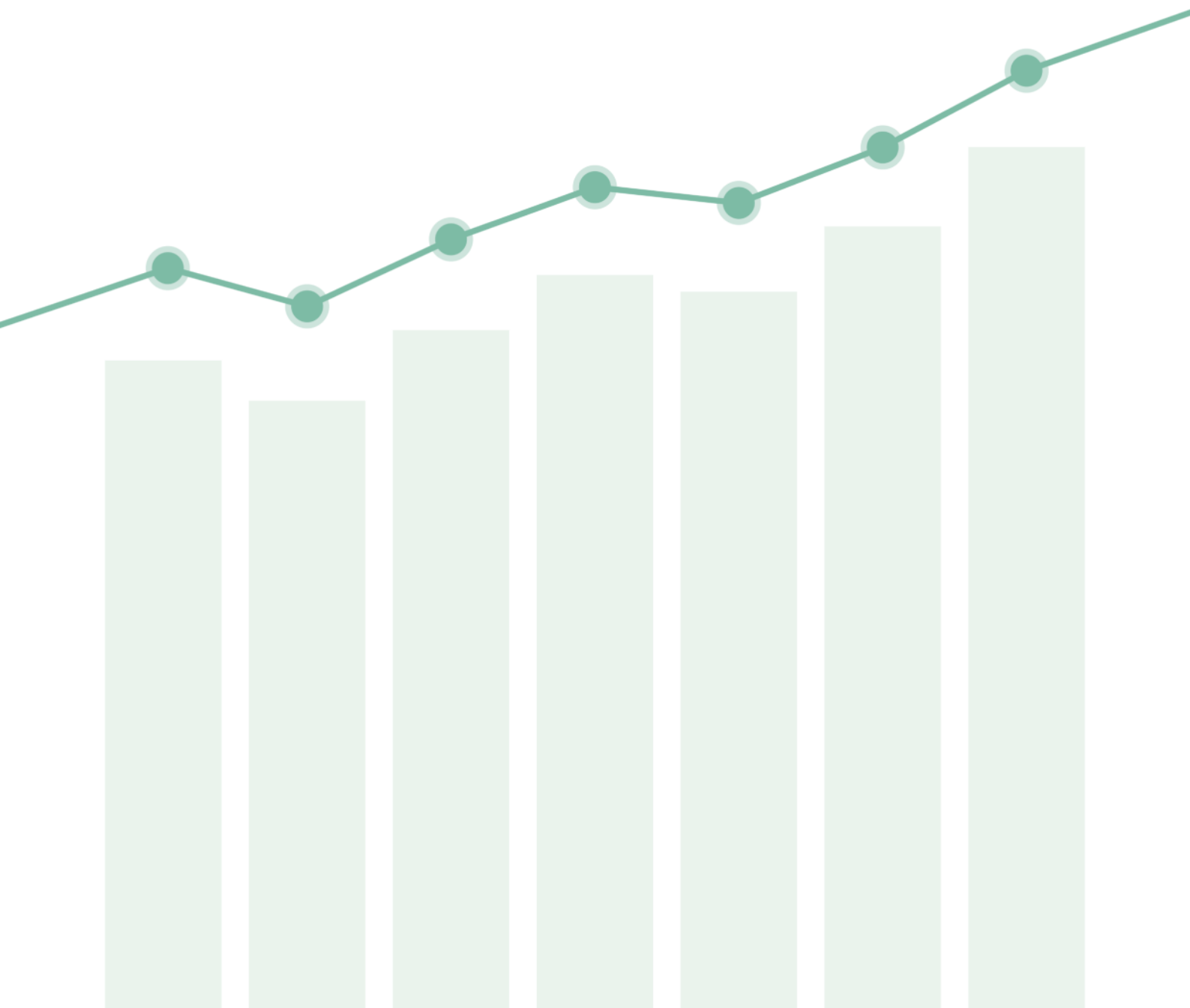


JellisCraig

SMYTHES CREEK

Suburb Report

Know your neighbourhood.



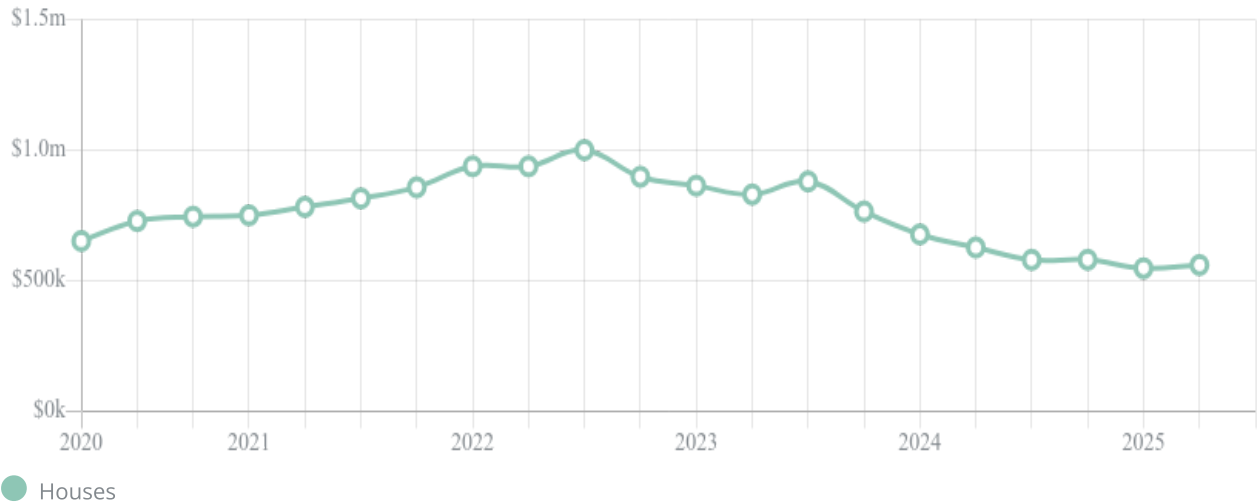
SMYTHES CREEK SUBURB REPORT

Median House Price*

Median
\$560k

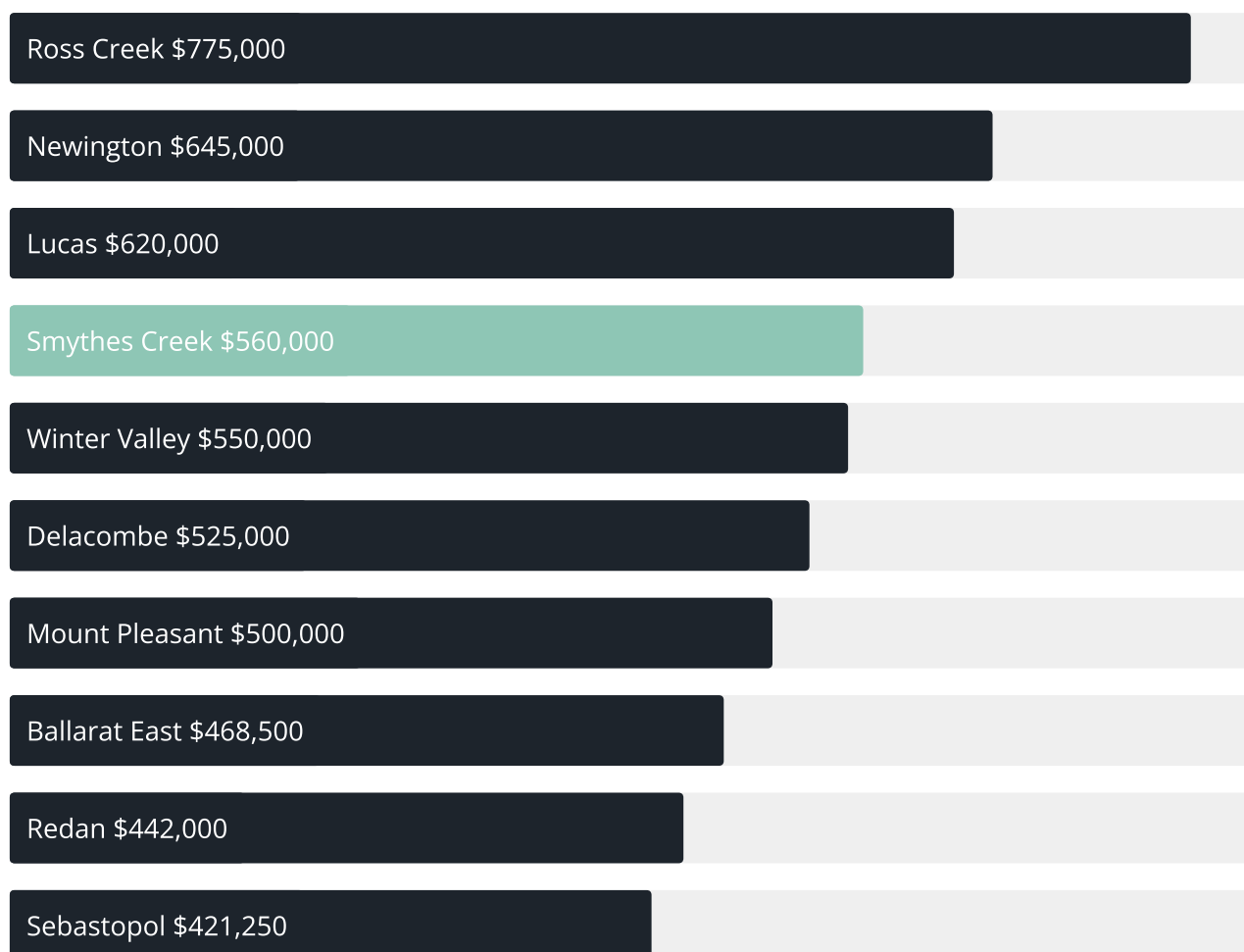
Quarterly Price Change
2.28% ↑

Quarterly Price Change*





SMYTHES CREEK SUBURB REPORT

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

SMYTHES CREEK SUBURB REPORT

Sale Method*



Auction 15%
Private 85%

Auction Clearance Rate*
100%

Median Days on Market^
74 days

Average Hold Period*
4.3 years

Dwelling Type^



Houses 100% Units 0%

Ownership^



Owned Outright 37% Mortgaged 54% Rented 9%

Population^
1,762

Population Growth^
20.11%

Median Age^

Median Asking Rent per week*
\$450

Rental Yield*
3.98%











38 years

Median Household Size[^]











3.1 people

SMYTHES CREEK 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 <div>41 Auburn Dr Smythes Creek</div>	3	House	\$480,000	08 Jul 2025
 <div>155 Kirks Rd Smythes Creek</div>	4	House	\$780,000	08 Jul 2025
 <div>1010 Glenelg Hwy Smythes Creek</div>	3	House	\$555,000	08 Jul 2025
 <div>53 Kensington Blvd Smythes Creek</div>	4	House	\$505,000	04 Jul 2025
 <div>40 Auburn Dr Smythes Creek</div>	5	House	\$575,000	28 Jun 2025
 <div>56 Patriot Cr Smythes Creek</div>	4	House	\$580,000	13 Jun 2025
 <div>30 Pontiac Dr Smythes Creek</div>	3	House	\$546,500	13 Jun 2025
 <div>185 Kennedys Rd Smythes Creek</div>	3	House	\$710,000	04 Jun 2025
 <div>56 Doble Rd SMYTHES CREEK</div>	5	House	\$850,000	04 Jun 2025
 <div>68 Valiant Rd Smythes Creek</div>	4	House	\$530,000	02 Jun 2025

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Auburn Dr Smythes Creek	4	House	\$585,500	19 May 2025
 12 Sunbeam St Smythes Creek	4	House	\$558,000	12 May 2025
 42 Patriot Cr Smythes Creek	3	House	\$560,000	01 May 2025
 26 Finchs Rd SMYTHES CREEK	4	House	\$850,000	29 Apr 2025
 9 Zephyr St Smythes Creek	3	House	\$465,000	25 Mar 2025
 373 Glenelg Hwy Smythes Creek	3	House	\$485,000	21 Mar 2025
 155 Finchs Rd Smythes Creek	1	House	\$515,000	19 Mar 2025
 70 Wyuna Cr Smythes Creek	4	House	\$780,000	17 Mar 2025
 4 Sunbeam St Smythes Creek	4	House	\$505,000	11 Mar 2025
 449 Bells Rd Smythes Creek	4	House	\$635,000	07 Mar 2025

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 377 Glenelg Hwy Smythes Creek	4	House	\$555,000	04 Mar 2025
 6 Chandler St Smythes Creek	4	House	\$540,000	25 Feb 2025
 245 Bells Rd Smythes Creek	4	House	\$800,000	21 Feb 2025
 7 Chandler St Smythes Creek	4	House	\$516,000	18 Feb 2025
 24 Stuart Ct Smythes Creek	4	House	\$980,000	14 Feb 2025
 45 Kensington Blvd Smythes Creek	3	House	\$480,000	13 Feb 2025
 19 Auburn Dr Smythes Creek	3	House	\$540,000	13 Feb 2025
 73 Valiant Rd Smythes Creek	4	House	\$560,000	11 Feb 2025
 12 Nosilla St Smythes Creek	4	House	\$508,000	07 Feb 2025
 1 Buick Rd Smythes Creek	3	House	\$499,000	03 Feb 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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