

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

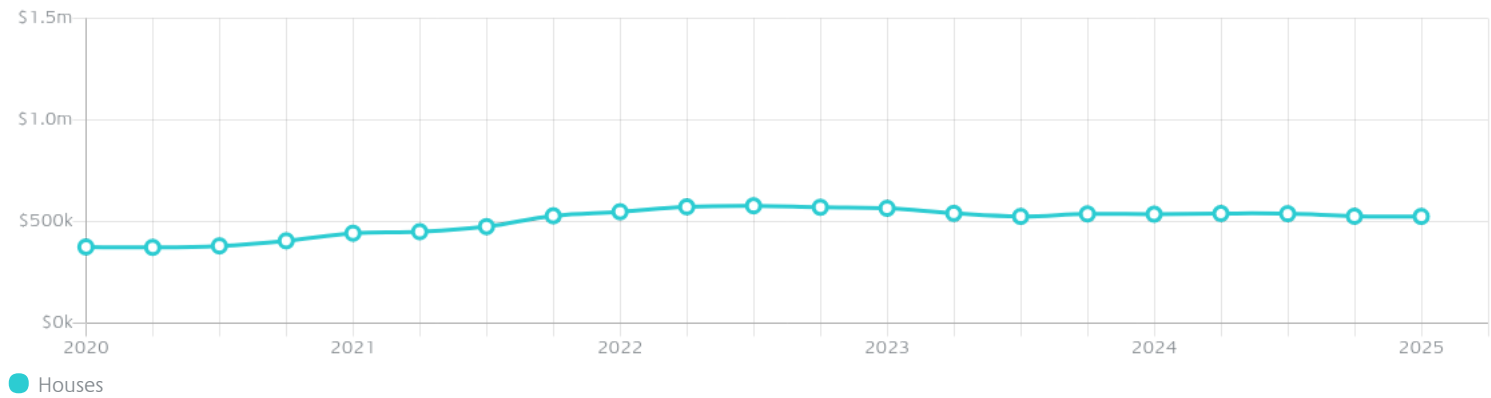
Median

\$525k

Quarterly Price Change

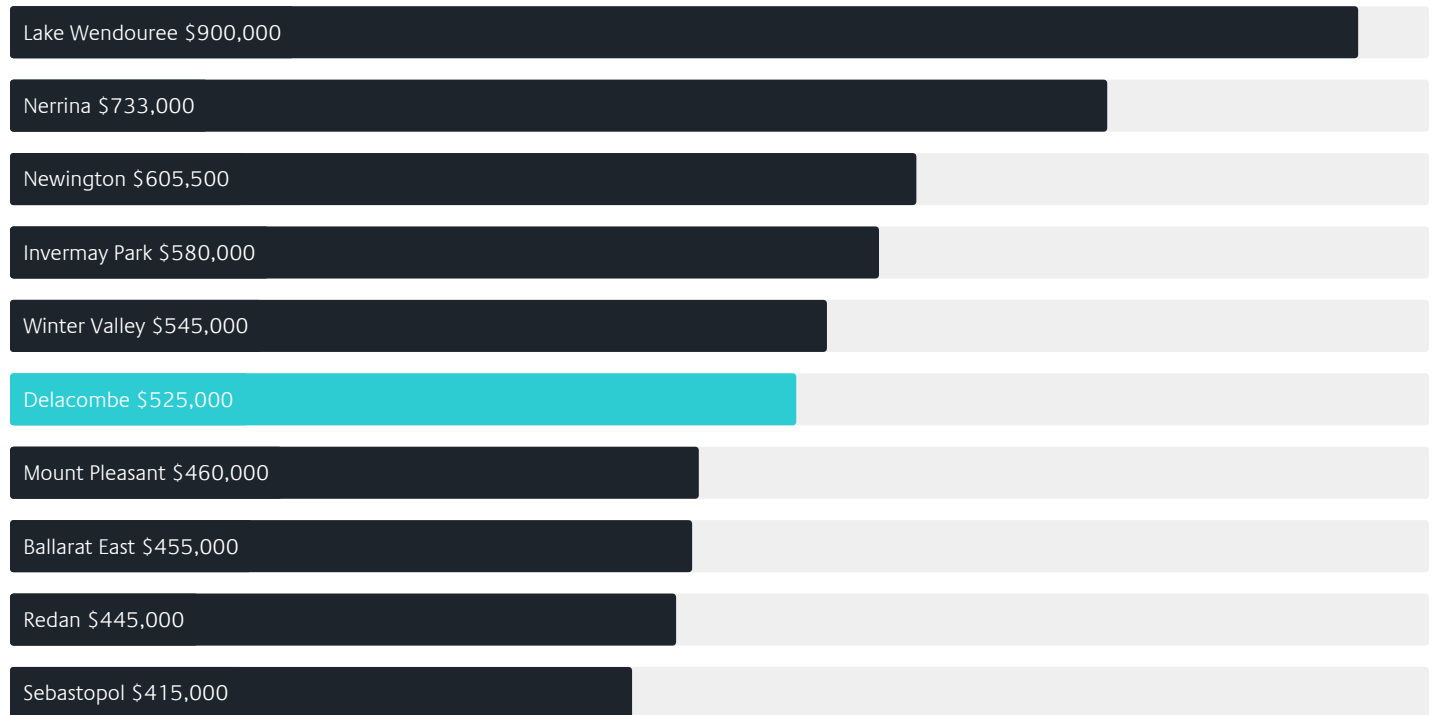
-0.19% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

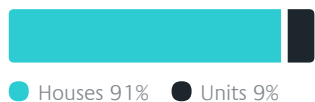
102 days

Average Hold Period^{*}

5.4 years

Insights

Dwelling Type[^]



● Houses 91% ● Units 9%

Ownership[^]



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

Population[^]

5,408

Median Asking Rent per week^{*}

\$440

Population Growth[^]

-14.12%

Rental Yield^{*}

4.39%

Median Age[^]













39 years

Median Household Size[^]










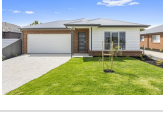


2.4 people

Sold Properties~










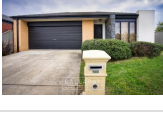


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Techaven St Delacombe	4	House	\$550,000	13 Jun 2025
 12 Brahman Dr Delacombe	3	House	\$595,000	10 Jun 2025
 8 Muraban Ct Delacombe	3	House	\$465,000	06 Jun 2025
 10 Nimble Dr Delacombe	4	House	\$648,000	30 May 2025
 453 Wiltshire La Delacombe	4	House	\$630,000	12 May 2025
 12 Ascot Gardens Dr Delacombe	3	House	\$486,000	05 May 2025
 79 Ascot Gardens Dr Delacombe	3	House	\$590,000	17 Apr 2025
 1 Bourbon St Delacombe	4	House	\$565,000	11 Apr 2025
 1a Ascot Gardens Dr Delacombe	3	House	\$495,000	08 Apr 2025
 11 / 316 Smythes Rd Delacombe	1	Strata Unit / Flat	\$420,000	04 Apr 2025
 10 Jasmine Dr Delacombe	4	House	\$670,000	03 Apr 2025
 21 Macquarie Cl Delacombe	4	House	\$599,000	01 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Hanwood Cl Delacombe	3	House	\$480,000	29 Mar 2025
 45 Whitelaw Av Delacombe	3	House	\$445,000	25 Mar 2025
 6 The Avenue Delacombe	4	House	\$850,000	25 Mar 2025
 11 The Avenue Delacombe	5	House	\$775,000	21 Mar 2025
 20 Panorama Dr Delacombe	3	House	\$555,000	19 Mar 2025
 12 Warrina Dr Delacombe	3	House	\$465,000	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
 21 Chifley Dr DELACOMBE	4	House	\$507,000	17 Mar 2025
 1/316 Smythes Rd Delacombe	2	Flat/Unit/Apartment	\$490,000	13 Mar 2025
 5 Valentine St Delacombe	3	House	\$338,000	12 Mar 2025
 7 Cooina Dr Delacombe	3	House	\$530,000	11 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 237 Winter St Delacombe	4	House	\$465,000	11 Mar 2025
 33 Royale St DELACOMBE	3	House	\$403,000	08 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
 11 Whitelaw Av Delacombe	3	House	\$450,000	03 Mar 2025
 9 Royale St Delacombe	3	House	\$595,000	28 Feb 2025
 7 Benson Cl Delacombe	4	House	\$740,000	25 Feb 2025
 9/316 Smythes Rd Delacombe	2	Flat/Unit/Apartment	\$420,000	21 Feb 2025
 12 Rorey St Delacombe	3	House	\$451,000	20 Feb 2025
 3 Stella Dr DELACOMBE	3	House	\$475,000	17 Feb 2025
 310 Greenhalghs Rd Delacombe	4	House	\$526,000	13 Feb 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.