



Napoleons

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

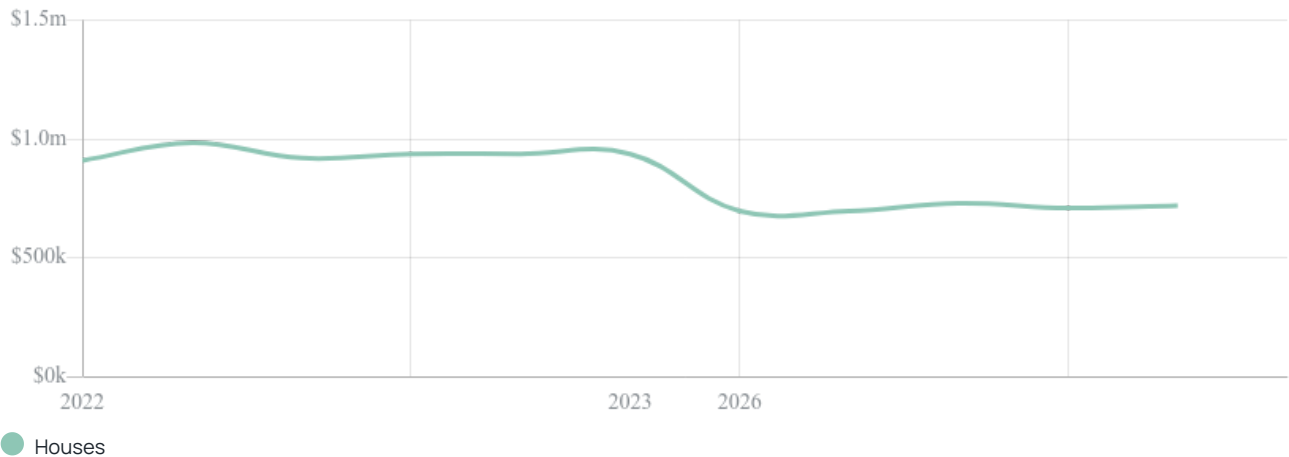
Median

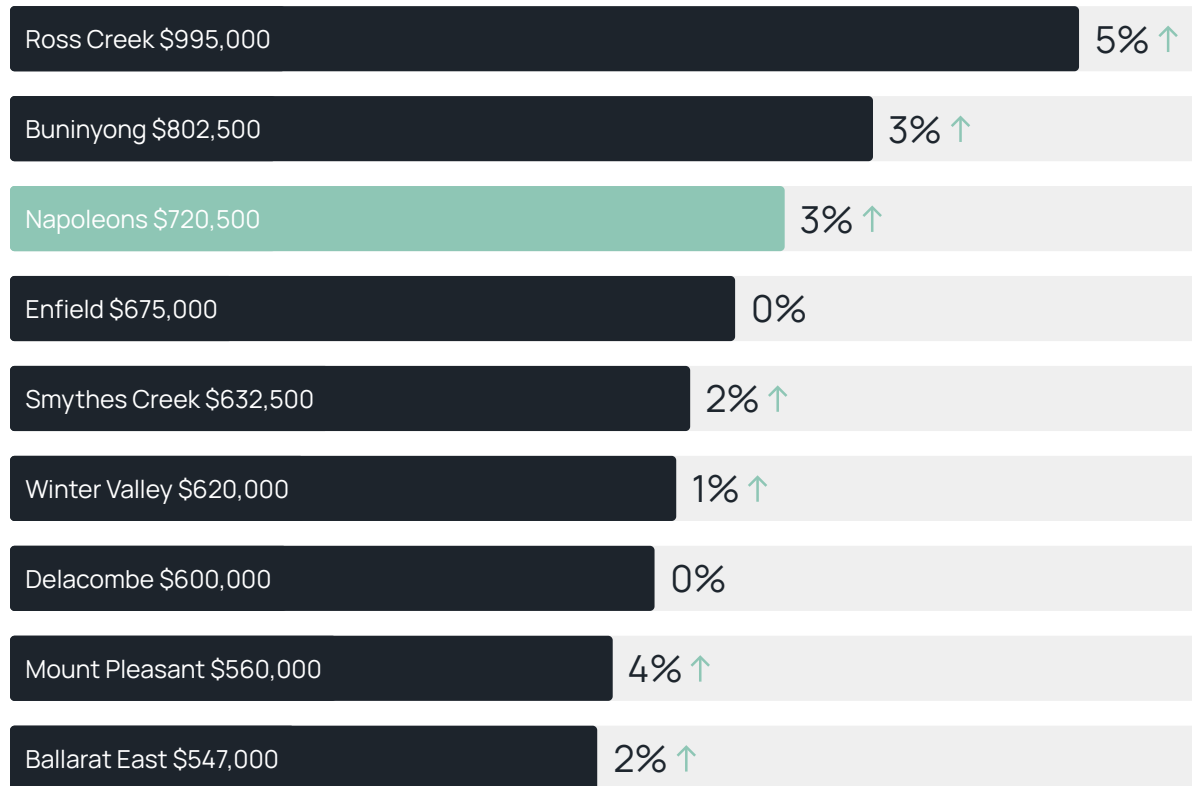
\$721k

Quarterly price change

1.48% ↑

Napoleons quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

House

Unit

57 days

574 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

House

13.1 years

Dwelling type⁵

● Houses 100% ● Units 0%

Population⁵

555

Population growth⁵

0.36%

Ownership⁵

● Owned outright 55% ● Mortgaged 44% ● Rented 2%

Median asking rent per week¹

Unit

N/A

N/A

Rental yield¹

House

Unit

3.88%

N/A

Median age⁵

47 years

Median household size⁵

2.8 people

Recent Napoleons 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
 10 Nine Mile Road Napoleons	4	House	\$711,000	10 Aug 2026
 4825 Colac-Ballarat Road Napoleons	3	House	\$690,000	30 Jul 2026
 496 Lloyds Lane Napoleons	3	House	\$970,000	23 Jun 2026
 4870 Colac-Ballarat Road Napoleons	3	House	\$875,000	11 May 2026
 60 Kennys Road Napoleons	3	House	\$730,000	21 Apr 2026
 475 Lloyds Lane Napoleons	3	House	\$645,000	03 Dec 2025
 4585 Colac-Ballarat Road Napoleons	3	House	\$745,000	10 Oct 2025
 36 Lloyds Lane Napoleons	3	House	\$875,000	03 Oct 2025
 Lot CA 8B Colac-Ballarat Road	0	Residential_land	Undisclosed	23 Sep 2025
 517 Scotchmans Lead Road Napoleons	3	House	\$595,000	18 Sep 2025



Jellis Craig Ballarat
1211 Sturt Street, Ballarat
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.

Data is current as of PDF generation date 06/09/2026

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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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