

JellisCraig

THORNBURY

Suburb Report

Know your neighbourhood.



THORNBURY SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

-0.67% ↓

Median Unit Price*

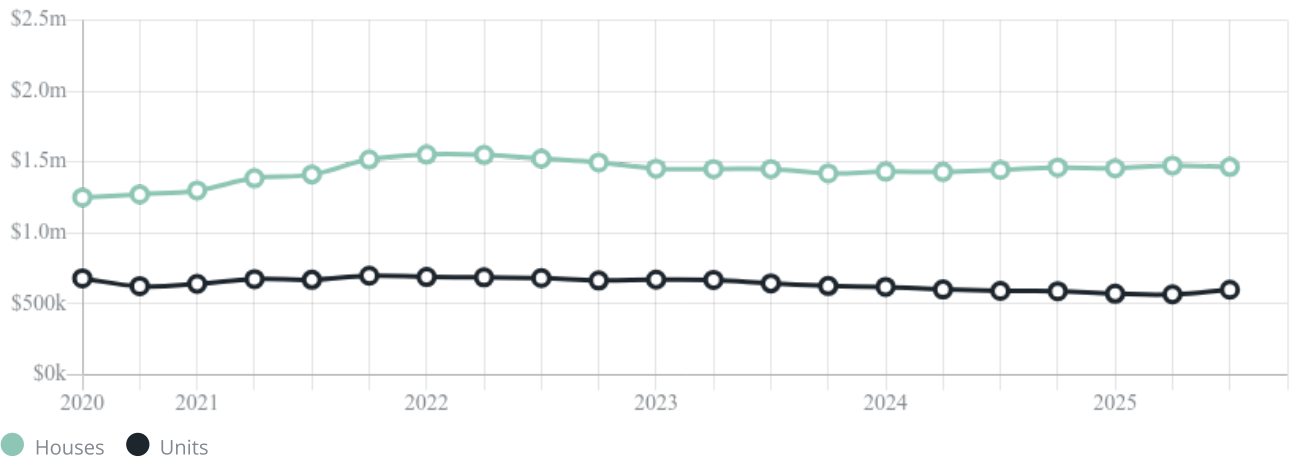
Median

\$600k

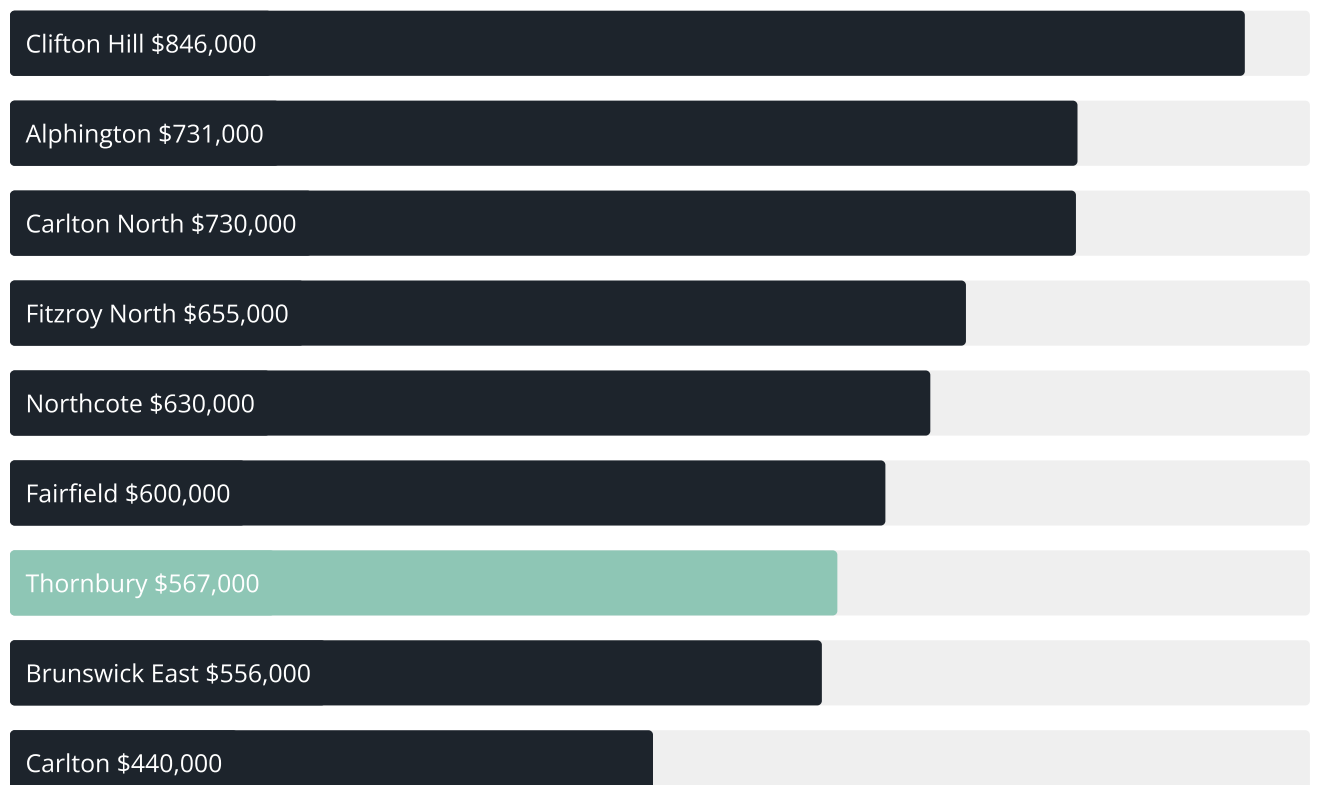
Quarterly Price Change

5.82% ↑

Quarterly Price Change*



THORNBURY SUBURB REPORT

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

THORNBURY SUBURB REPORT

Sale Method*



● Auction 59%
● Private 41%

Auction Clearance Rate*

79.27%

Median Days on Market^

24 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





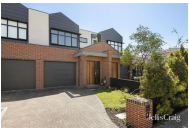




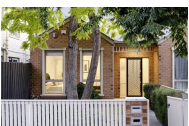
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/33 Woolton Av Thornbury	1	Unit	\$398,000	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
 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

THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/86 Mansfield St Thornbury	2	Apartment	\$520,000	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
 17a Ethel St Thornbury	3	Townhouse	\$1,200,000	05 Dec 2025
 47 Swift St Thornbury	3	House	\$1,480,000	03 Dec 2025
 304/681 High St Thornbury	1	Apartment	\$413,000	03 Dec 2025
 2/20 Strettle St Thornbury	4	Townhouse	\$955,000	02 Dec 2025
 43 Gooch St Thornbury	2	House	\$1,440,000	30 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

THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Francis Gr Thornbury	4	House	\$2,825,000	27 Nov 2025
 302/636 High St Thornbury	1	Strata Flat - Single OYO Flat	\$460,000	27 Nov 2025
 2/32 Dundas St Thornbury	2	Apartment	\$731,000	27 Nov 2025
 185 Clarendon St Thornbury	3	House	\$1,647,500	26 Nov 2025
 109b Clyde St Thornbury	3	House	\$1,600,000	25 Nov 2025
 155a Clarendon St Thornbury	2	House	\$1,350,000	25 Nov 2025
 99 Woolton Av Thornbury	3	House	\$1,410,000	22 Nov 2025
 15 Ibis Pl Thornbury	3	Townhouse	\$854,000	22 Nov 2025
 13 Gooch St Thornbury	2	House	\$1,293,000	22 Nov 2025
 1/68 Collins St Thornbury	3	House	\$1,305,000	21 Nov 2025



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

jellisraig.com.au

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

* 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.