

JellisCraig

WINTER VALLEY

Suburb Report

Know your neighbourhood.



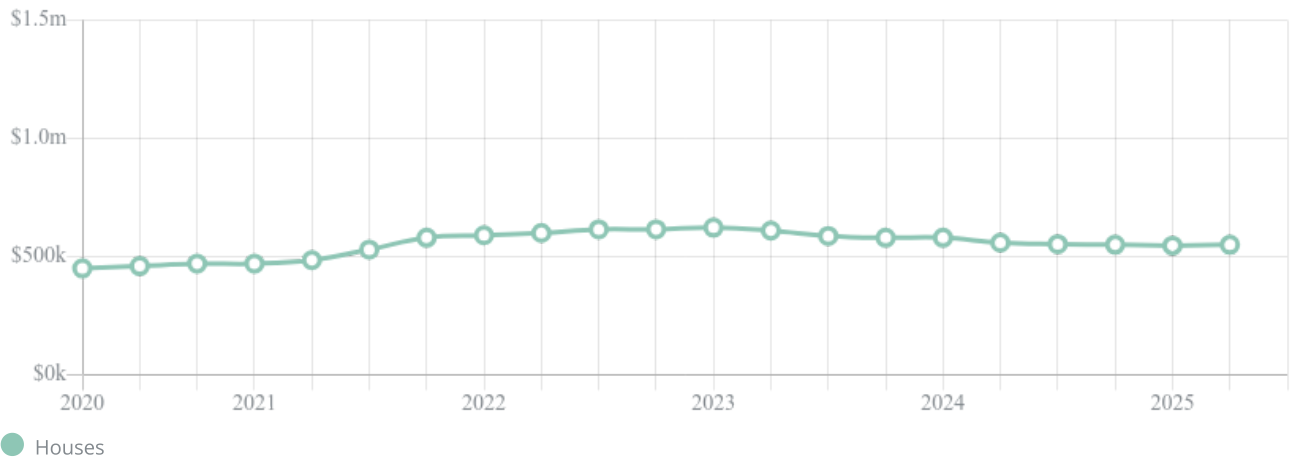
WINTER VALLEY SUBURB REPORT

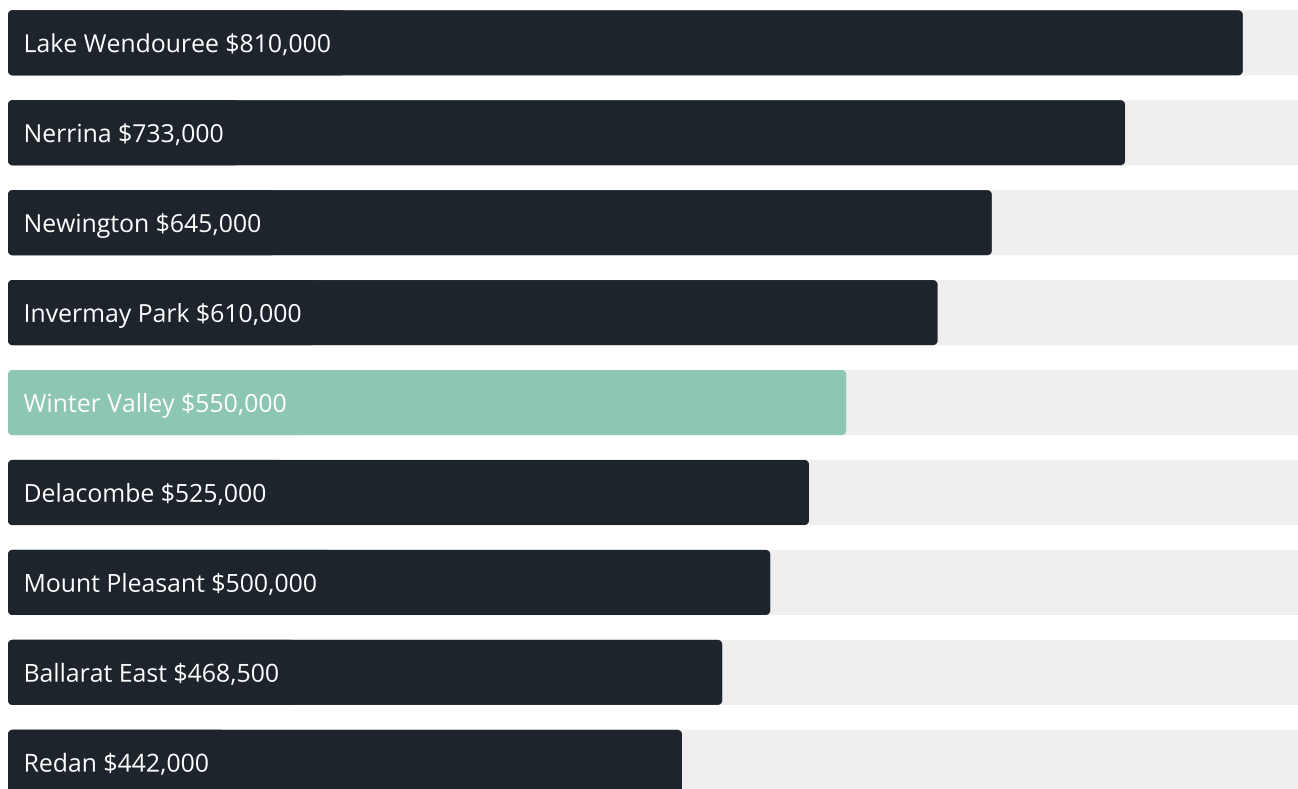
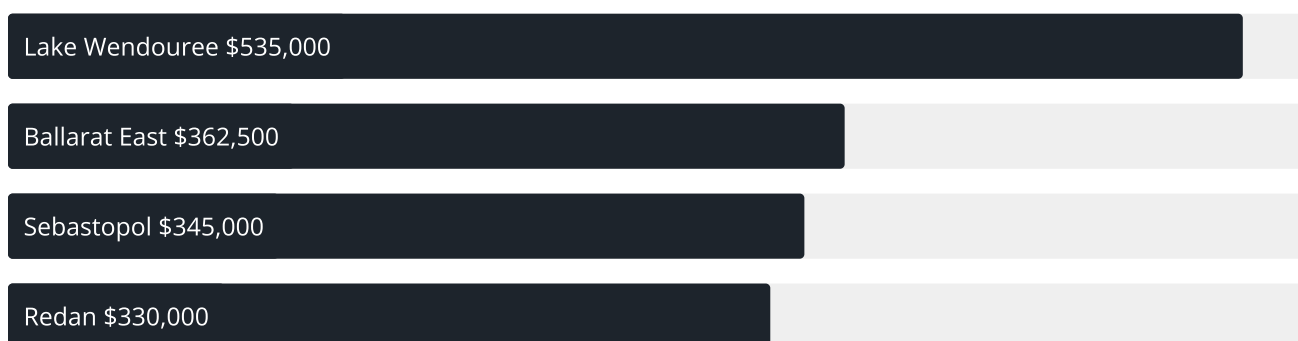
Median House Price*

Median
\$550k

Quarterly Price Change
0.64% ↑

Quarterly Price Change*



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

WINTER VALLEY SUBURB REPORT

Sale Method^{*}

● Auction 1%
● Private 99%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

50 days

Average Hold Period^{*}

2.3 years

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^{*}








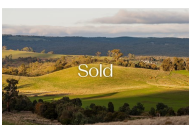


4.23%

Median Household Size[^]











2.9 people

WINTER VALLEY 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
 95 Wedge Tail Dr Winter Valley	4	House	\$610,000	29 Aug 2025
 205 Ballarat Carngham Rd Winter Valley	4	House	\$720,000	26 Aug 2025
 21 Banff Rd Winter Valley	4	House	\$835,000	26 Aug 2025
 10 Sprinter Way Winter Valley	4	House	\$550,000	20 Aug 2025
 18 Brownlee Blvd Winter Valley	4	House	\$715,000	20 Aug 2025
 24 Mylah Rd Winter Valley	0	Land	\$220,000	15 Aug 2025
 4 Hawk St Winter Valley	4	House	\$570,000	13 Aug 2025
 24 Honour Av Winter Valley	4	House	\$572,500	06 Aug 2025
 9 Bowerbird Grng Winter Valley	4	House	\$540,000	01 Aug 2025
 12 Corvara Dr Winter Valley	4	House	\$750,000	01 Aug 2025

WINTER VALLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Sapporo St Winter Valley	3	House	\$630,000	30 Jul 2025
 14 Swan Blvd Winter Valley	3	House	\$650,000	25 Jul 2025
 41 Swan Blvd Winter Valley	0	Land	\$220,000	18 Jul 2025
 19 Gull St Winter Valley	4	House	\$565,000	17 Jul 2025
 61 Spoonbill Av Winter Valley	4	House	\$550,000	16 Jul 2025
 43 Swan Blvd Winter Valley	4	House	\$565,000	16 Jul 2025
 390 Greenhalghs Rd Winter Valley	5	House	\$645,000	10 Jul 2025
 6 Shaftesbury Av Winter Valley	4	House	\$655,000	10 Jul 2025
 28 Dove Av Winter Valley	4	House	\$575,000	09 Jul 2025
 65 Dove Av Winter Valley	4	House	\$565,000	09 Jul 2025

WINTER VALLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Duchess Dr Winter Valley	4	House	\$595,000	09 Jul 2025
 24 Gallant Way Winter Valley	4	House	\$535,000	07 Jul 2025
 20 Mylah Rd Winter Valley	0	Land	\$220,000	04 Jul 2025
 8 Parkland Dr Winter Valley	4	House	\$620,000	03 Jul 2025
 19 Banff Rd Winter Valley	4	House	\$532,000	02 Jul 2025
 34 Racing Way Winter Valley	4	House	\$550,000	30 Jun 2025
 21 Cruz Rd Winter Valley	4	House	\$570,000	30 Jun 2025
 12 Volt St Winter Valley	4	House	\$506,000	28 Jun 2025
 352 Glenelg Hwy Winter Valley	4	House	\$532,500	27 Jun 2025
 21 Butcherbird Pde Winter Valley	4	House	\$560,000	26 Jun 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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