

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

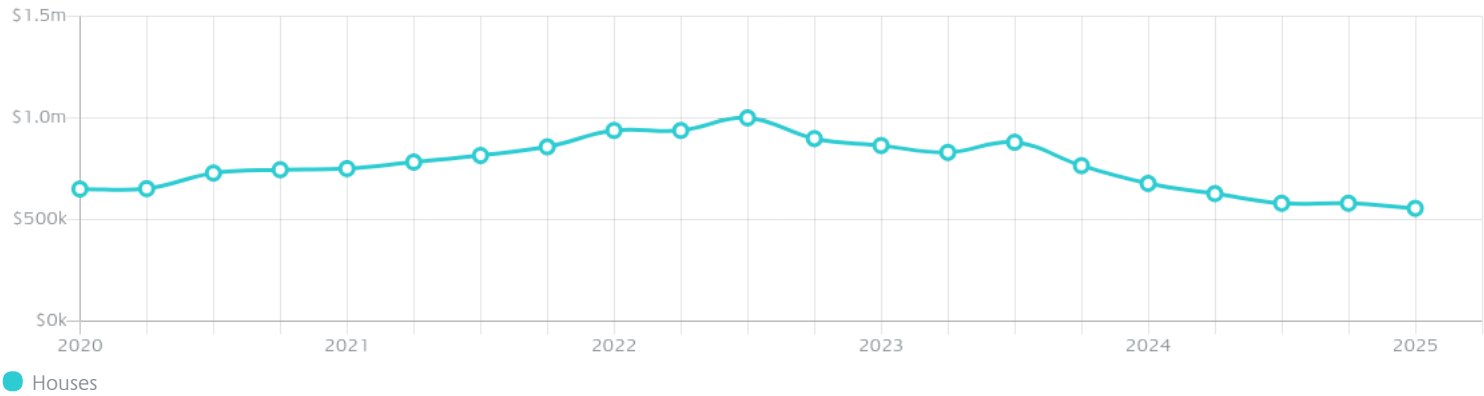
Median

\$555k

Quarterly Price Change

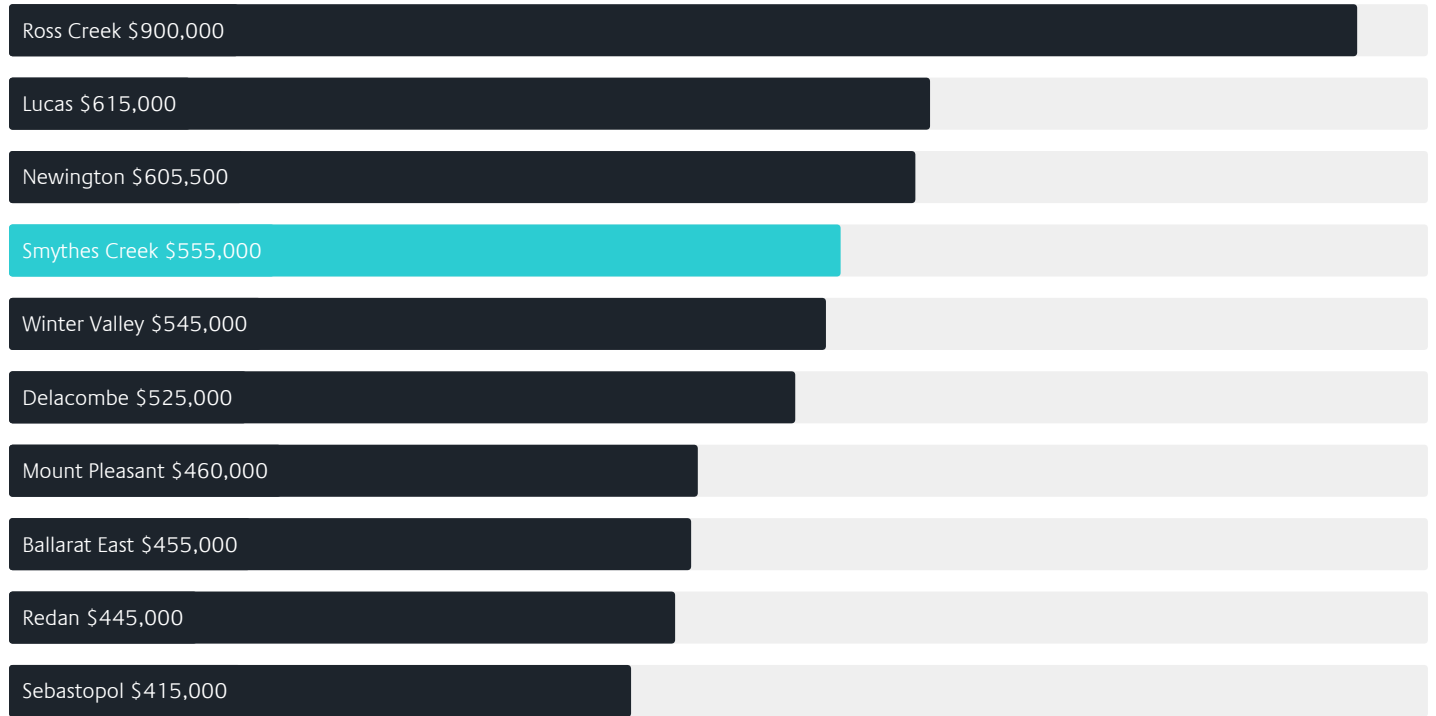
-4.31% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

71 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~











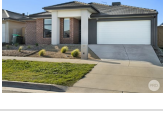

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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