



Delacombe

# Suburb Report



Your connection to property insights



JellisCraig

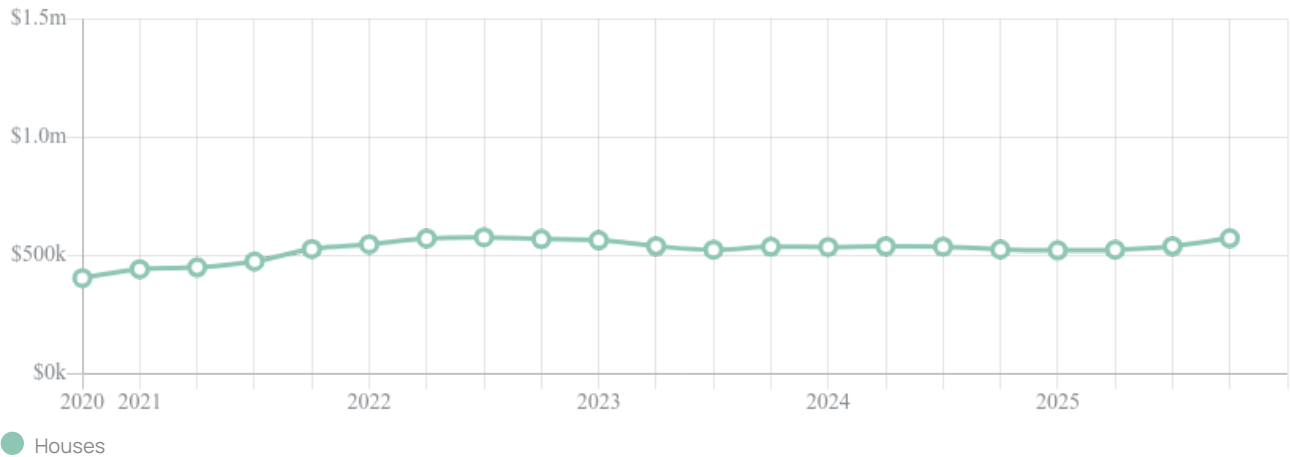
DELACOMBE SUBURB REPORT

Median house price<sup>1</sup>

Median  
\$574k

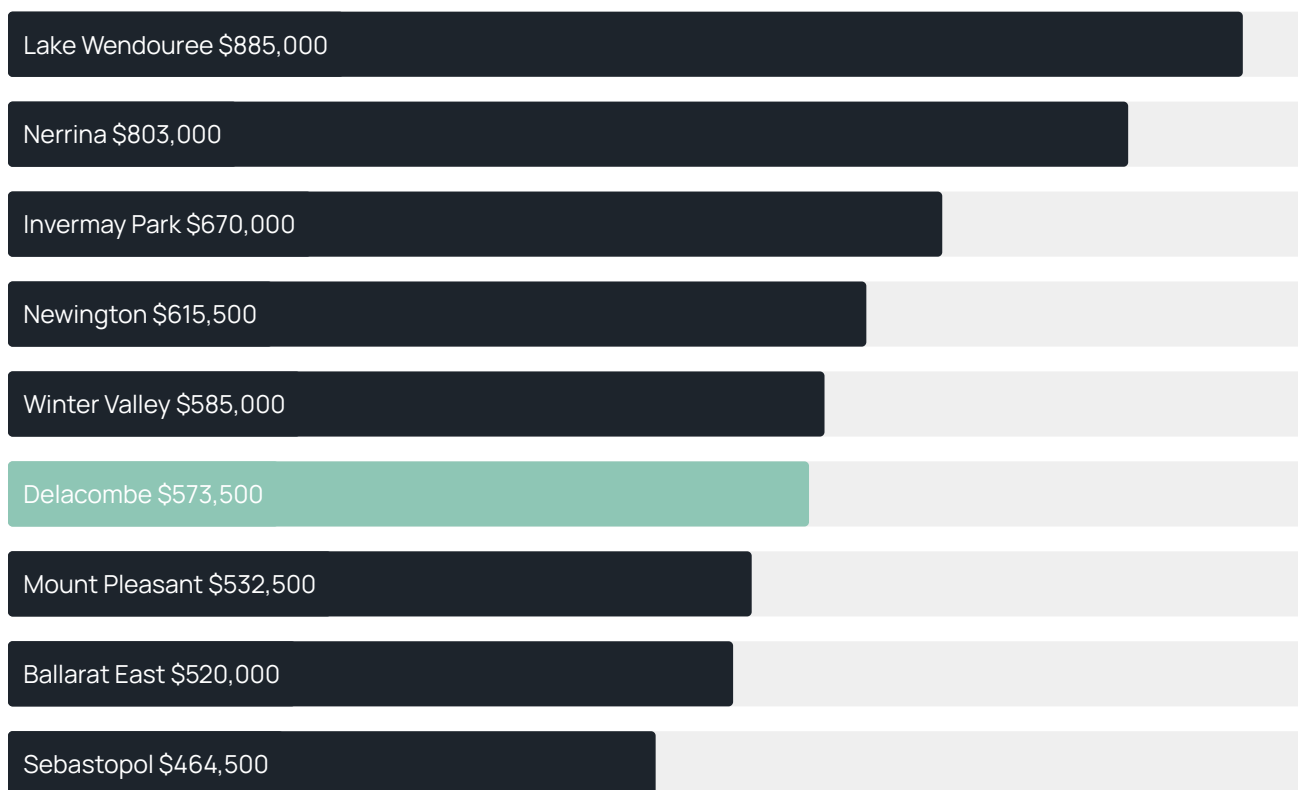
Quarterly price change  
6.20% ↑

Quarterly price change<sup>1</sup>



## DELACOMBE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>

● Auction 3%  
● Private 97%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

45 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

45 groups

Average hold period<sup>1</sup>

5.4 years

Dwelling type<sup>5</sup>

● Houses 91% ● Units 9%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

5,408

Median asking rent<sup>1</sup>

\$430 per week

Population growth<sup>5</sup>

-14.12%

Rental yield<sup>1</sup>

4.39%

Median age<sup>5</sup>

39 years




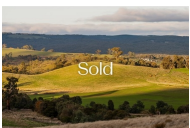






Median household size<sup>5</sup>

2.4 people










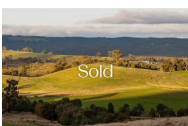
## DELACOMBE SUBURB REPORT

### 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 [jellisCraig.com.au/suburb-reports](https://jellisCraig.com.au/suburb-reports)









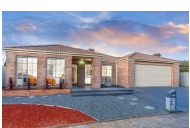

Address	Bedrooms	Type	Price	Sold
 2 Jasmine Dr Delacombe	4	House	\$722,000	07 Jan 2026
 209a Park St.W Delacombe	3	House	\$600,000	27 Dec 2025
 45 Brahman Dr Delacombe	3	House	\$650,000	15 Dec 2025
 39 Jasmine Dr Delacombe	4	House	\$623,000	15 Dec 2025
 4 Kentucky Ct Delacombe	3	House	\$599,000	15 Dec 2025
 6/34 Menhennet Dr Delacombe	2	Townhouse	\$437,500	09 Dec 2025
 9 Holstein Cl Delacombe	3	House	\$655,000	04 Dec 2025
 6 Simmental St Delacombe	3	House	\$525,500	02 Dec 2025
 15 Chifley Dr Delacombe	3	House	\$525,000	28 Nov 2025
 20 Continuance Way Delacombe	4	House	\$705,000	26 Nov 2025

## DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 51 Whitelaw Av DELACOMBE	3	House	\$575,000	25 Nov 2025
 43 Jasmine Dr DELACOMBE	4	House	\$655,000	21 Nov 2025
 3 Charolais St Delacombe	4	House	\$636,500	18 Nov 2025
 232 Park St.W Delacombe	3	House	\$530,000	17 Nov 2025
 2 Holly Ct Delacombe	3	House	\$580,000	17 Nov 2025
 113 Warrina Dr Delacombe	3	House	\$535,000	14 Nov 2025
 300 Greenhalghs Rd Delacombe	3	House	\$565,000	10 Nov 2025
 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



## DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Savannah Ct Delacombe	4	House	\$640,000	04 Nov 2025
 10 Manna Blvd Delacombe	3	House	\$573,500	31 Oct 2025
 2 Loris Ct Delacombe	4	House	\$673,000	31 Oct 2025
 42 Brahman Dr Delacombe	3	House	\$560,000	29 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
 2 Hanwood Cl Delacombe	3	House	\$505,000	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
 209a Greenhalghs Rd Delacombe	0	Land	\$625,000	16 Oct 2025



**Jellis Craig Ballarat**  
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03 5329 2500

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.

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Data is current as of PDF generation date 01/02/2026

- 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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