

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

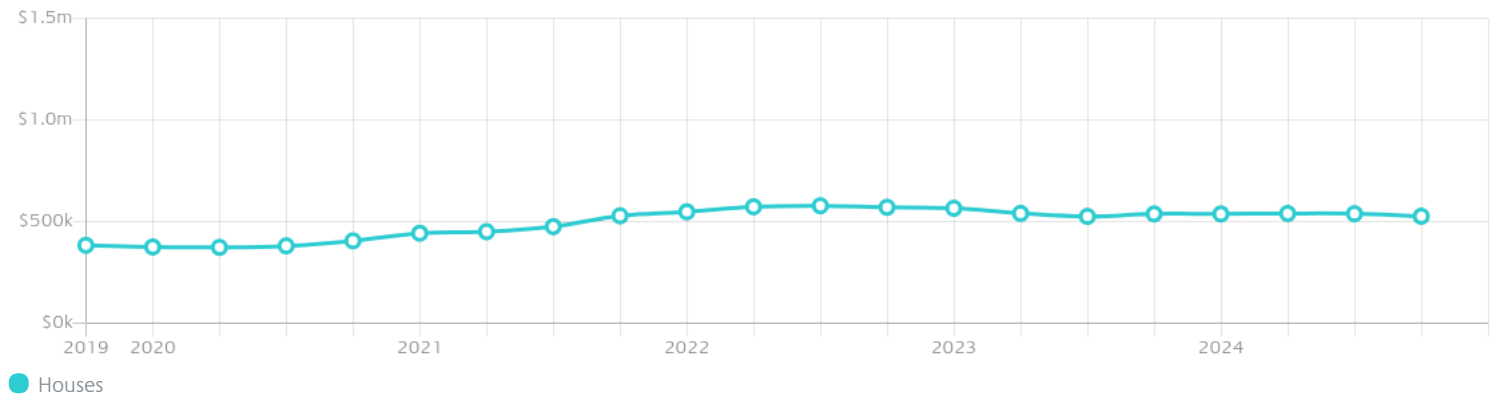
Median

**\$526k**

Quarterly Price Change

**-2.32% ↓**

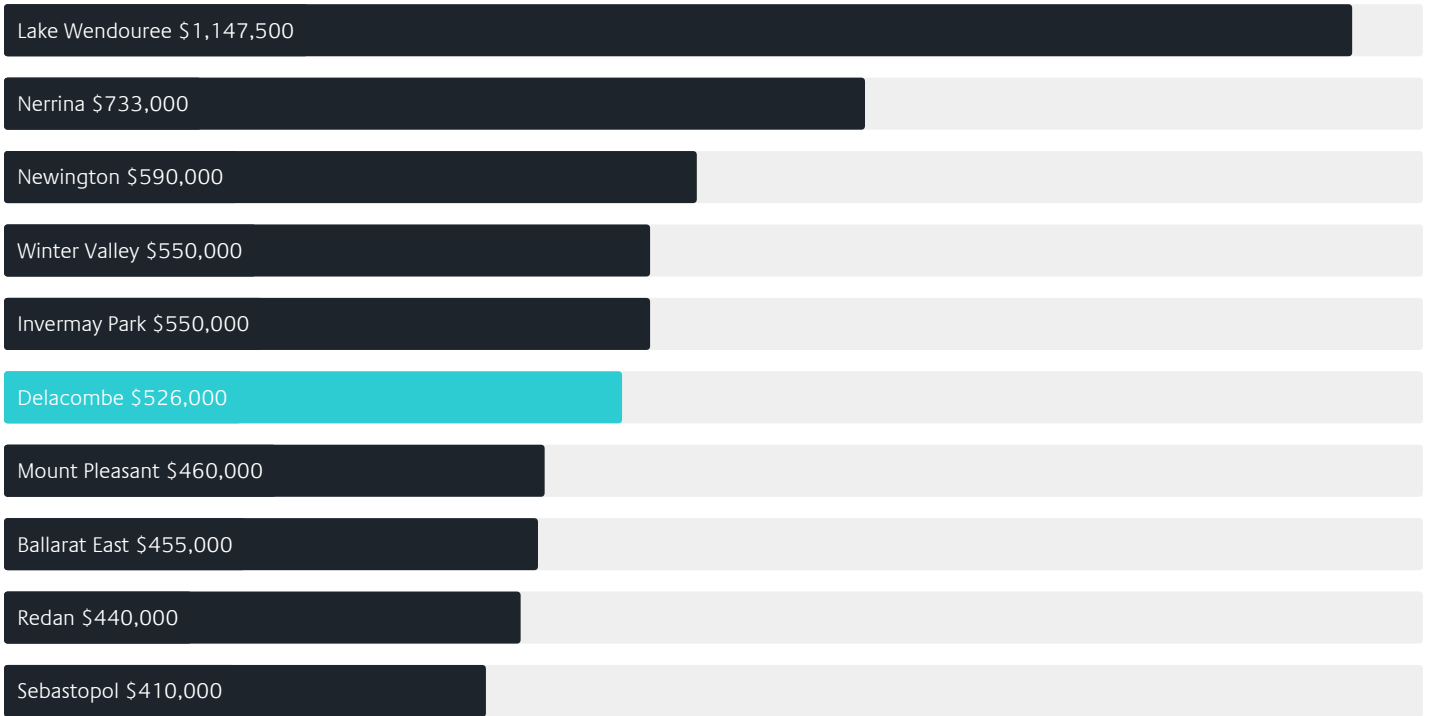
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Private 100%

## Median Days on Market<sup>^</sup>

34 days

## Average Hold Period<sup>\*</sup>

5.4 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 91% ● Units 9%

## Ownership<sup>^</sup>



● Owned Outright 37% ● Mortgaged 40% ● Rented 23%

## Population<sup>^</sup>

5,408

## Median Asking Rent per week<sup>\*</sup>

\$450

## Population Growth<sup>^</sup>

-14.12%

## Rental Yield<sup>\*</sup>

4.39%

## Median Age<sup>^</sup>













39 years

## Median Household Size<sup>^</sup>











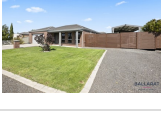

2.4 people

# Sold Properties~













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/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2 Hanwood Cl Delacombe	3	House	\$480,000	29 Mar 2025
 6 The Avenue Delacombe	4	House	\$850,000	27 Mar 2025
 20 Panorama Dr Delacombe	3	House	\$555,000	19 Mar 2025
 47 Greenhalghs Rd Delacombe	3	House	\$457,250	18 Mar 2025
 24 Charolais St Delacombe	3	House	\$635,000	18 Mar 2025
 5 Valentine St Delacombe	3	House	\$338,000	12 Mar 2025
 7 Cooina Dr Delacombe	3	House	\$530,000	11 Mar 2025
 12 Chifley Dr Delacombe	3	House	\$520,000	07 Mar 2025
 4 Fleur Ct Delacombe	3	House	\$505,000	06 Mar 2025
 220 Greenhalghs Rd Delacombe	3	House	\$473,000	05 Mar 2025
 9 Royale St Delacombe	3	House	\$595,000	28 Feb 2025
 310 Greenhalghs Rd Delacombe	4	House	\$526,000	13 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Meadow Ct Delacombe	4	Townhouse	\$805,000	13 Feb 2025
 28 Neway Av Delacombe	3	House	\$520,000	11 Feb 2025
 112 Warrina Dr Delacombe	4	House	\$450,000	10 Feb 2025
 24 Smythes Rd Delacombe	4	House	\$631,000	07 Feb 2025
 1/491 Wiltshire La Delacombe	3	Townhouse	\$405,000	05 Feb 2025
 5 Georgia Cr Delacombe	3	House	\$440,000	05 Feb 2025
 8 Hanwood Cl Delacombe	3	House	\$410,000	03 Feb 2025
 3/316 Smythes Rd Delacombe	2	House	\$418,639	31 Jan 2025
 55 Whitelaw Av Delacombe	3	House	\$430,000	31 Jan 2025
 15 Charolais St Delacombe	4	House	\$835,000	30 Jan 2025
 6 Brahman Dr Delacombe	4	House	\$665,000	24 Jan 2025
 29 Chifley Dr Delacombe	3	House	\$460,000	23 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Charolais St Delacombe	4	House	\$720,000	22 Jan 2025
 43 Jordan Av Delacombe	3	House	\$465,000	17 Jan 2025
 21 Deakin Dr Delacombe	3	House	\$525,000	17 Jan 2025
 14 Chifley Dr Delacombe	3	House	\$520,000	16 Jan 2025
 6/316 Smythes Rd Delacombe	2	Flat/Unit/Apartment	\$415,000	15 Jan 2025
 4 Manna Blvd DELACOMBE	4	House	\$512,000	13 Jan 2025
 224 Greenhalghs Rd Delacombe	4	House	\$550,000	10 Jan 2025
 21 Shasta Dr Delacombe	3	House	\$470,000	09 Jan 2025
 3 Valerie Ct Delacombe	3	House	\$625,000	06 Jan 2025
 227 Whitelaw Av Delacombe	4	House	\$535,000	06 Jan 2025
 471 Wiltshire La Delacombe	3	House	\$445,000	30 Dec 2024
 10 Clifton St Delacombe	4	House	\$515,000	20 Dec 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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