

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

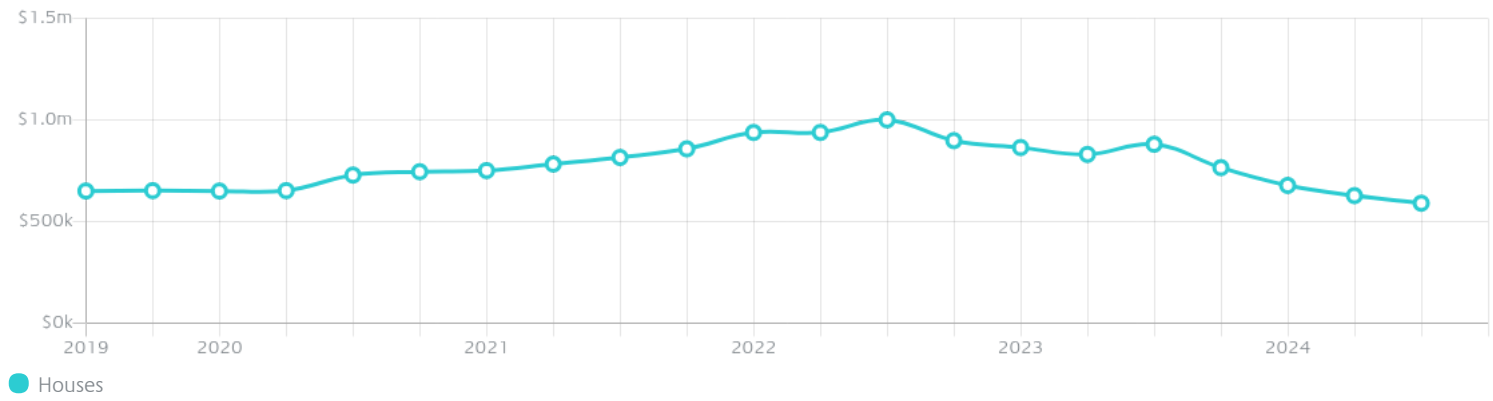
Median

**\$590k**

Quarterly Price Change

**-5.97% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 7%  
● Private 93%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

55 days

## Average Hold Period<sup>\*</sup>

4.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 100% ● Units 0%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

1,762

## Median Asking Rent per week<sup>\*</sup>

\$450

## Population Growth<sup>^</sup>

20.11%

## Rental Yield<sup>\*</sup>

3.98%

## Median Age<sup>^</sup>










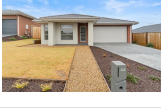


38 years

## Median Household Size<sup>^</sup>













3.1 people

# Sold Properties~











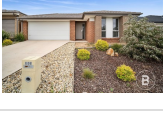

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 38 Doble Rd Smythes Creek	4	House	\$859,500	24 Oct 2024
 165 Waddell Rd Smythes Creek	3	House	\$717,500	25 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 12 Waddell Rd Smythes Creek	5	House	\$1,520,000	08 Mar 2024
 94 Kirkwood Dr Smythes Creek	4	House	\$860,000	16 Feb 2024
 365 Glenelg Hwy Smythes Creek	4	House	\$455,000	14 Feb 2024
 22 Pontiac Dr Smythes Creek	3	House	\$580,000	14 Feb 2024



Ballarat Office  
1211 Sturt Street, Ballarat  
03 5329 2500

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

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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