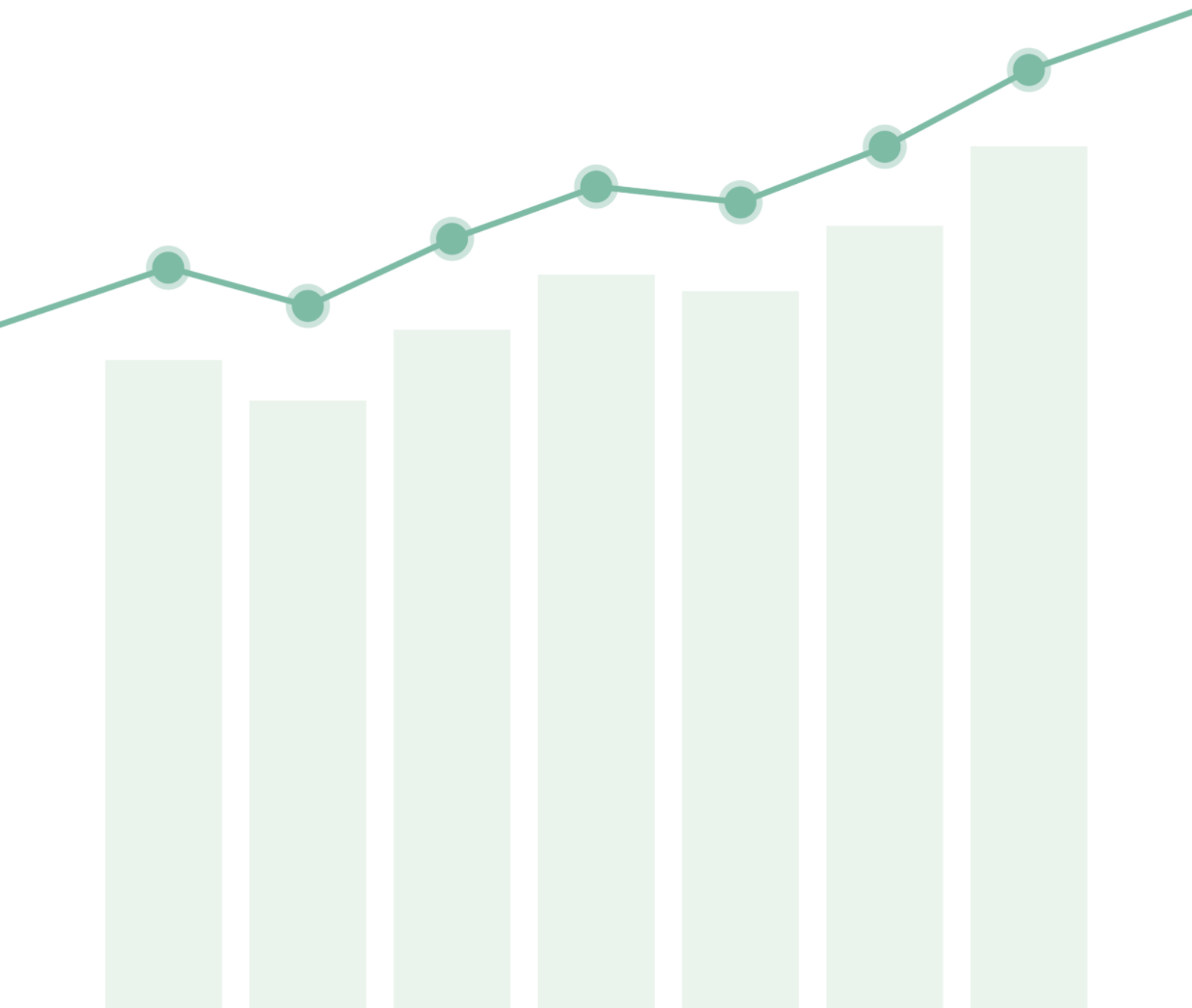


JellisCraig

SMYTHES CREEK

Suburb Report

Know your neighbourhood.



SMYTHES CREEK SUBURB REPORT

Median House Price*

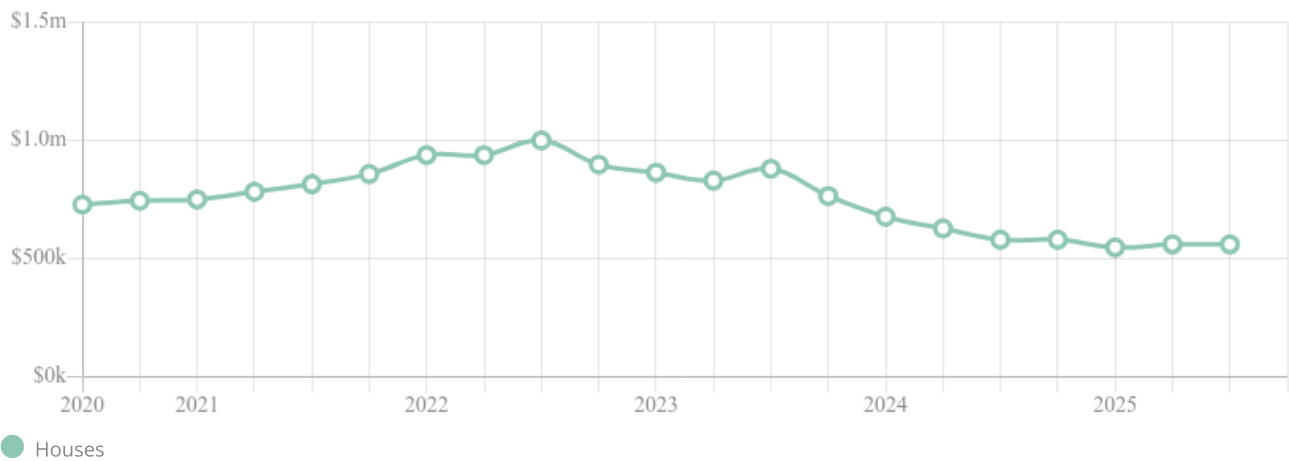
Median

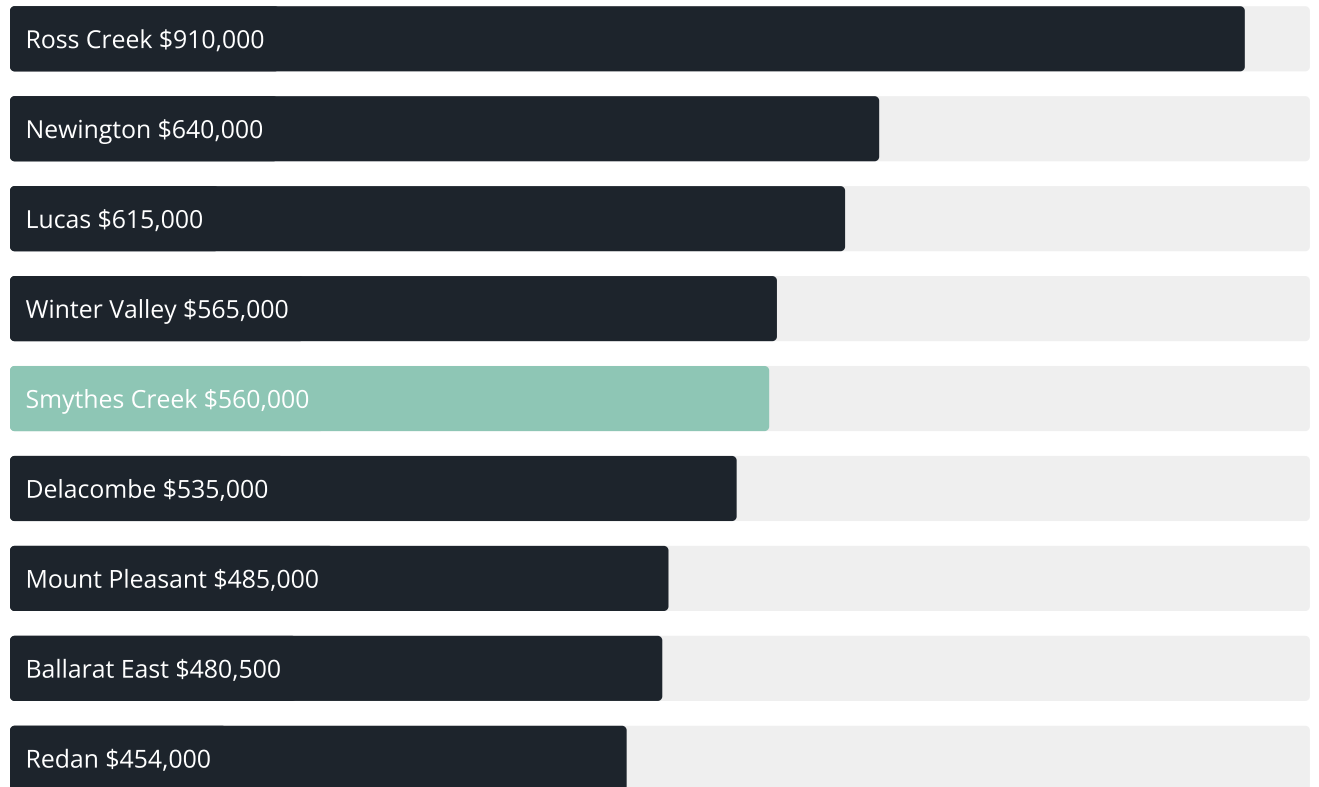
\$560k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



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

SMYTHES CREEK SUBURB REPORT

Sale Method*



● Auction 9%

● Private 91%

Auction Clearance Rate*

100%

Median Days on Market^

29 days

Average Hold Period*

4.3 years

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

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 57 Kirkwood Dr Smythes Creek	4	House	\$890,000	28 Oct 2025
 99 Bells Rd Smythes Creek	3	House	\$1,100,000	29 Sep 2025
 3 Diablo Pl Smythes Creek	3	House	\$505,000	18 Sep 2025
 15 Pontiac Dr Smythes Creek	4	House	\$575,000	10 Sep 2025
 64 Kensington Blvd Smythes Creek	3	House	\$582,000	28 Aug 2025
 6 Hotchkiss Way Smythes Creek	4	House	\$595,000	15 Aug 2025
 44 Kensington Blvd Smythes Creek	4	House	\$560,000	11 Aug 2025
 6 Nosilla St Smythes Creek	4	House	\$597,500	29 Jul 2025
 39 Waddell Rd Smythes Creek	3	House	\$865,000	28 Jul 2025
 7 Delage Rd Smythes Creek	4	House	\$525,000	15 Jul 2025

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Auburn Dr Smythes Creek	3	House	\$480,000	08 Jul 2025
 155 Kirks Rd Smythes Creek	4	House	\$780,000	08 Jul 2025
 1010 Glenelg Hwy Smythes Creek	3	House	\$555,000	08 Jul 2025
 53 Kensington Blvd Smythes Creek	4	House	\$505,000	04 Jul 2025
 67 Valiant Rd Smythes Creek	4	House	\$640,000	03 Jul 2025
 3 Chandler St Smythes Creek	4	House	\$525,000	01 Jul 2025
 42 Kirkwood Dr Smythes Creek	4	House	\$1,075,000	01 Jul 2025
 40 Auburn Dr Smythes Creek	5	House	\$575,000	28 Jun 2025
 131 Jollys Hill Rd SMYTHES CREEK	4	House	\$1,305,000	18 Jun 2025
 56 Patriot Cr Smythes Creek	4	House	\$580,000	13 Jun 2025

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Pontiac Dr Smythes Creek	3	House	\$546,500	13 Jun 2025
 56 Doble Rd SMYTHES CREEK	5	House	\$850,000	04 Jun 2025
 185 Kennedys Rd Smythes Creek	3	House	\$710,000	04 Jun 2025
 68 Valiant Rd Smythes Creek	4	House	\$530,000	02 Jun 2025
 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



Ballarat Office
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03 5329 2500

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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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