



Delacombe

Suburb Report



Your connection to property insights



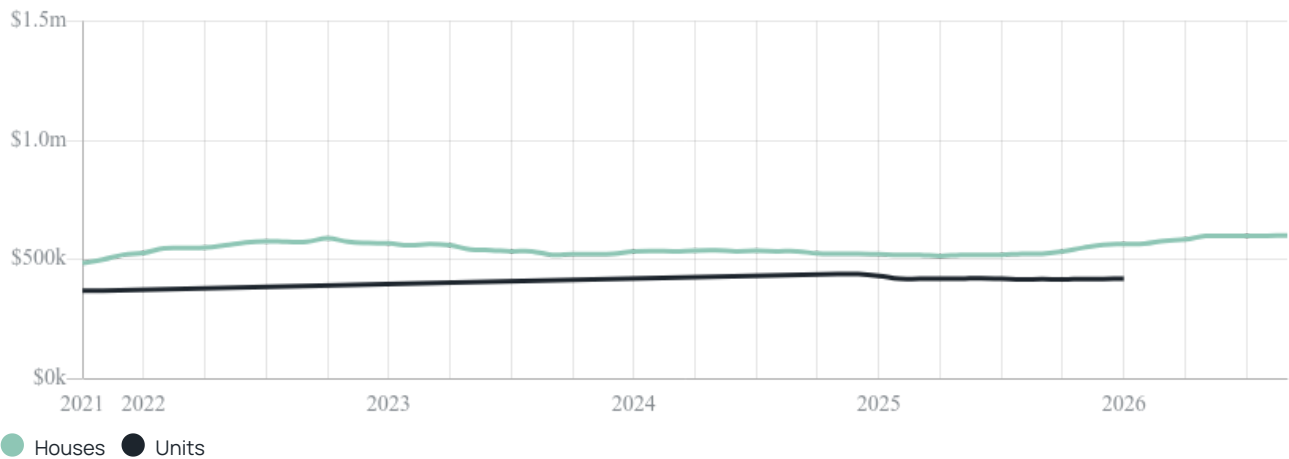
JellisCraig

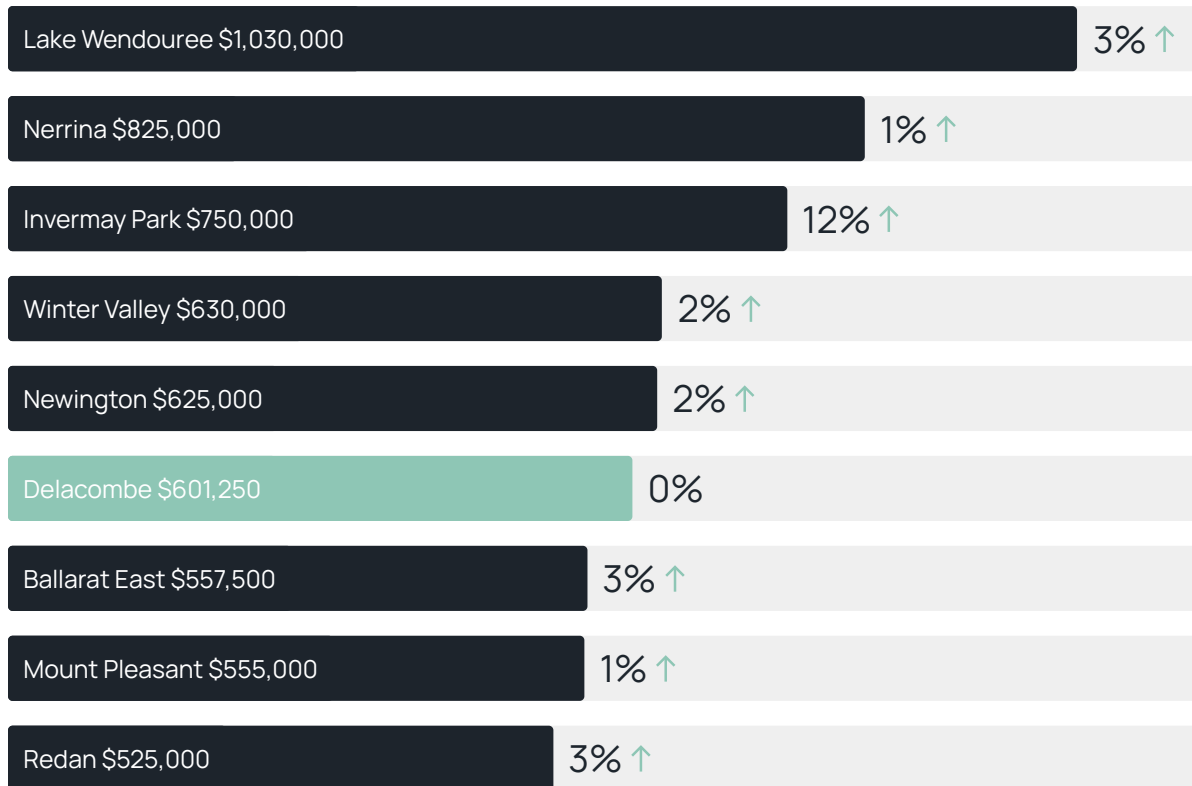
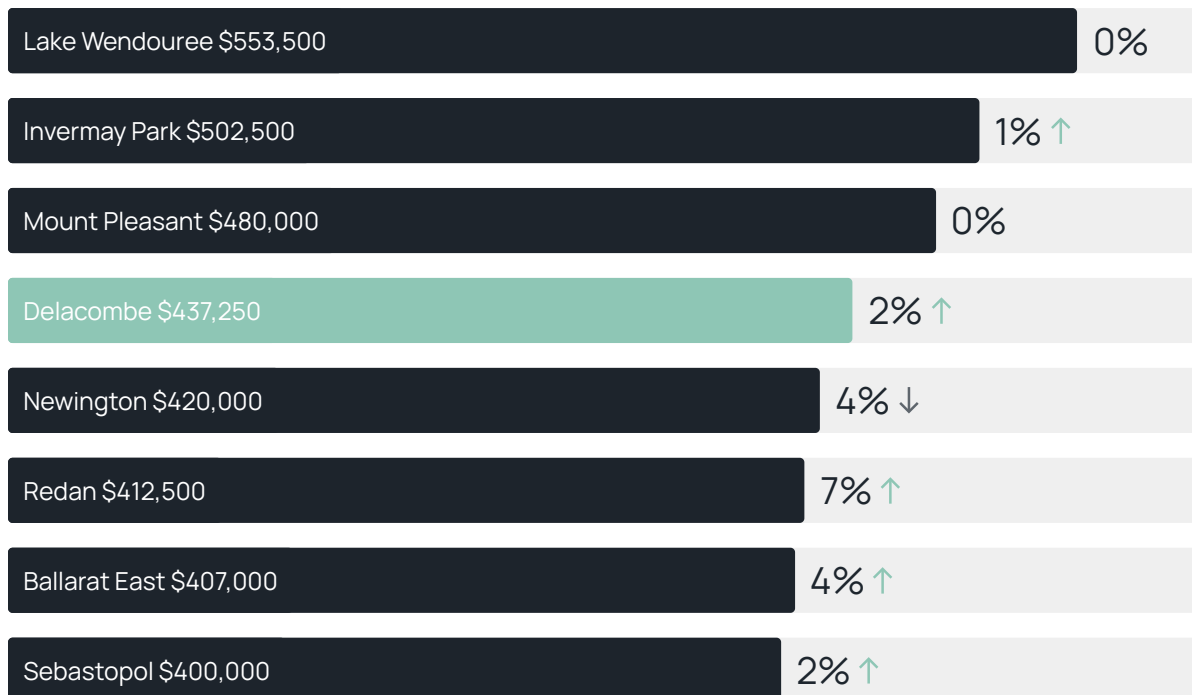
Median house price

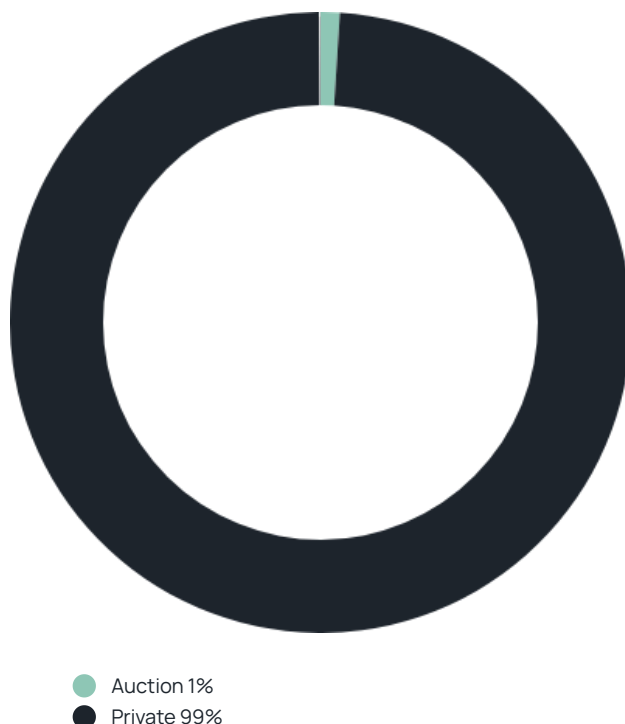
Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$601k	0.21% ↑	\$420k	0.16% ↑

Delacombe monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹Median days on market⁵

House

Unit

34 days

32 days

Jellis Craig average inspection attendance per listing⁶

11 groups

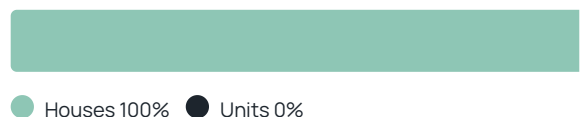
Average hold period¹

House

Unit

10.3 years

10.3 years

Dwelling type⁷Ownership⁷Population⁷

5,408

Population growth⁷

-14.12%

Median age⁷

39 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$445

\$380

Rental yield⁸

House

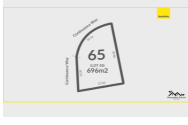
Unit

3.96%

4.5%

Recent Delacombe sales⁵

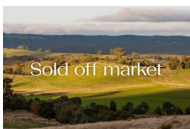
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/316 Smythes Road Delacombe	2	Townhouse	Undisclosed	23 Oct 2026
 489 Wiltshire Lane Delacombe	3	House	\$560,000	14 Oct 2026
 215 Winter Street Delacombe	3	House	\$545,000	08 Oct 2026
 5 Kentucky Court Delacombe	3	House	\$601,000	28 Sep 2026
 9 Bourbon Street Delacombe	4	House	\$685,000	28 Sep 2026
 108 Ascot Gardens Drive Delacombe	0	Residential_land	\$315,000	28 Sep 2026
 65 Continuance Way (Lot 58 Alexander Estate) Delacombe	0	Residential_land	\$310,000	28 Sep 2026
 5 Deakin Drive Delacombe	4	House	\$715,000	23 Sep 2026
 70/18 Cooinda Drive Delacombe	3	Retire	Undisclosed	22 Sep 2026
 5 Ruby Close Delacombe	3	House	\$620,000	22 Sep 2026

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/25 Shasta Drive Delacombe	2	Unit	\$437,000	17 Sep 2026
 36 Rance Road Delacombe	4	House	\$780,000	14 Sep 2026
 10 Dakshina Court Delacombe	0	Residential_land	\$260,000	04 Sep 2026
 26 Tudor Avenue Delacombe	3	House	\$595,000	03 Sep 2026
 7 Stella Drive Delacombe	3	House	\$575,000	01 Sep 2026
 32 Rance Road (Lot 61 Alexander Estate) Delacombe	0	Residential_land	\$295,000	01 Sep 2026
 101 Whitelaw avenue Delacombe	3	House	Undisclosed	31 Aug 2026
 22 Warrina Drive Delacombe	3	House	\$645,000	31 Aug 2026
 1/4-6 Aminya Avenue Delacombe	1	Unit	\$290,000	31 Aug 2026
 27/18 Cooinda Drive Delacombe	3	Retire	Undisclosed	28 Aug 2026

DELACOMBE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Shari Drive Delacombe	3	House	\$558,000	27 Aug 2026
 44 Smythes Road Delacombe	3	House	\$660,000	24 Aug 2026
 153/18 Cooinda Drive Delacombe	3	Retire	Undisclosed	21 Aug 2026
 106 Ascot Gardens Drive Delacombe	0	Residential_land	\$320,000	14 Aug 2026
 10 Indiana Drive Delacombe	5	House	\$640,000	06 Aug 2026
 240A Park Street Delacombe	3	House	\$555,000	05 Aug 2026
 18 Greenhalghs Road Delacombe	3	House	\$535,000	04 Aug 2026
 125/18 Cooinda Drive Delacombe	2	Retire	Undisclosed	03 Aug 2026
 8 Vincent Court Delacombe	3	House	\$750,000	03 Aug 2026
 58 Ascot Gardens Drive Delacombe	3	House	\$695,000	30 Jul 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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