



Delacombe

Suburb Report



Your connection to property insights



JellisCraig

DELACOMBE SUBURB REPORT

Median house price¹

Median

\$600k

Quarterly price change

0.00% ↓

Median unit price¹

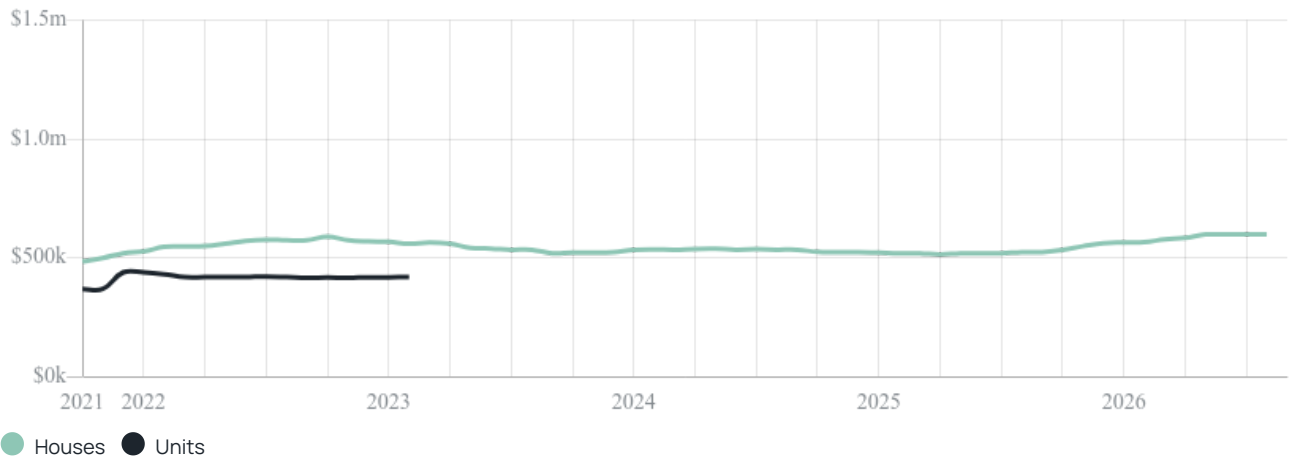
Median

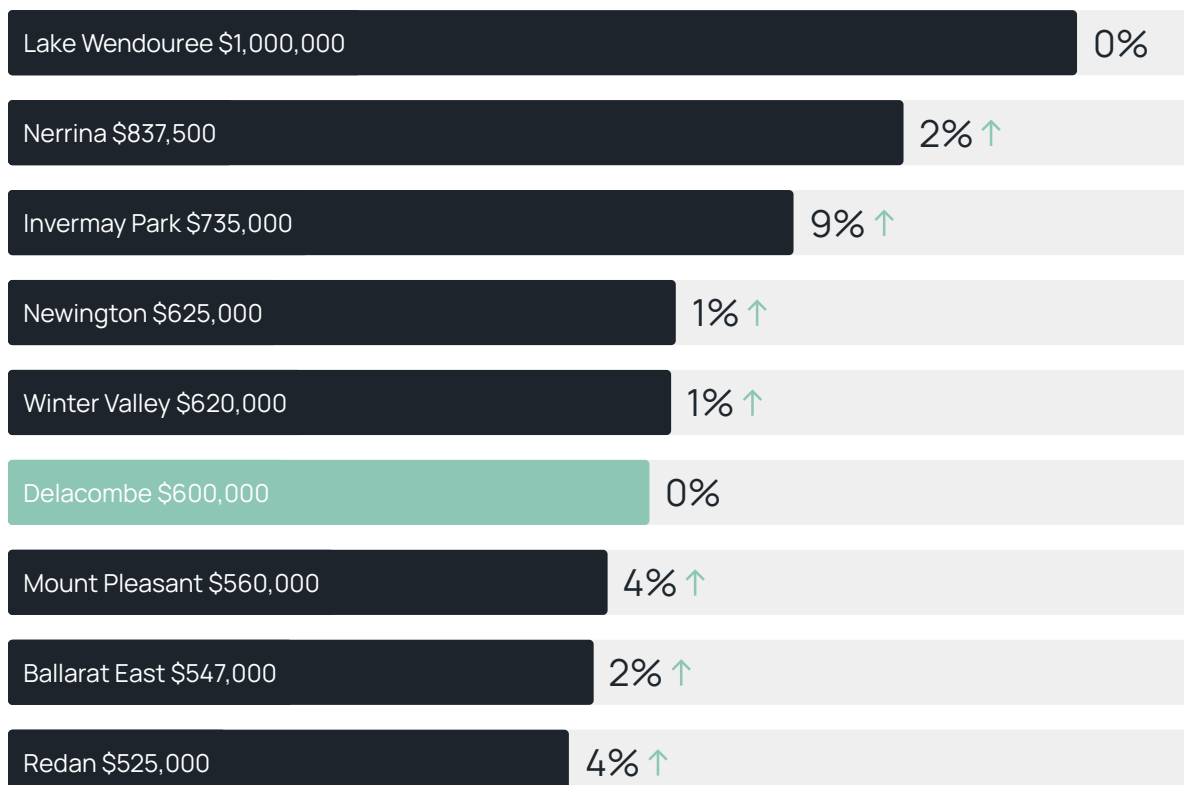
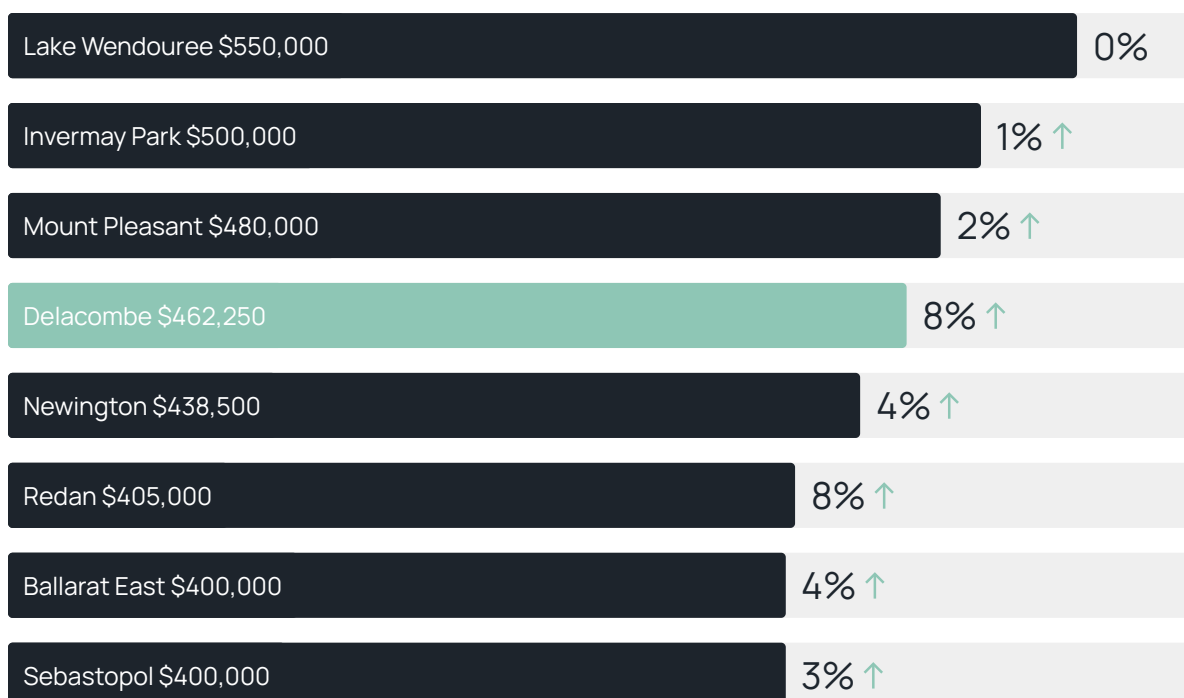
\$420k

Quarterly price change

0.16% ↑

Delacombe quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Median days on market³

House

Unit

33 days

32 days

Jellis Craig average inspection attendance per listing⁴

11 groups

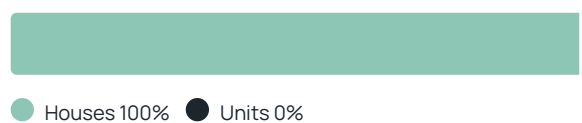
Average hold period¹

House

Unit

10.2 years

7.0 years

Dwelling type⁵Population⁵

5,408

Population growth⁵

-14.12%

Ownership⁵Median asking rent per week¹

Unit

\$440

\$310

Rental yield¹

House

Unit

3.9%

4.44%

Median age⁵

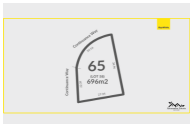
39 years

Median household size⁵

2.4 people

Recent Delacombe sales²

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
 5 Kentucky Court Delacombe	3	House	\$601,000	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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 240A Park Street Delacombe	3	House	\$555,000	05 Aug 2026
 18 Greenhalghs Road Delacombe	3	House	\$535,000	04 Aug 2026
 125/18 Cooina 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	Undisclosed	30 Jul 2026
 8 Shari Drive Delacombe	3	House	\$600,500	27 Jul 2026
 15 Deakin Drive Delacombe	4	House	\$640,000	21 Jul 2026
 22 Rorey Street Delacombe	3	House	\$505,000	14 Jul 2026
 21 Lanita Street Delacombe	4	House	\$685,000	13 Jul 2026
 12 Rorey Street Delacombe	3	House	\$550,000	08 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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