



Delacombe

Suburb Report



Your connection to property insights



JellisCraig

DELACOMBE SUBURB REPORT

Median house price¹

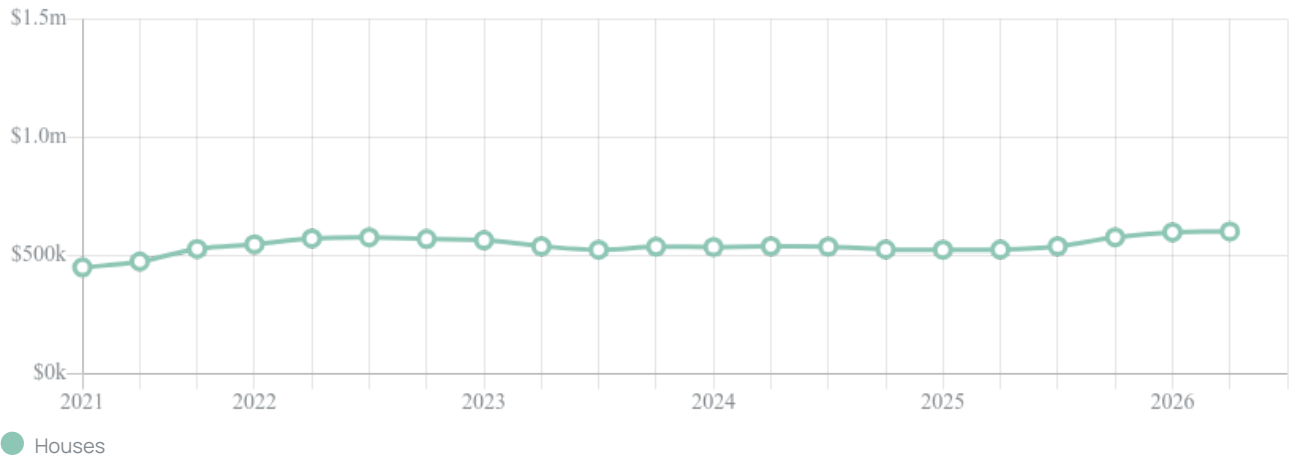
Median

\$602k

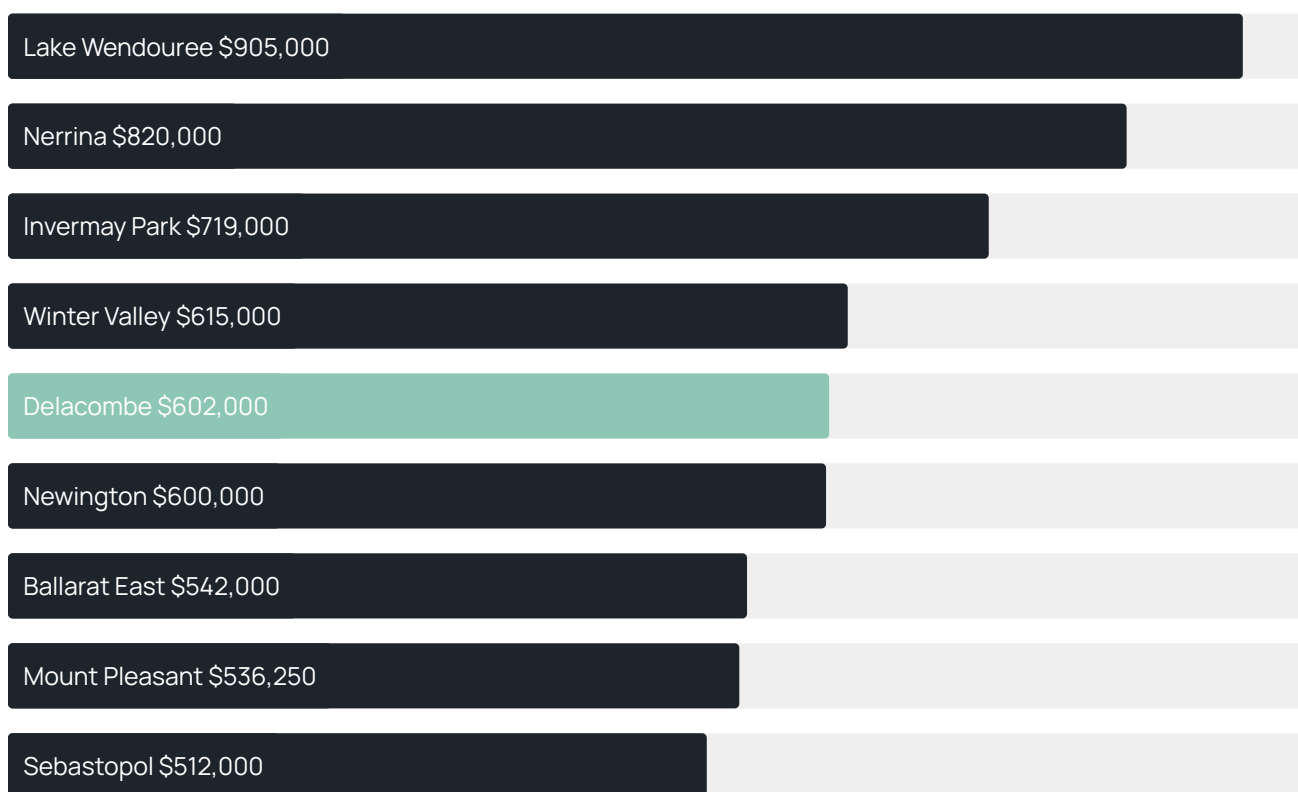
Quarterly price change

0.50% ↑

Quarterly price change¹



DELACOMBE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

20 days

Jellis Craig average inspection attendance per listing⁴

20 groups

Average hold period¹

5.4 years

Dwelling type⁵

● Houses 91% ● Units 9%

Ownership⁵

● Owned outright 37% ● Mortgaged 40% ● Rented 23%

Population⁵

5,408

Median asking rent¹

\$440 per week

Population growth⁵

-14.12%

Rental yield¹

4.39%

Median age⁵

39 years

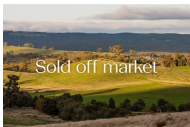
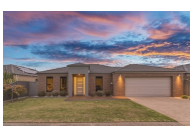
Median household size⁵

2.4 people

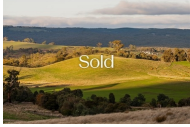
DELACOMBE SUBURB REPORT

Recent Delacombe sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 Shari Dr Delacombe	3	House	\$600,500	27 Jul 2026
 509 Wiltshire La Delacombe	3	House	\$665,000	24 Jun 2026
 43 Ascot Gardens Dr Delacombe	3	House	\$560,000	19 Jun 2026
 201 Smythes Rd Delacombe	6	House	\$900,000	18 Jun 2026
 205 Park St.W Delacombe	2	House	\$530,000	18 Jun 2026
 12 Menzies Ct DELACOMBE	3	House	\$600,000	25 May 2026
 36 Ascot Gardens Dr Delacombe	3	House	\$720,000	14 May 2026
 12 Techaven St Delacombe	4	House	\$600,000	08 May 2026
 123 Smythes Rd Delacombe	3	House	\$605,500	08 May 2026
 245 Whitelaw Av Delacombe	4	House	\$745,000	01 May 2026

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Warratta Av Delacombe	4	House	\$570,000	30 Apr 2026
 1 Virginia Ct Delacombe	3	House	\$620,000	30 Apr 2026
 26 Rance Rd Delacombe	3	House	\$670,000	24 Apr 2026
 19 Charolais St Delacombe	3	House	\$645,000	23 Apr 2026
 17 Brahman Dr Delacombe	3	House	\$665,000	16 Apr 2026
 1/12 Neway Av Delacombe	2	Unit	\$495,000	15 Apr 2026
 9 Ruby Cl Delacombe	4	House	\$675,000	14 Apr 2026
 13 Whitelaw Av DELACOMBE	3	House	\$550,000	13 Apr 2026
 3 Aminya Av Delacombe	4	House	\$580,000	13 Apr 2026
 26 Greenhalghs Rd Delacombe	3	House	\$575,000	12 Apr 2026

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 45 Smythes Rd Delacombe	3	House	\$585,000	09 Apr 2026
 43 Shari Dr Delacombe	4	House	\$670,000	07 Apr 2026
 5 Neway Av Delacombe	4	House	\$662,000	01 Apr 2026
 19 Chifley Dr DELACOMBE	4	House	\$570,000	01 Apr 2026
 521 Wiltshire La Delacombe	4	House	\$625,000	31 Mar 2026
 17 Techaven St Delacombe	4	House	\$620,000	31 Mar 2026
 16 Holstein Cl Delacombe	3	House	\$602,000	25 Mar 2026
 8 Continuance Way Delacombe	3	House	\$640,000	23 Mar 2026
 6/12 Neway Av Delacombe	3	Flat/Unit/Apartment	\$430,000	23 Mar 2026
 209 Greenhalghs Rd Delacombe	4	House	\$650,000	22 Mar 2026



Jellis Craig Ballarat
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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