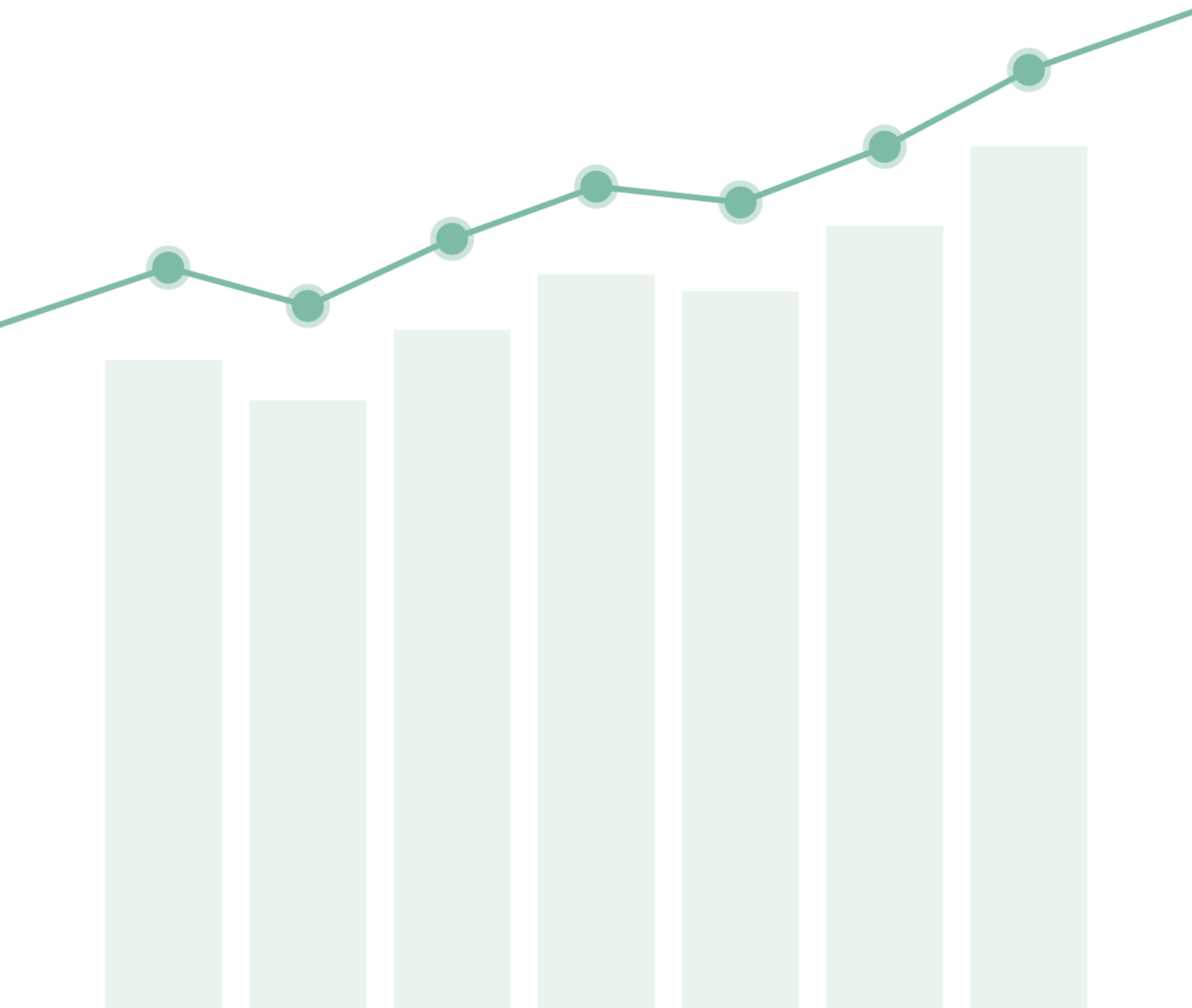


JellisCraig

DELACOMBE

Suburb Report

Know your neighbourhood.



DELACOMBE SUBURB REPORT

Median House Price*

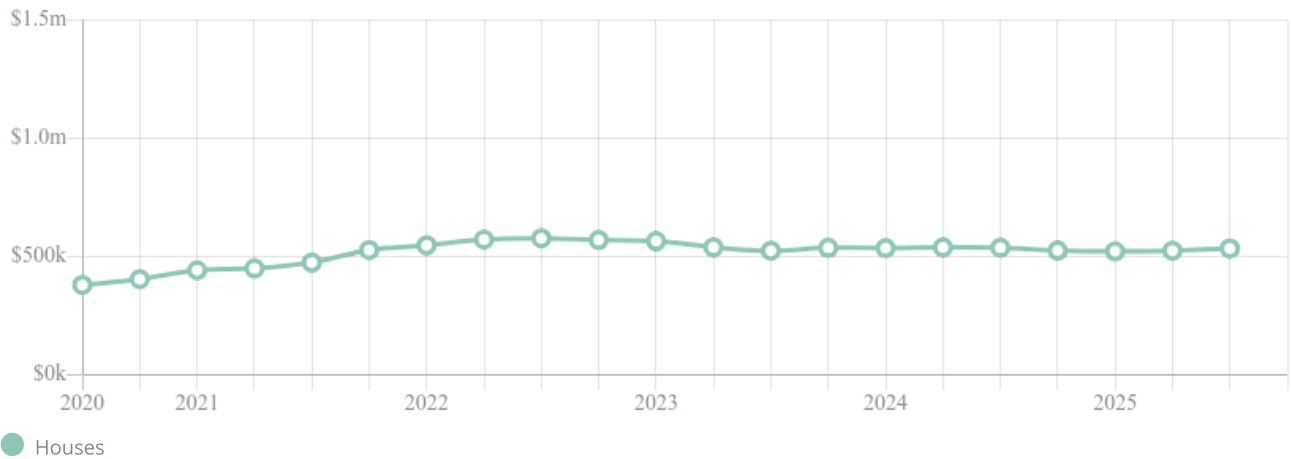
Median

\$535k

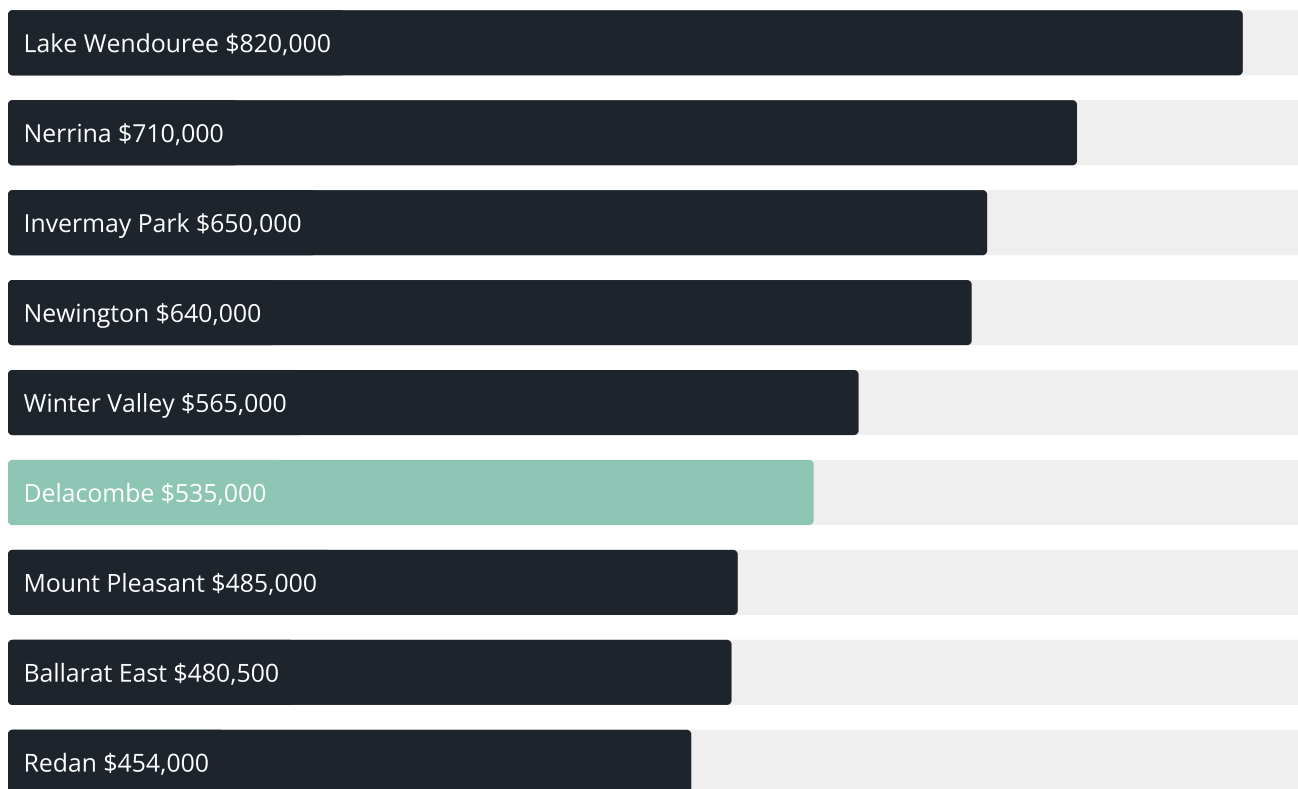
Quarterly Price Change

1.90% ↑

Quarterly Price Change*



DELACOMBE SUBURB REPORT

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

DELACOMBE SUBURB REPORT

Sale Method*



● Auction 6%

● Private 94%

Auction Clearance Rate*

100%

Median Days on Market^

36 days

Average Hold Period*

5.4 years

Dwelling Type^



● Houses 91%

● Units 9%

Ownership^



● Owned Outright 37%

● Mortgaged 40%

● Rented 23%

Population^

5,408

Median Asking Rent per week*

\$420

Population Growth^

-14.12%

Rental Yield*

4.39%

Median Age^

39 years

Median Household Size^

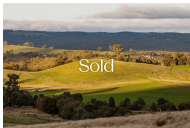
2.4 people

DELACOMBE 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Edgewood Ct Delacombe	3	House	\$660,000	15 Oct 2025
 1 The Avenue Delacombe	4	House	\$875,000	02 Oct 2025
 19 Jordan Av Delacombe	3	House	\$495,000	24 Sep 2025
 18 Chifley Dr Delacombe	3	House	\$617,500	24 Sep 2025
 203 Warrina Dr Delacombe	3	House	\$490,000	18 Sep 2025
 22 James Dr Delacombe	3	House	\$616,000	12 Sep 2025
 9 Earls Sq Delacombe	4	House	\$700,000	09 Sep 2025
 23 Techaven St Delacombe	4	House	\$585,000	03 Sep 2025
 42 Rance Rd Delacombe	4	House	\$282,500	29 Aug 2025
 15 Warrina Dr Delacombe	4	House	\$560,000	28 Aug 2025

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Shari Dr Delacombe	4	House	\$635,000	22 Aug 2025
 3 Panorama Dr Delacombe	3	House	\$565,000	22 Aug 2025
 9 Edmund Dr Delacombe	4	House	\$485,000	21 Aug 2025
 38 Jordan Av Delacombe	3	House	\$525,000	19 Aug 2025
 45 Ascot Gardens Dr Delacombe	3	House	\$525,000	19 Aug 2025
 11 Woolway Ct DELACOMBE	3	House	\$607,000	18 Aug 2025
 3 Scotcher Ct Delacombe	1	House	\$455,000	15 Aug 2025
 2 Benson Cl Delacombe	3	House	\$680,000	14 Aug 2025
 13 Southern Ct Delacombe	3	House	\$625,000	14 Aug 2025
 1 Jordan Av Delacombe	2	House	\$434,000	10 Aug 2025

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Holstein Cl Delacombe	3	House	\$575,000	08 Aug 2025
 242 Park St.W Delacombe	3	House	\$488,500	07 Aug 2025
 9 James Dr Delacombe	4	House	\$520,500	06 Aug 2025
 14 Edmund Dr Delacombe	4	House	\$660,000	02 Aug 2025
 22 Ascot Gardens Dr Delacombe	3	House	\$505,000	29 Jul 2025
 8 James Dr Delacombe	4	House	\$595,500	28 Jul 2025
 15 Mawarra Dr Delacombe	3	House	\$410,000	24 Jul 2025
 5/491 Wiltshire La Delacombe	2	Unit	\$400,000	21 Jul 2025
 20 Macquarie Cl Delacombe	4	House	\$645,000	17 Jul 2025
 5 Scotcher Ct Delacombe	4	House	\$520,000	23 Jun 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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