



# Thornbury Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## THORNBURY SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.49m

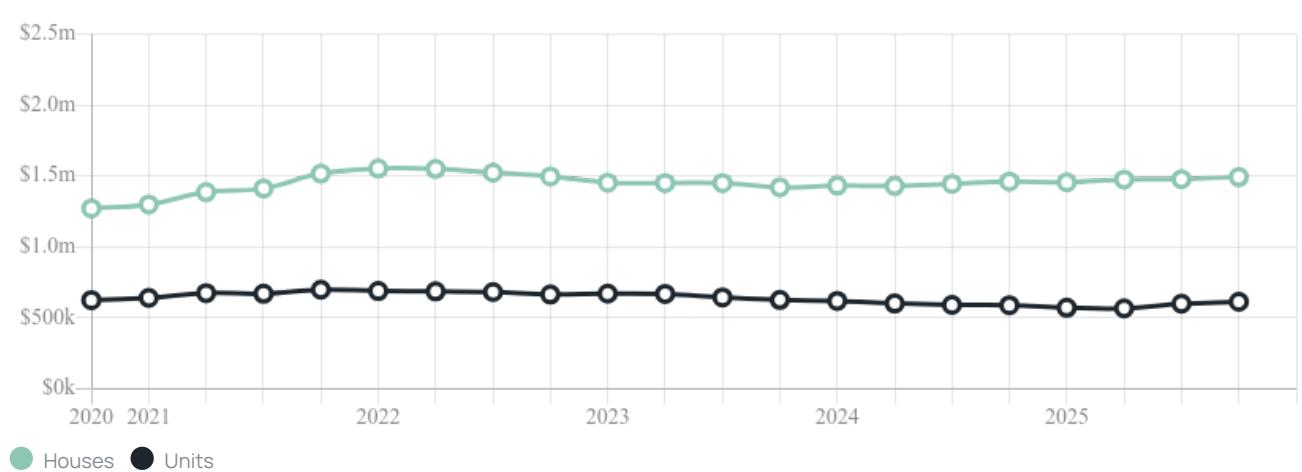
Quarterly price change  
1.04% 

### Median unit price<sup>1</sup>

Median  
\$614k

Quarterly price change  
2.25% 

### Quarterly price change<sup>1</sup>



## Median house price<sup>1</sup>



## Median unit price<sup>1</sup>



# Sales Snapshot

THORNBURY SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

83.02%

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## Median days on market<sup>3</sup>

24 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

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## Average hold period<sup>1</sup>

6.5 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 51% ● Units 49%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

19,005

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## Median asking rent<sup>1</sup>

\$750 per week

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## Population growth<sup>5</sup>

2.35%

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## Rental yield<sup>1</sup>

2.71%

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## Median age<sup>5</sup>

37 years

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## Median household size<sup>5</sup>

2.3 people

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## THORNBURY SUBURB REPORT

### Recent Thornbury sales

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

Address	Bedrooms	Type	Price	Sold
 155B Gooch St Thornbury	4	House	\$2,150,000	27 Jan 2026
 2c Newcastle St THORNBURY	2	Townhouse	\$944,000	22 Jan 2026
 243 Gooch St Thornbury	3	House	\$1,360,000	15 Jan 2026
 154 Dundas St Thornbury	2	House	\$1,285,000	13 Jan 2026
 11b Archbold St THORNBURY	2	Townhouse	\$970,000	28 Dec 2025
 1/33 Woolton Av Thornbury	1	Unit	\$398,000	24 Dec 2025
 8/80 Clyde St Thornbury	1	Apartment	\$625,000	24 Dec 2025
 5/58 Clarendon St Thornbury	1	Apartment	\$535,000	23 Dec 2025
 15 Flinders St Thornbury	3	House	\$1,300,000	22 Dec 2025
 3/102 Keon St THORNBURY	1	Apartment	\$457,500	20 Dec 2025

# Sold Properties

## THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/1 Clyde St Thornbury	2	Apartment	\$575,000	18 Dec 2025
 172 Raleigh St Thornbury	4	House	\$1,535,000	17 Dec 2025
 96 Normanby Av Thornbury	2	House	\$1,220,000	13 Dec 2025
 6/40 Woolton Av Thornbury	1	Unit	\$375,000	12 Dec 2025
 9/109 Flinders St Thornbury	2	Apartment	\$735,000	11 Dec 2025
 48 Martin St Thornbury	3	House	\$1,530,000	11 Dec 2025
 304/679-685 High St Thornbury	1	Apartment	\$413,000	10 Dec 2025
 7 Ethel St Thornbury	3	House	\$1,110,000	09 Dec 2025
 6/58 Clarendon St Thornbury	1	Apartment	\$532,000	09 Dec 2025
 8/86 Mansfield St Thornbury	2	Apartment	\$520,000	09 Dec 2025

# Sold Properties

## THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17a Ethel St Thornbury	3	Townhouse	\$1,200,000	05 Dec 2025
 304/681 High St Thornbury	1	Apartment	\$413,000	03 Dec 2025
 47 Swift St Thornbury	3	House	\$1,480,000	03 Dec 2025
 1/13 Harold St Thornbury	2	Apartment	\$688,037	01 Dec 2025
 2/20 Strettle St Thornbury	4	Townhouse	\$955,000	01 Dec 2025
 43 Gooch St Thornbury	2	House	\$1,440,000	30 Nov 2025
 33 Fyffe St Thornbury	5	House	\$3,065,000	29 Nov 2025
 227 Mansfield St Thornbury	3	House	\$1,440,000	29 Nov 2025
 100 Clarendon St Thornbury	3	House	\$1,320,000	29 Nov 2025
 3/37 Collins St Thornbury	2	Unit	\$670,000	29 Nov 2025



**Jellis Craig Northcote**  
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03 9403 9300

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 01/02/2026

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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