

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

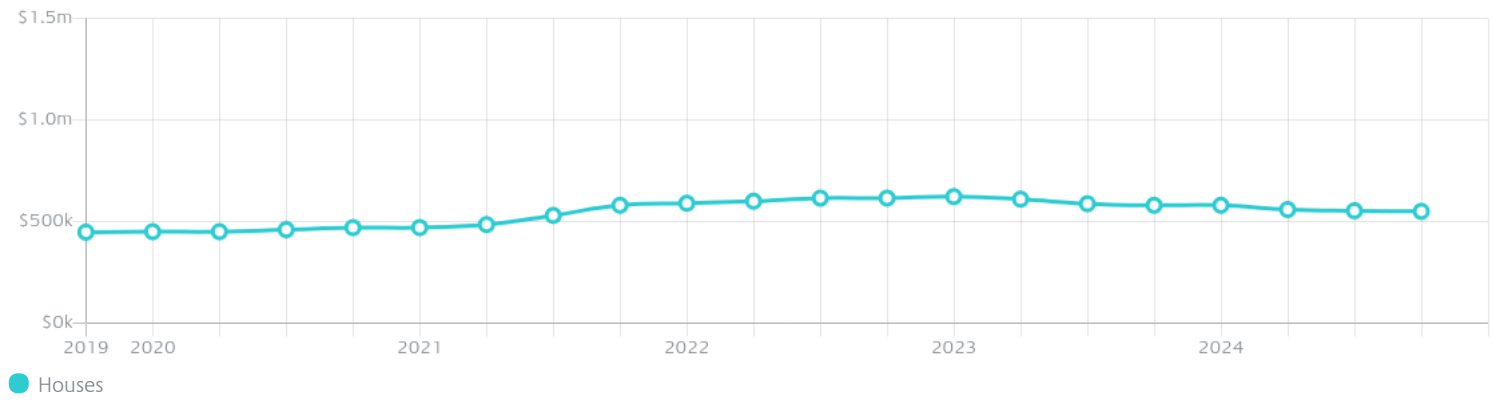
Median

**\$550k**

Quarterly Price Change

**-0.54% ↓**

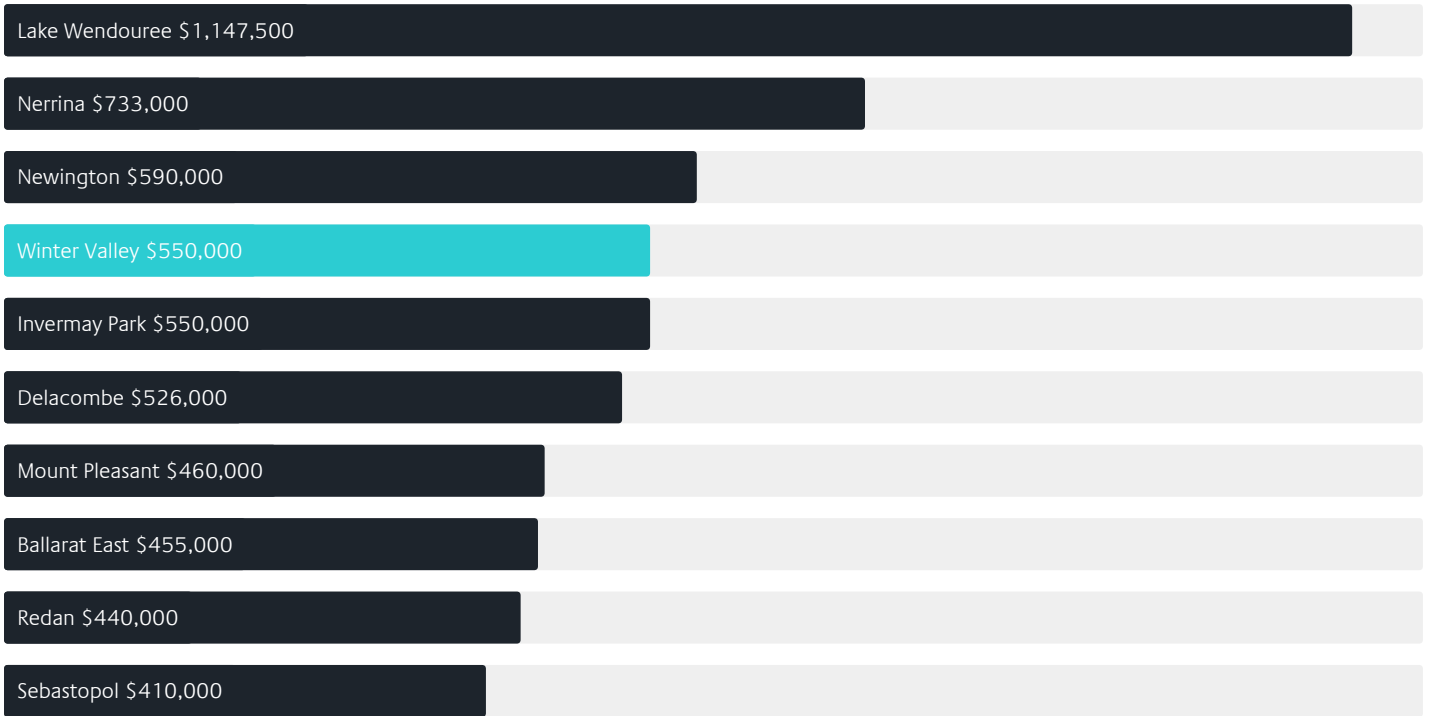
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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## Sale Method<sup>^</sup>



● Private 100%

## Median Days on Market<sup>^</sup>

90 days

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## Average Hold Period<sup>^</sup>

2.3 years

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# Insights

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## Dwelling Type<sup>^</sup>



● Houses 100% ● Units 0%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

3,440

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## Median Asking Rent per week<sup>^</sup>

\$450

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## Median Age<sup>^</sup>

29 years

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## Rental Yield<sup>^</sup>

4.23%

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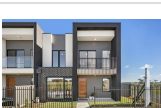
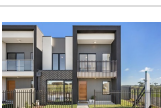

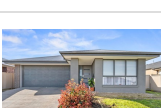

## Median Household Size<sup>^</sup>

2.9 people









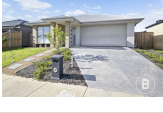
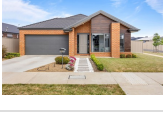


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# Sold Properties~











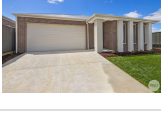

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 32 Valberg St Winter Valley	4	House	\$580,000	27 Feb 2025
 25 Swan Blvd Winter Valley	4	House	\$515,000	24 Feb 2025
 64 Sundance Blvd Winter Valley	4	House	\$525,000	18 Feb 2025
 8 Nozawa St Winter Valley	4	House	\$560,000	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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 13 Barwon Av Winter Valley	4	House	\$628,500	21 Jan 2025
 40 Honour Av Winter Valley	4	House	\$545,000	20 Jan 2025
 36 Royal York Rd Winter Valley	4	House	\$505,000	17 Jan 2025
 97 Majestic Way Winter Valley	4	House	\$580,000	16 Jan 2025
 24 Valberg St Winter Valley	4	House	\$515,000	14 Jan 2025
 66 Wedge Tail Dr Winter Valley	4	House	\$530,000	13 Jan 2025
 29 Cormorant Grng Winter Valley	4	House	\$595,000	08 Jan 2025
 6a Majestic Way Winter Valley	4	House	\$815,000	07 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Red Robin Dr Winter Valley	4	House	\$535,000	17 Dec 2024
 13 Jessica Way Winter Valley	3	House	\$580,000	16 Dec 2024
 29 Raptor La Winter Valley	3	House	\$482,000	16 Dec 2024
 20 Johanna Dr Winter Valley	4	House	\$525,000	12 Dec 2024
 18 Valberg St Winter Valley	4	House	\$502,000	12 Dec 2024
 8 Duchess Dr Winter Valley	3	House	\$510,000	11 Dec 2024
 26 Spoonbill Av Winter Valley	4	House	\$600,000	10 Dec 2024
 36 Erskine Rd Winter Valley	4	House	\$560,000	07 Dec 2024
 19 Sprinter Way Winter Valley	3	House	\$545,000	05 Dec 2024
 20 Annmaree Dr Winter Valley	4	House	\$642,000	05 Dec 2024
 4 Anglesea St Winter Valley	4	House	\$575,000	04 Dec 2024
 35 Telluride Dr Winter Valley	4	House	\$604,000	29 Nov 2024



Ballarat Office  
1211 Sturt Street, Ballarat  
03 5329 2500

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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