



Thornbury

Suburb Report



Your connection to property insights



JellisCraig

THORNBURY SUBURB REPORT

Median house price¹

Median

\$1.46m

Quarterly price change

-0.51% ↓

Median unit price¹

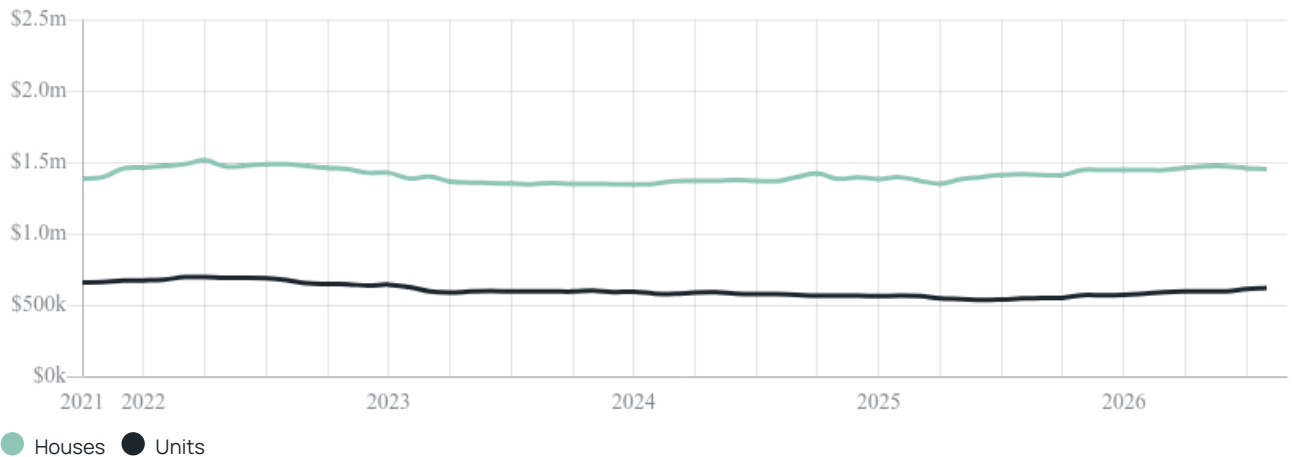
Median

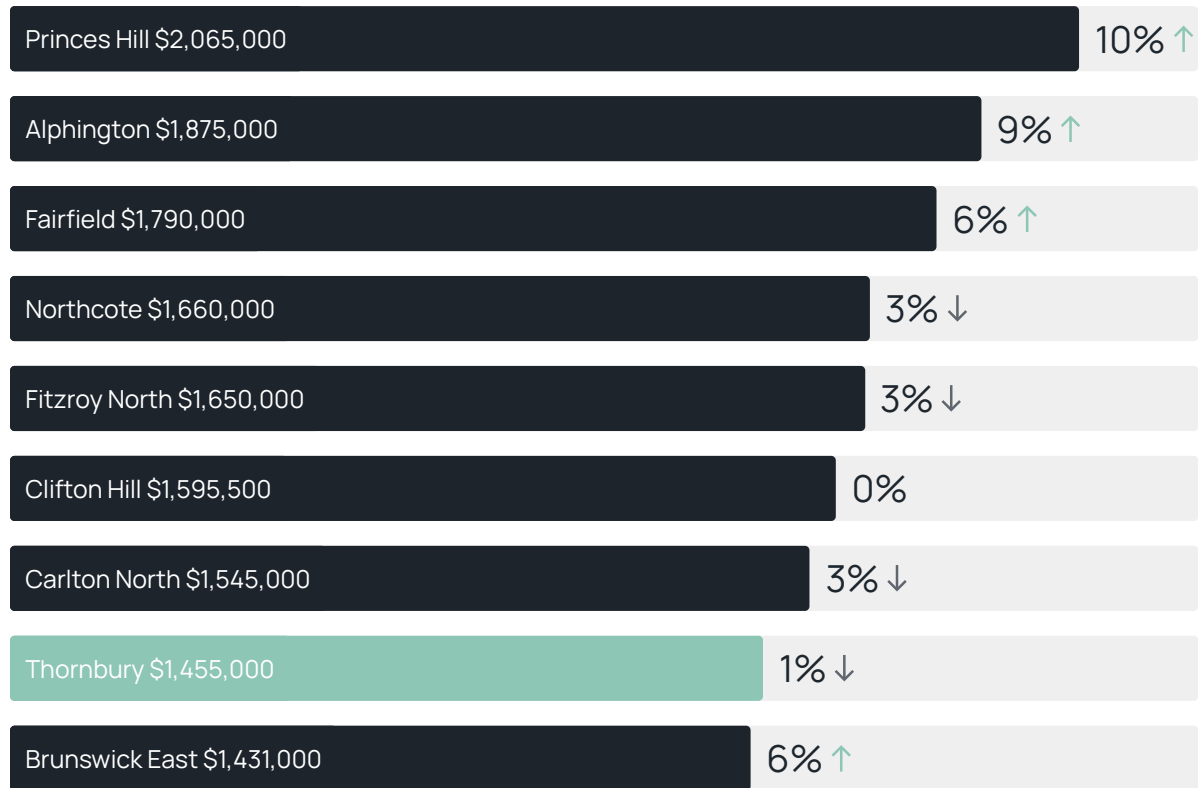
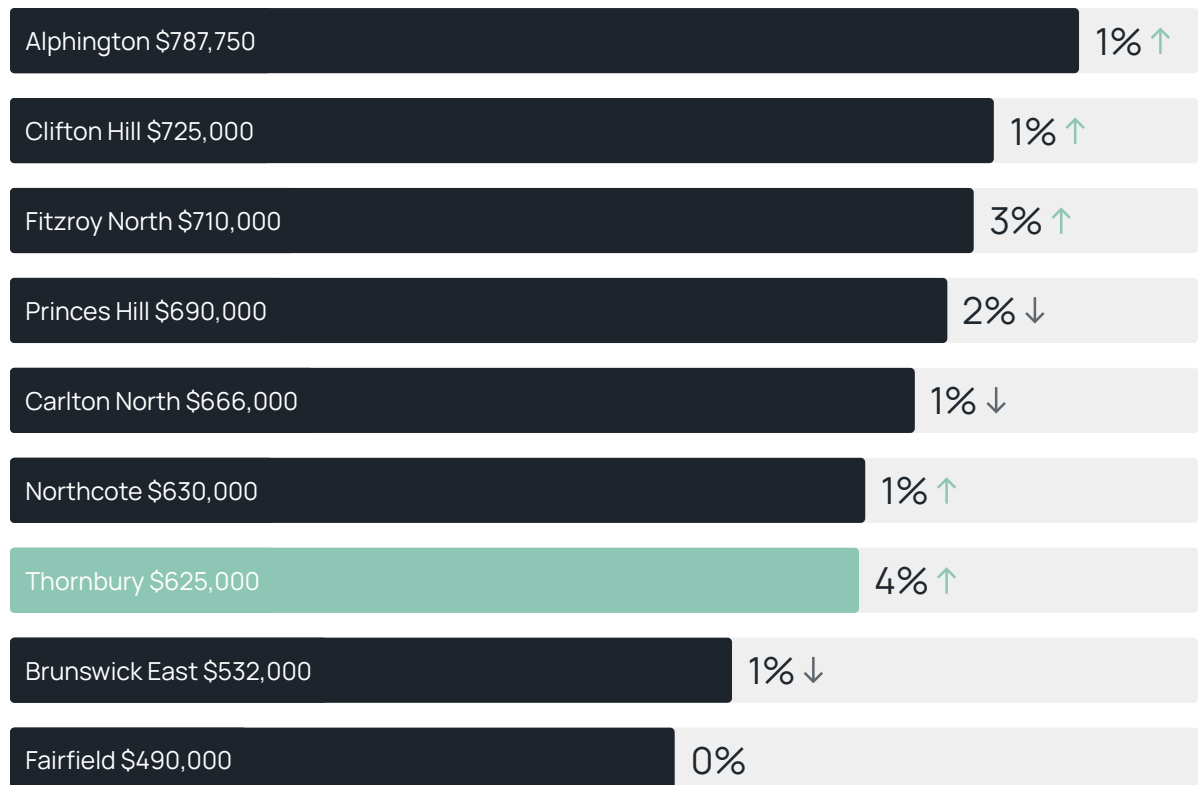
\$625k

Quarterly price change

1.46% ↑

Thornbury quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 34%
● Private 66%

Auction clearance rate³

53.85%

Median days on market³

House

Unit

25 days

26 days

Jellis Craig average inspection attendance per listing⁴

47 groups

Average hold period¹

House

Unit

12.8 years

12.9 years

Dwelling type⁵

● Houses 68% ● Units 32%

Ownership⁵

● Owned outright 28% ● Mortgaged 29% ● Rented 43%

Population⁵

19,005

Median asking rent per week¹

Unit

\$813

\$500

Population growth⁵

2.35%

Rental yield¹

House

Unit

3.32%

4.6%

Median age⁵

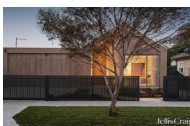
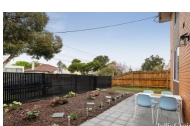
37 years

Median household size⁵

2.3 people

Recent Thornbury sales²

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

Address	Bedrooms	Type	Price	Sold
 287 Rossmoyne Street Thornbury	3	House	\$1,030,000	22 Sep 2026
 11/25 Kemp Street Thornbury	1	Apartment	\$420,000	19 Sep 2026
 75 Rennie Street Thornbury	3	House	\$1,000,000	15 Sep 2026
 7/5 Normanby Avenue Thornbury	1	Apartment	Undisclosed	15 Sep 2026
 345 Rossmoyne Street Thornbury	4	House	Undisclosed	14 Sep 2026
 189 Clarendon Street Thornbury	3	House	\$1,220,000	12 Sep 2026
 31 Flinders Street Thornbury	4	House	\$1,630,000	12 Sep 2026
 18 Ethel Street Thornbury	3	House	\$1,213,500	11 Sep 2026
 1/136 Smith Street Thornbury	2	Apartment	\$730,000	10 Sep 2026
 8/23-25 Clapham Street Thornbury	1	Apartment	\$455,000	09 Sep 2026

THORNBURY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/58 Clarendon Street Thornbury	1	Apartment	\$500,000	09 Sep 2026
 8/80 Collins Street Thornbury	2	Townhouse	\$847,000	07 Sep 2026
 7/81 Flinders Street Thornbury	2	Unit	\$592,000	07 Sep 2026
 257 Mansfield Street Thornbury	4	House	Undisclosed	05 Sep 2026
 84 Hutton Street Thornbury	4	House	\$1,800,000	05 Sep 2026
 402 St Georges Road Thornbury	4	House	\$1,542,500	04 Sep 2026
 1/167 Darebin Road Thornbury	2	Apartment	Undisclosed	04 Sep 2026
 5/12 Francis Grove Thornbury	2	Apartment	\$865,000	01 Sep 2026
 1/29 Clyde Street Thornbury	2	Apartment	Undisclosed	31 Aug 2026
 4 Ethel Street Thornbury	4	House	Undisclosed	31 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 120 Harold Street Thornbury	3	House	\$1,814,000	29 Aug 2026
 2/184 Rossmoyne Street Thornbury	1	Apartment	\$405,000	29 Aug 2026
 162 Dundas Street Thornbury	3	House	Undisclosed	27 Aug 2026
 6/360 St Georges Road Thornbury	2	Unit	Undisclosed	26 Aug 2026
 33/337 Station Street Thornbury	2	Apartment	\$575,000	26 Aug 2026
 45A Harold Street Thornbury	3	House	\$1,295,000	26 Aug 2026
 10/39 Rossmoyne Street Thornbury	1	Apartment	\$395,000	26 Aug 2026
 346 Flinders Street Thornbury	3	House	\$1,040,000	25 Aug 2026
 2/20 Woolton Avenue Thornbury	2	Townhouse	\$990,000	25 Aug 2026
 33 Rossmoyne Street Thornbury	3	House	Undisclosed	25 Aug 2026



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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 01/10/2026

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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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