

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

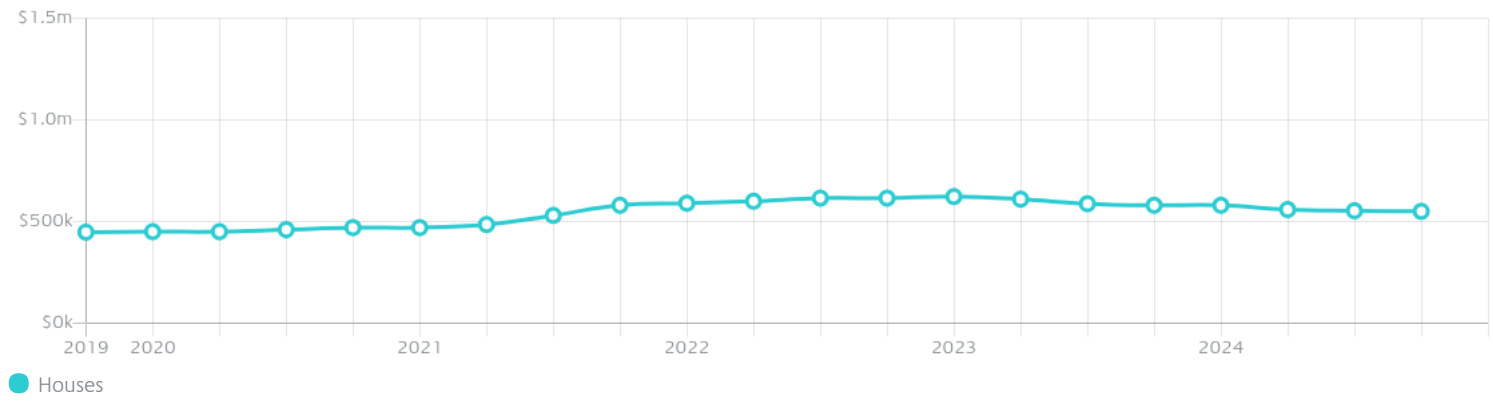
Median

\$550k

Quarterly Price Change

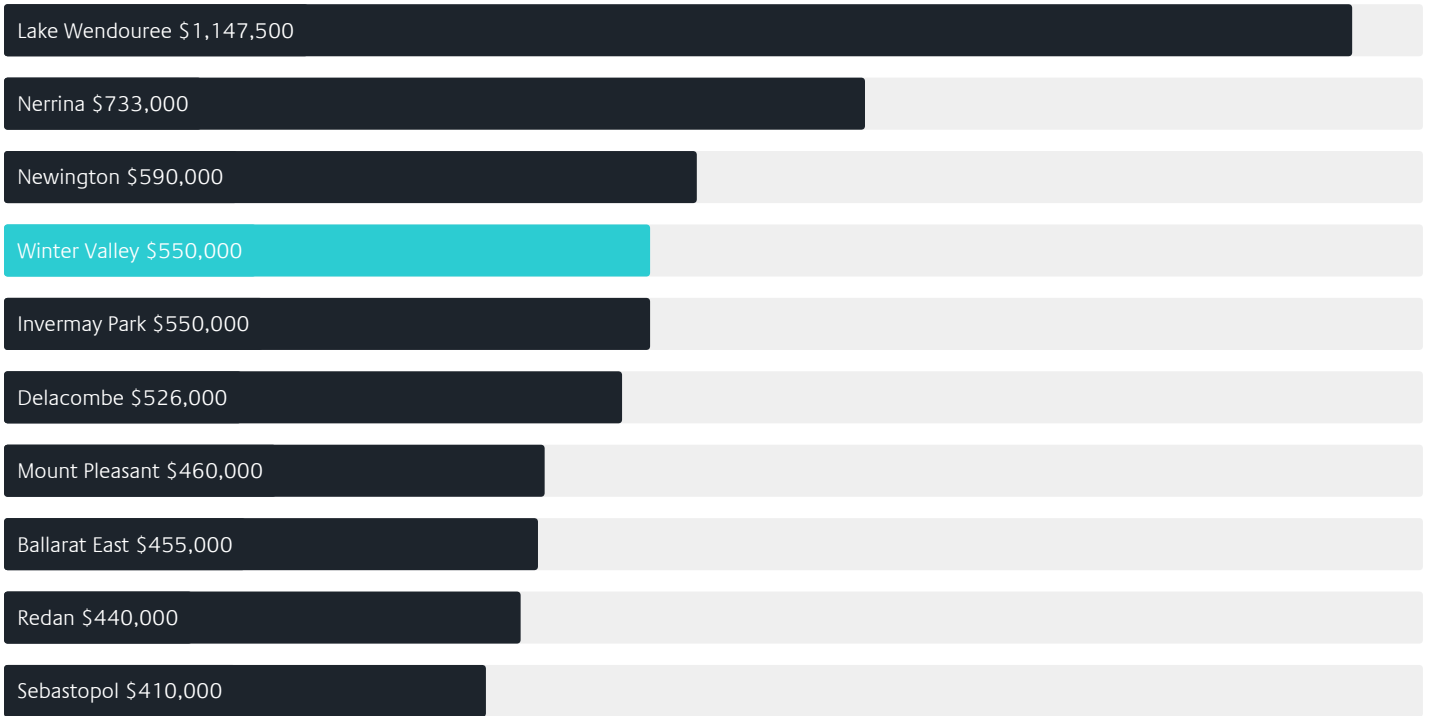
-0.54% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

93 days

Average Hold Period^{*}

2.3 years

Insights

Dwelling Type[^]



● Houses 100% ● Units 0%

Ownership[^]



● Owned Outright 17% ● Mortgaged 60% ● Rented 22%

Population[^]

3,440

Median Asking Rent per week^{*}

\$450

Median Age[^]

29 years

Rental Yield^{*}













4.23%

Median Household Size[^]











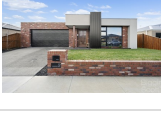

2.9 people

Sold Properties~









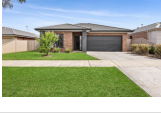

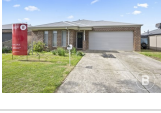

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2 Bliss St Winter Valley	3	House	\$620,000	28 Mar 2025
 21 Wedge Tail Dr Winter Valley	4	House	\$590,000	24 Mar 2025
 114 Sundance Blvd Winter Valley	3	House	\$490,000	19 Mar 2025
 14 Red Robin Dr Winter Valley	3	House	\$500,000	18 Mar 2025
 8 Bliss St Winter Valley	4	House	\$610,000	17 Mar 2025
 4 Pelican Dr Winter Valley	3	House	\$537,500	17 Mar 2025
 4 Sparrow Way Winter Valley	3	House	\$480,000	12 Mar 2025
 34 Anglesea St Winter Valley	2	House	\$445,000	04 Mar 2025
 13 Volt St Winter Valley	3	House	\$480,000	03 Mar 2025
 51 Spoonbill Av Winter Valley	4	House	\$500,000	03 Mar 2025
 28 Presentation Blvd Winter Valley	4	House	\$485,000	28 Feb 2025
 32 Valberg St Winter Valley	4	House	\$580,000	27 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Snowbird Rd Winter Valley	4	House	\$560,000	25 Feb 2025
 25 Swan Blvd Winter Valley	4	House	\$515,000	24 Feb 2025
 4 Gemstone Rd Winter Valley	4	House	\$617,000	24 Feb 2025
 39 Spoonbill Av Winter Valley	4	House	\$501,030	20 Feb 2025
 34a Aspen St Winter Valley	3	House	\$510,000	19 Feb 2025
 64 Sundance Blvd Winter Valley	4	House	\$525,000	18 Feb 2025
 Sold 31 Banff Rd Winter Valley	4	House	\$530,000	14 Feb 2025
 8 Nozawa St Winter Valley	4	House	\$560,000	13 Feb 2025
 40 Gallant Way Winter Valley	4	House	\$520,000	13 Feb 2025
 58 Mirelle Dr Winter Valley	3	House	\$522,500	10 Feb 2025
 13 Johanna Dr Winter Valley	4	House	\$760,000	07 Feb 2025
 63 Dove Av Winter Valley	4	House	\$525,000	07 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Ashton Av Winter Valley	3	House	\$515,000	07 Feb 2025
 39 Raptor La Winter Valley	4	Townhouse	\$475,000	06 Feb 2025
 33 Raptor La Winter Valley	3	Townhouse	\$475,000	06 Feb 2025
 38 Cormorant Grng Winter Valley	4	House	\$545,000	04 Feb 2025
 4 White Gum Way Winter Valley	4	House	\$550,000	03 Feb 2025
 78 Wedge Tail Dr Winter Valley	5	House	\$672,500	28 Jan 2025
 11 Barwon Av Winter Valley	5	House	\$700,000	24 Jan 2025
 2 Cruz Rd Winter Valley	4	House	\$655,000	22 Jan 2025
 19 Gallant Way Winter Valley	5	House	\$550,500	22 Jan 2025
 3 Ashton Av Winter Valley	3	House	\$520,000	22 Jan 2025
 8 Duchess Dr Winter Valley	4	House	\$510,000	21 Jan 2025
 13 Barwon Av Winter Valley	4	House	\$628,500	21 Jan 2025

Jellis Craig

Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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