

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

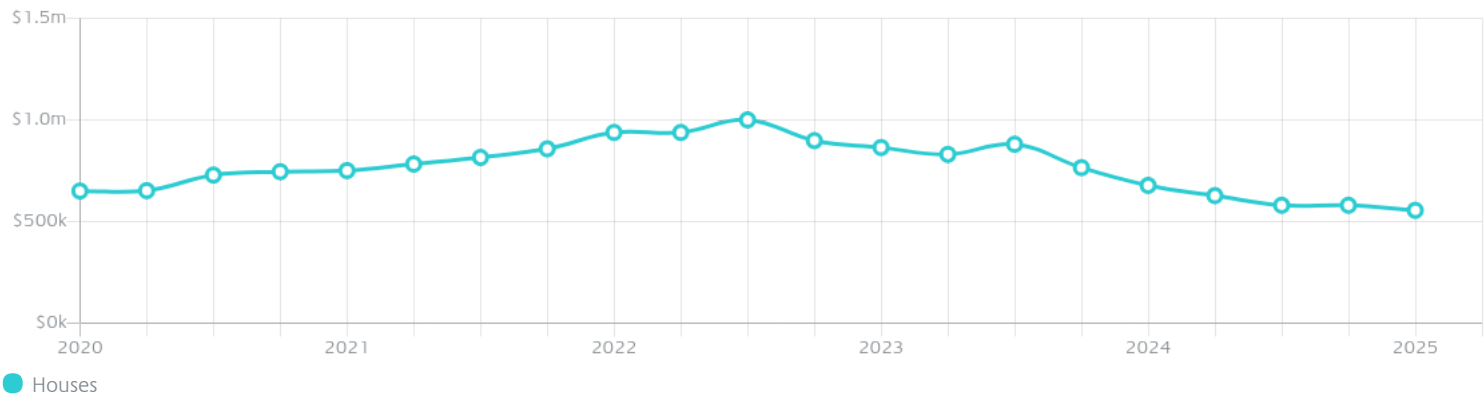
Median

\$555k

Quarterly Price Change

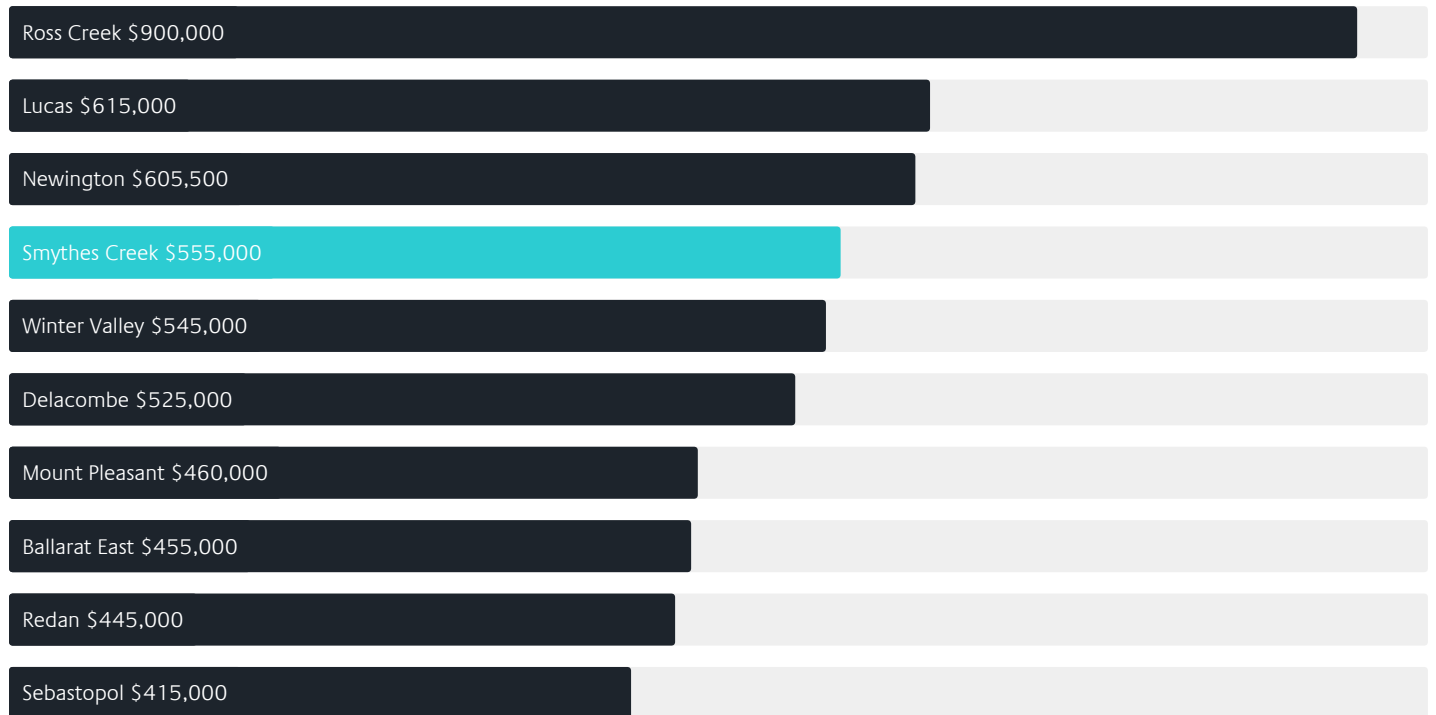
-4.31% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 9%
● Private 91%

Auction Clearance Rate*

100%

Median Days on Market^

78 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^










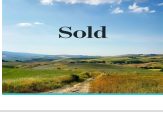


3.1 people

Sold Properties~











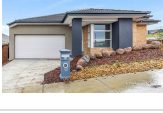

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 40 Auburn Dr Smythes Creek	5	House	\$575,000	28 Jun 2025
 30 Pontiac Dr Smythes Creek	3	House	\$546,500	13 Jun 2025
 56 Patriot Cr Smythes Creek	4	House	\$580,000	13 Jun 2025
 185 Kennedys Rd Smythes Creek	3	House	\$710,000	04 Jun 2025
 56 Doble Rd SMYTHES CREEK	5	House	\$850,000	04 Jun 2025
 21 Auburn Dr Smythes Creek	4	House	\$585,500	19 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Sunbeam St Smythes Creek	4	House	\$505,000	11 Mar 2025
 449 Bells Rd Smythes Creek	4	House	\$635,000	07 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
 3 Nosilla St Smythes Creek	3	Unit	\$500,000	28 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 James Ct Smythes Creek	4	House	\$810,000	17 Jan 2025
 82 Valiant Rd Smythes Creek	3	House	\$500,000	15 Jan 2025
 19 Oleary Ct Smythes Creek	3	House	\$705,000	10 Jan 2025
 4 Singer St Smythes Creek	4	House	\$515,000	01 Jan 2025
 206 Jollys Hill Rd Smythes Creek	4	House	\$800,000	19 Dec 2024
 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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