

JellisCraig

DELACOMBE

Suburb Report

Know your neighbourhood.



DELACOMBE SUBURB REPORT

Median House Price*

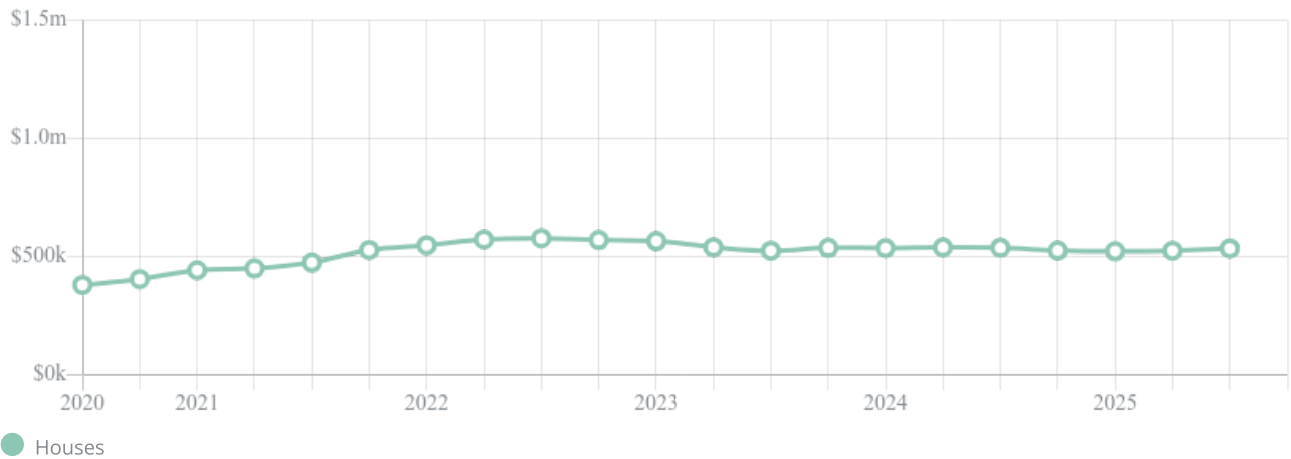
Median

\$535k

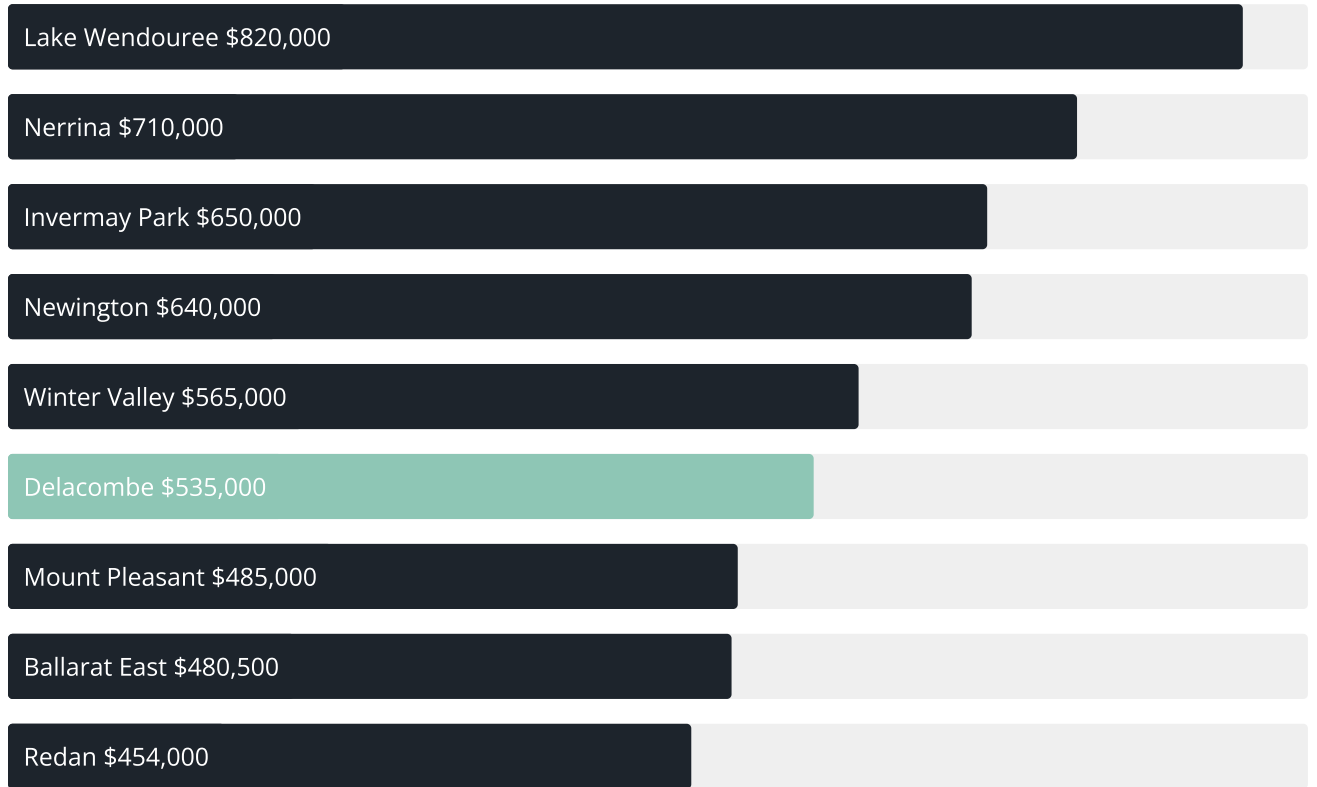
Quarterly Price Change

1.90% ↑

Quarterly Price Change*



DELACOMBE SUBURB REPORT

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

DELACOMBE SUBURB REPORT

Sale Method*



● Auction 7%

● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

32 days

Average Hold Period*

5.4 years

Dwelling Type^



● Houses 91%

● Units 9%

Ownership^



● Owned Outright 37%

● Mortgaged 40%

● Rented 23%

Population^

5,408

Median Asking Rent per week*

\$420

Population Growth^

-14.12%

Rental Yield*

4.39%

Median Age^











39 years

Median Household Size^











2.4 people

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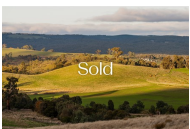




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 103 Ascot Gardens Dr Delacombe	5	House	\$539,000	08 Nov 2025
 20 Stella Dr DELACOMBE	4	House	\$522,000	06 Nov 2025
 6 Edgewood Ct Delacombe	3	House	\$650,000	06 Nov 2025
 10 Manna Blvd Delacombe	3	House	\$573,500	31 Oct 2025
 31 Ascot Gardens Dr Delacombe	4	House	\$640,000	28 Oct 2025
 46 Brahman Dr Delacombe	3	House	\$697,000	24 Oct 2025
 253 Whitelaw Av Delacombe	4	House	\$680,000	23 Oct 2025
 3 Rorey St Delacombe	4	House	\$670,000	23 Oct 2025
 5 Valentine St Delacombe	3	House	\$390,000	13 Oct 2025
 7 Holly Ct Delacombe	4	House	\$475,000	08 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 1 The Avenue Delacombe	4	House	\$875,000	02 Oct 2025
 19 Jordan Av Delacombe	3	House	\$495,000	24 Sep 2025
 18 Chifley Dr Delacombe	3	House	\$617,500	24 Sep 2025
 18 Jordan Av DELACOMBE	4	House	\$580,000	23 Sep 2025
 203 Warrina Dr Delacombe	3	House	\$490,000	18 Sep 2025
 22 James Dr Delacombe	3	House	\$616,000	12 Sep 2025
 9 Earls Sq Delacombe	4	House	\$700,000	09 Sep 2025
 23 Techaven St Delacombe	4	House	\$585,000	03 Sep 2025
 42 Rance Rd Delacombe	4	House	\$282,500	29 Aug 2025
 23 Grana Dr Delacombe	3	House	\$489,000	29 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 15 Warrina Dr Delacombe	4	House	\$560,000	28 Aug 2025
 5 Shari Dr Delacombe	4	House	\$635,000	22 Aug 2025
 3 Panorama Dr Delacombe	3	House	\$565,000	22 Aug 2025
 9 Edmund Dr Delacombe	4	House	\$485,000	21 Aug 2025
 45 Ascot Gardens Dr Delacombe	3	House	\$525,000	20 Aug 2025
 38 Jordan Av Delacombe	3	House	\$525,000	19 Aug 2025
 11 Woolway Ct DELACOMBE	3	House	\$607,000	18 Aug 2025
 3 Scotcher Ct Delacombe	1	House	\$455,000	15 Aug 2025
 13 Southern Ct Delacombe	3	House	\$625,000	14 Aug 2025
 2 Benson Cl Delacombe	3	House	\$680,000	14 Aug 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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