

JellisCraig

DELACOMBE

Suburb Report

Know your neighbourhood.



DELACOMBE SUBURB REPORT

Median House Price*

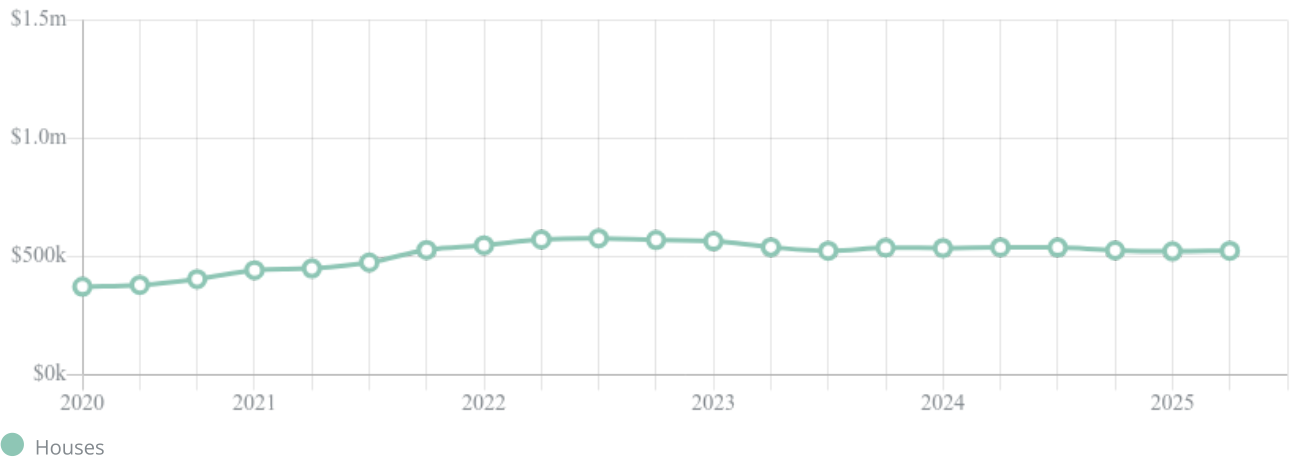
Median

\$525k

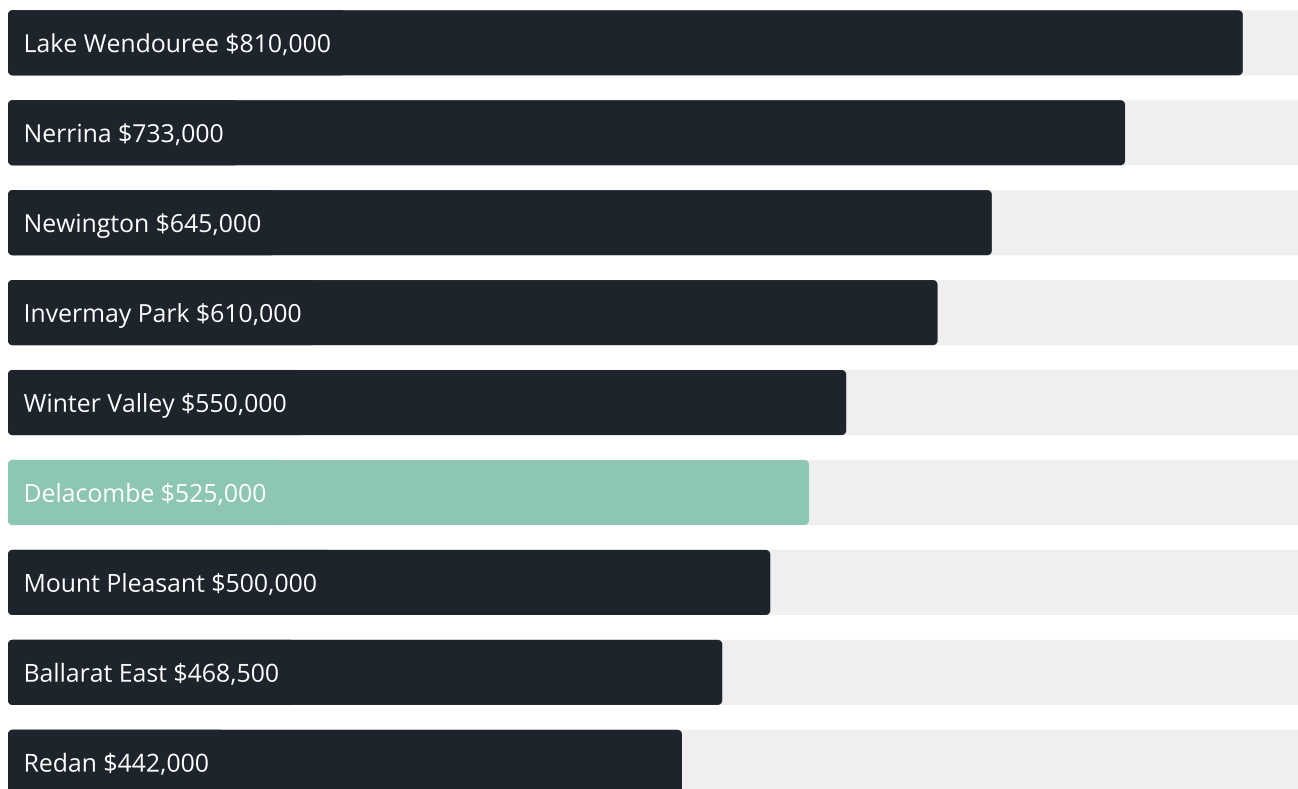
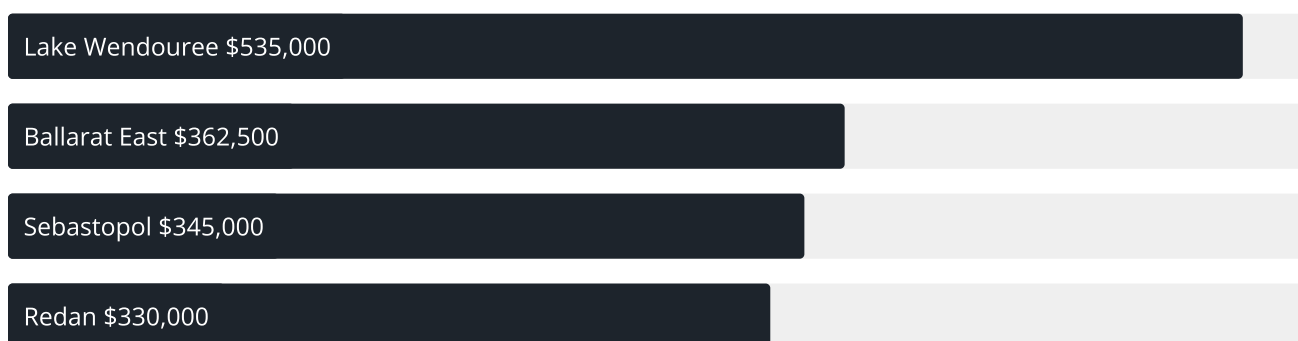
Quarterly Price Change

0.47% ↑

Quarterly Price Change*



DELACOMBE SUBURB REPORT

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

DELACOMBE SUBURB REPORT

Sale Method*



● Auction 4%

● Private 96%

Auction Clearance Rate*

100%

Median Days on Market^

35 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^







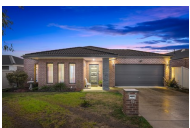



39 years

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
 5 Shari Dr Delacombe	4	House	\$635,000	22 Aug 2025
 11 Woolway Ct DELACOMBE	3	House	\$607,000	18 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
 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
 5/491 Wiltshire La Delacombe	2	Unit	\$400,000	21 Jul 2025
 20 Macquarie Cl Delacombe	4	House	\$645,000	17 Jul 2025

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Chifley Dr Delacombe	3	House	\$617,500	15 Jul 2025
 15 Mawarra Dr Delacombe	1	House	\$410,000	27 Jun 2025
 5 Scotcher Ct Delacombe	4	House	\$520,000	23 Jun 2025
 9 Tudor Av Delacombe	4	House	\$600,000	20 Jun 2025
 20 Nimble Dr Delacombe	4	House	\$640,000	19 Jun 2025
 29 Clifton St DELACOMBE	3	House	\$251,530	18 Jun 2025
 10/316 Smythes Rd Delacombe	2	Strata Unit/Flat	\$430,000	17 Jun 2025
 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

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Nimble Dr Delacombe	4	House	\$648,000	30 May 2025
 1 Aminya Av Delacombe	2	House	\$405,000	26 May 2025
 8 Rorey St Delacombe	2	House	\$378,000	22 May 2025
 453 Wiltshire La Delacombe	4	House	\$630,000	12 May 2025
 7 Lanita St Delacombe	3	House	\$540,000	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



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* 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.