

JellisCraig

SMYTHES CREEK

Suburb Report

Know your neighbourhood.



SMYTHES CREEK SUBURB REPORT

Median House Price*

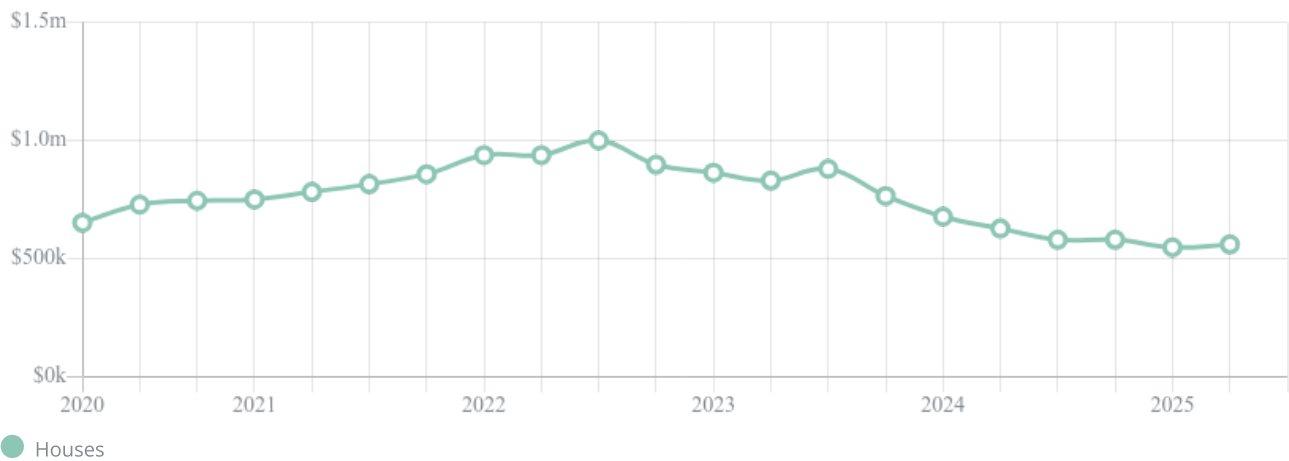
Median

\$560k

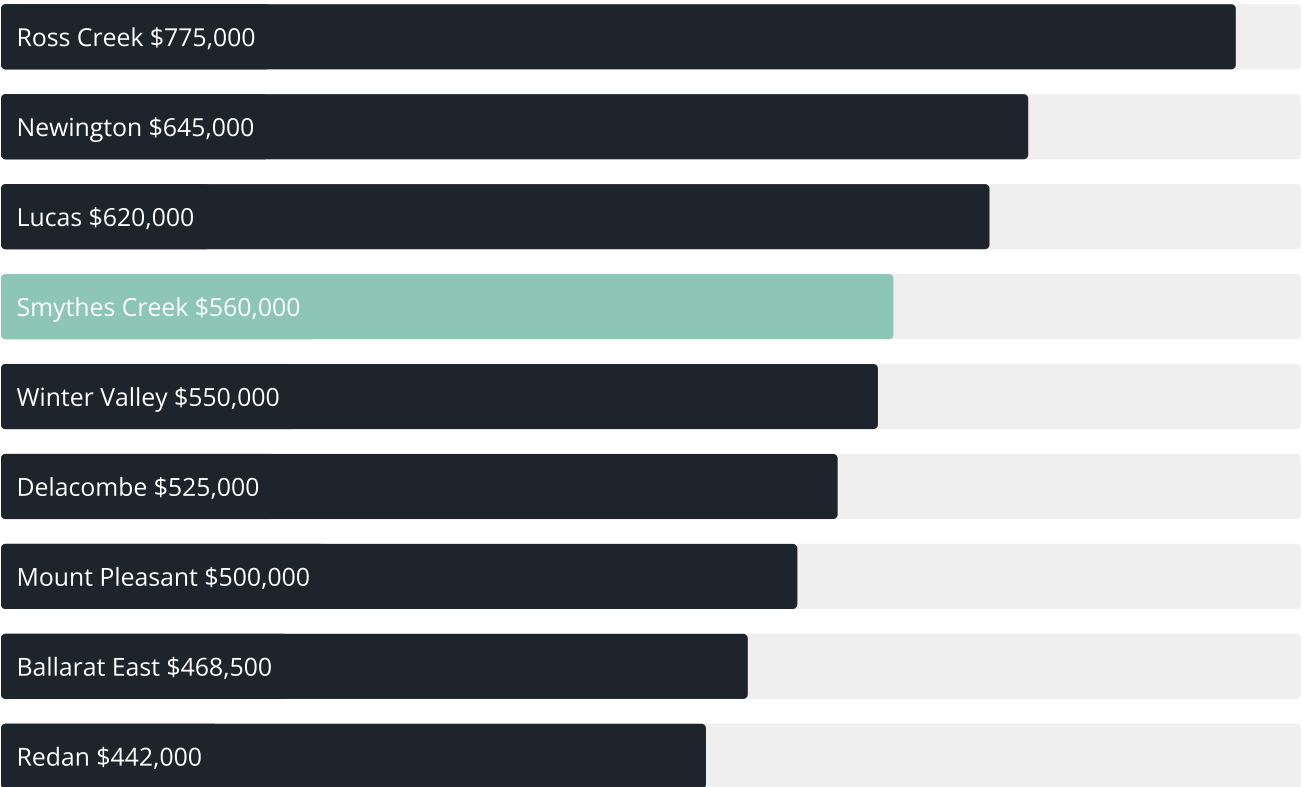
Quarterly Price Change

2.28% ↑

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



SMYTHES CREEK SUBURB REPORT

Sale Method*



● Auction 12%

● Private 88%

Auction Clearance Rate*

100%

Median Days on Market^

47 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
 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
 39 Waddell Rd Smythes Creek	3	House	\$865,000	28 Jul 2025
 7 Delage Rd Smythes Creek	4	House	\$525,000	15 Jul 2025
 41 Auburn Dr Smythes Creek	3	House	\$480,000	08 Jul 2025
 1010 Glenelg Hwy Smythes Creek	3	House	\$555,000	08 Jul 2025
 155 Kirks Rd Smythes Creek	4	House	\$780,000	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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 377 Glenelg Hwy Smythes Creek	4	House	\$555,000	04 Mar 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.