025
 5 Walsh Av Thornbury	3	House	\$1,225,000	15 Nov 2025
 15 Hill St Thornbury	4	House	\$1,837,500	10 Nov 2025
 3/41 Ballantyne St Thornbury	2	Apartment	\$742,000	09 Nov 2025
 59 Comas Gr Thornbury	3	House	\$1,750,000	08 Nov 2025

THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/129 Fyffe St Thornbury	3	Townhouse	\$1,345,000	08 Nov 2025
 51 Martin St THORNBURY	4	House	\$2,410,000	07 Nov 2025
 113 Hutton St Thornbury	3	House	\$1,260,000	03 Nov 2025
 4/46 Smith St Thornbury	2	Apartment	\$588,000	01 Nov 2025
 25 Sparks Av Thornbury	2	Townhouse	\$750,800	29 Oct 2025
 9/11 Kemp St Thornbury	2	Apartment	\$551,000	28 Oct 2025
 122 Woolton Av Thornbury	5	House	\$2,900,000	26 Oct 2025
 7 Bradley Av Thornbury	3	House	\$1,350,000	25 Oct 2025
 264 Victoria Rd Thornbury	3	House	\$1,358,000	25 Oct 2025
 85 Darebin Rd Thornbury	3	House	\$1,475,000	25 Oct 2025



Northcote Office
427-431 High Street, Northcote
03 9403 9300

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.