

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

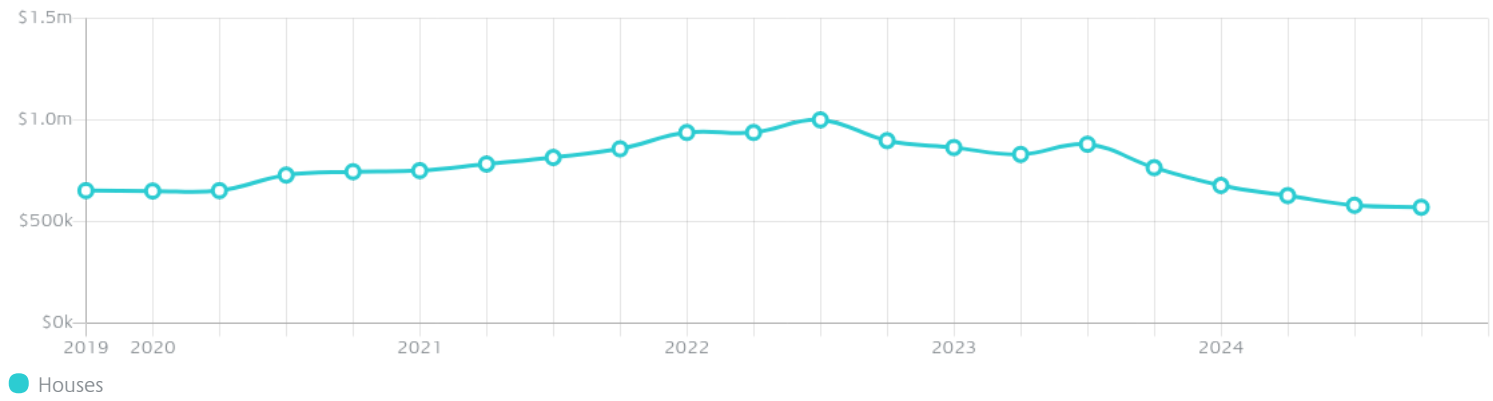
Median

**\$570k**

Quarterly Price Change

**-1.72% ↓**

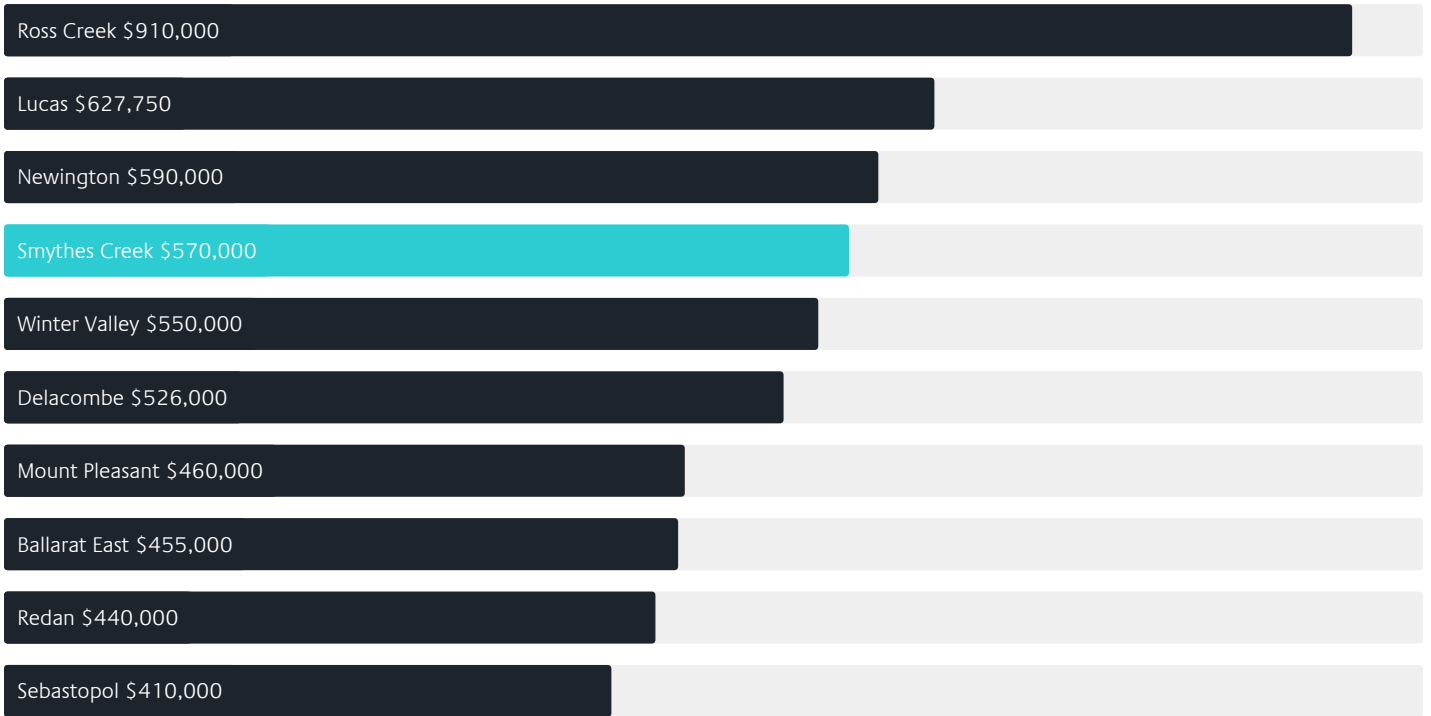
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 6%  
● Private 94%

Auction Clearance Rate\*

100%

Median Days on Market^

44 days

Average Hold Period\*

4.3 years

## Insights

Dwelling Type^



● Houses 100% ● Units 0%

Ownership^



● Owned Outright 37% ● Mortgaged 54% ● Rented 9%

Population^

1,762

Median Asking Rent per week\*

\$450

Population Growth^

20.11%

Rental Yield\*

3.98%

Median Age^








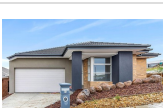

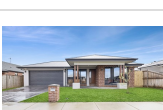
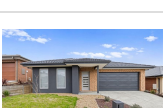
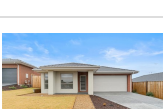
38 years

Median Household Size^











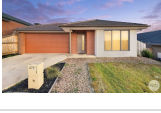

3.1 people

# Sold Properties~









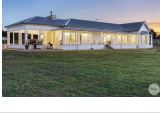

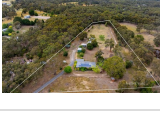

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 19 Oleary Ct Smythes Creek	3	House	\$705,000	10 Jan 2025
 4 Singer St Smythes Creek	4	House	\$515,000	01 Jan 2025
 13 Gretta St Smythes Creek	3	House	\$560,000	08 Dec 2024
 10 Kimball St Smythes Creek	4	House	\$480,000	07 Dec 2024
 8 Diablo Pl Smythes Creek	4	House	\$630,000	04 Dec 2024
 17 Nosilla St Smythes Creek	4	House	\$630,000	19 Nov 2024
 481 Bells Rd Smythes Creek	3	House	\$900,000	14 Nov 2024
 24 Pontiac Dr Smythes Creek	4	House	\$485,000	14 Nov 2024
 16 Invicta Dr Smythes Creek	4	House	\$500,000	06 Nov 2024
 57 Kensington Blvd Smythes Creek	3	House	\$555,000	04 Nov 2024
 8 Plymouth Way Smythes Creek	4	House	\$504,000	31 Oct 2024
 44 Patriot Cr Smythes Creek	4	House	\$520,000	25 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 38 Doble Rd Smythes Creek	4	House	\$859,500	24 Oct 2024
 165 Waddell Rd Smythes Creek	3	House	\$717,500	25 Sep 2024
 6 Singer St Smythes Creek	4	House	\$500,000	21 Sep 2024
 9 Kimball St Smythes Creek	4	House	\$500,000	06 Sep 2024
 9 Cadillac Way Smythes Creek	4	House	\$682,500	22 Aug 2024
 625 Bells Rd Smythes Creek	3	House	\$800,000	22 Aug 2024
 8 Nikolaos St Smythes Creek	3	House	\$625,000	21 Aug 2024
 357 Glenelg Hwy Smythes Creek	3	House	\$500,000	20 Aug 2024
 10 Rolls Rd Smythes Creek	2	House	\$548,000	19 Aug 2024
 9 Post Office Rd Smythes Creek	4	House	\$820,000	12 Aug 2024
 375 Glenelg Hwy Smythes Creek	4	House	\$505,000	02 Aug 2024
 5 Westgate Rd SMYTHES CREEK	4	House	\$980,000	11 Jul 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Cadillac Way Smythes Creek	4	House	\$500,000	10 Jul 2024
 19 Rolls Rd Smythes Creek	3	House	\$420,000	10 Jul 2024
 17 Auburn Dr Smythes Creek	4	House	\$530,000	05 Jul 2024
 47 Patriot Cr Smythes Creek	4	House	\$500,000	31 May 2024
 76 Wyuna Cr Smythes Creek	3	House	\$865,000	27 May 2024
 6 Rolls Rd Smythes Creek	3	House	\$460,000	15 May 2024
 8 Nosilla St Smythes Creek	4	House	\$590,000	09 May 2024
 13 Pontiac Dr Smythes Creek	4	House	\$580,000	09 Apr 2024
 36 Kennedys Rd Smythes Creek	4	House	\$1,370,000	03 Apr 2024
 109 Post Office Rd Smythes Creek	3	House	\$717,000	14 Mar 2024
 1039 Glenelg Hwy Smythes Creek	4	House	\$690,000	13 Mar 2024
 14 Auburn Dr Smythes Creek	4	House	\$515,000	12 Mar 2024



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03 5329 2500

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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