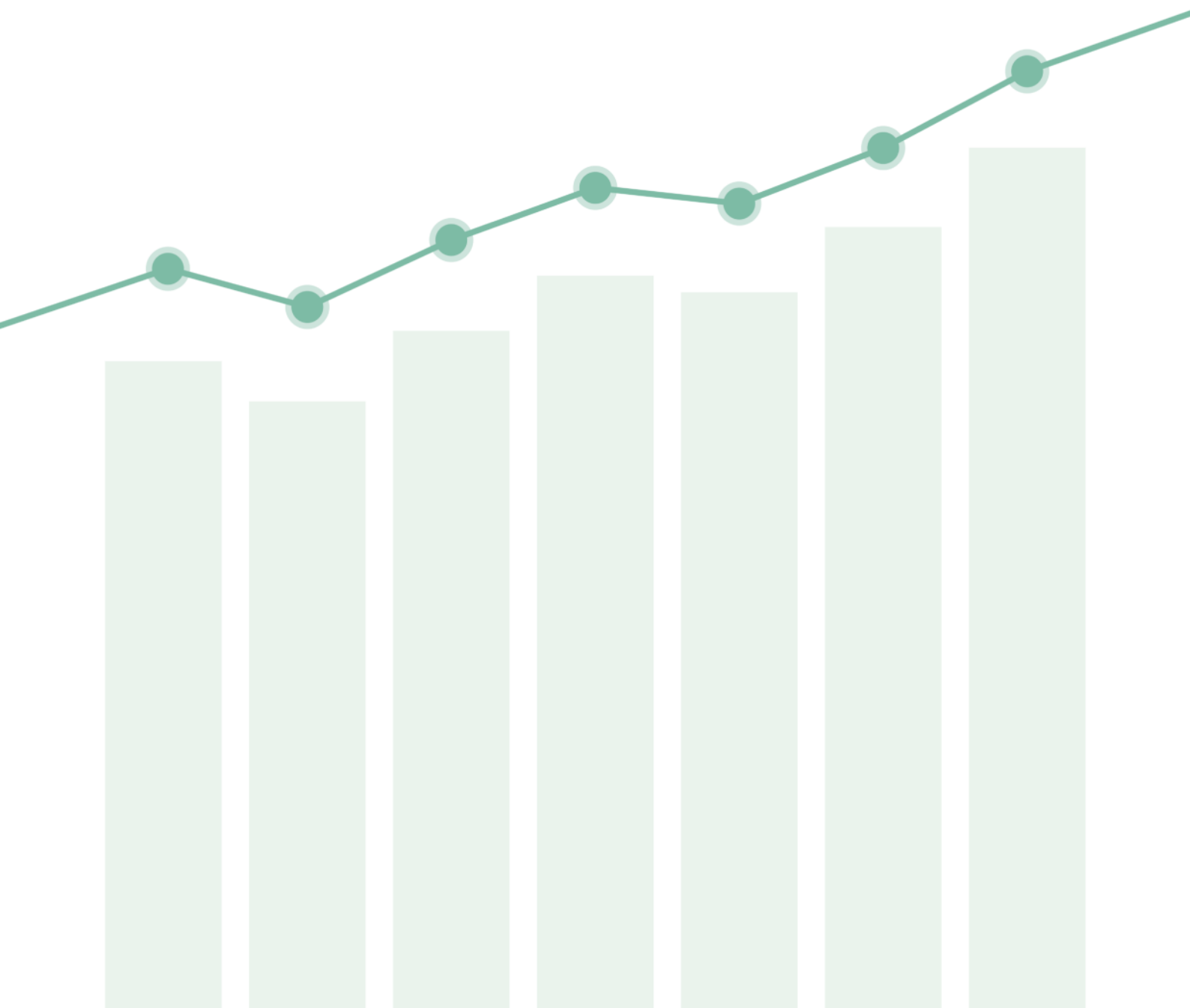


# JellisCraig

SMYTHES CREEK

# Suburb Report

Know your neighbourhood.



SMYTHES CREEK SUBURB REPORT

Median House Price\*

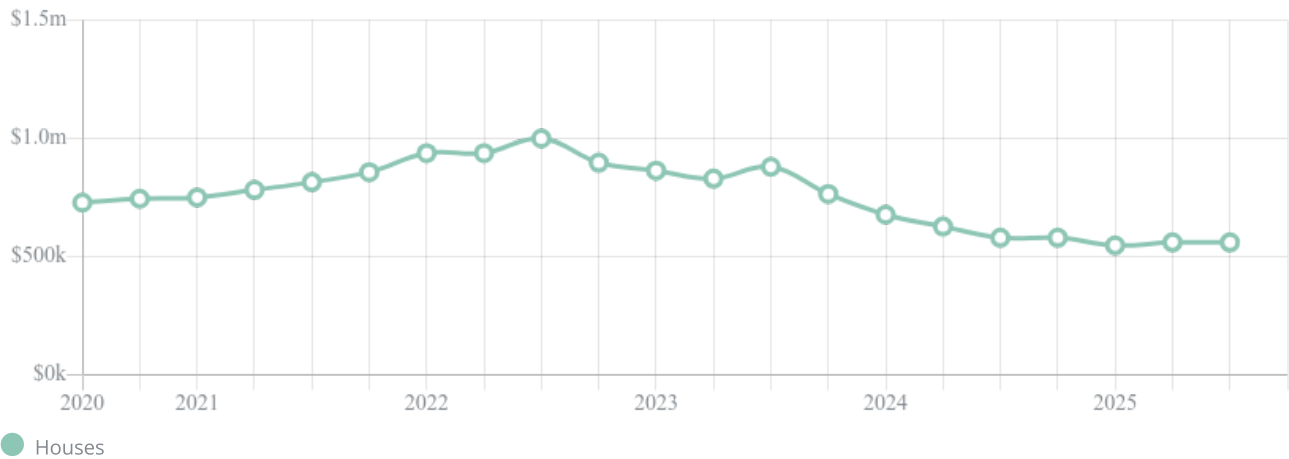
Median

\$560k

Quarterly Price Change

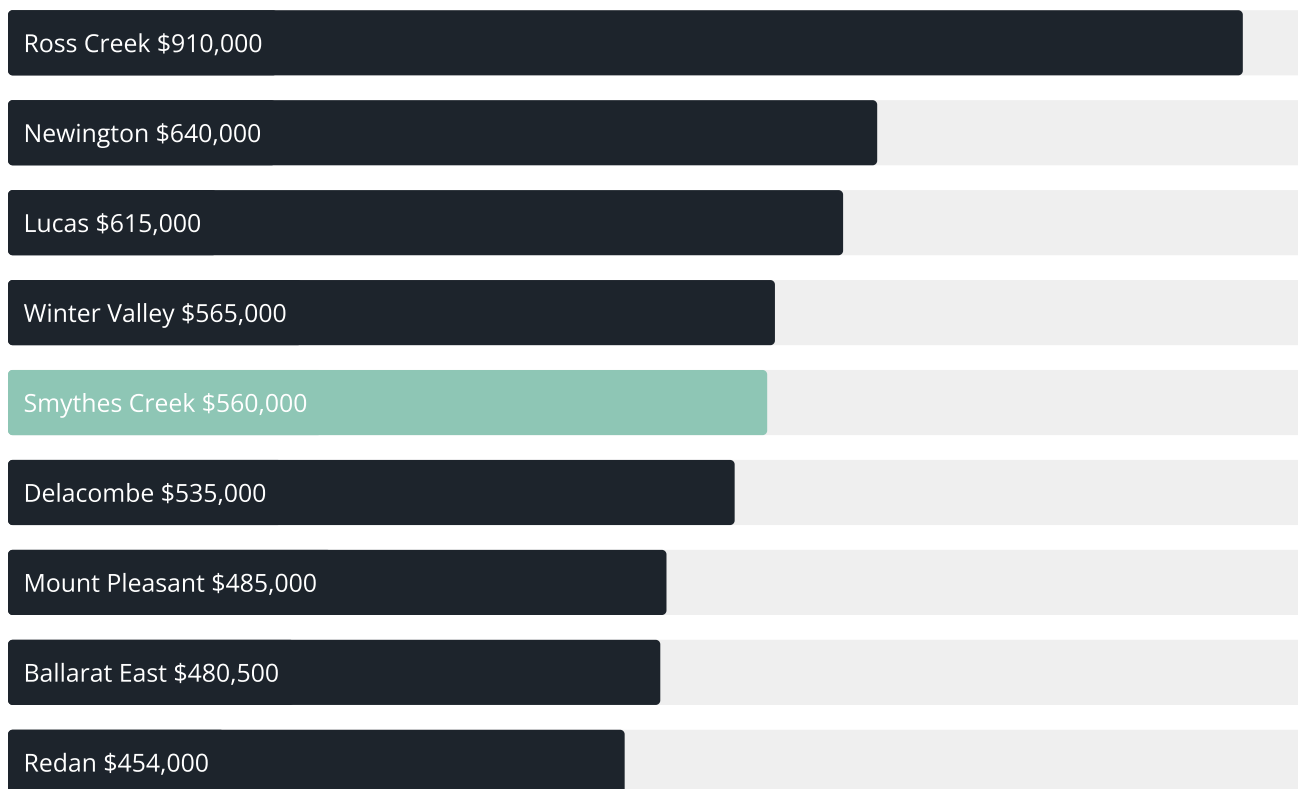
0.00%↓

Quarterly Price Change\*



## SMYTHES CREEK SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## SMYTHES CREEK SUBURB REPORT

## Sale Method\*



● Auction 6%  
● Private 94%

## Auction Clearance Rate\*

100%

## Median Days on Market^

60 days

## Average Hold Period\*

4.3 years

## Dwelling Type^



● Houses 100% ● Units 0%

## Ownership^



● Owned Outright 37% ● Mortgaged 54% ● Rented 9%

## Population^

1,762

## Median Asking Rent per week\*

\$450

## Population Growth^

20.11%

## Rental Yield\*

3.98%

## Median Age^











38 years

## Median Household Size^











3.1 people

## SMYTHES CREEK SUBURB REPORT











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/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 77 Kensington Blvd Smythes Creek	4	House	\$680,000	18 Nov 2025
 57 Kirkwood Dr Smythes Creek	4	House	\$890,000	28 Oct 2025
 18 Chandler St Smythes Creek	4	House	\$540,200	22 Oct 2025
 76 Kensington Blvd Smythes Creek	4	House	\$650,000	16 Oct 2025
 11 Plymouth Way Smythes Creek	4	House	\$585,000	09 Oct 2025
 11 Nikolaos St Smythes Creek	3	House	\$600,000	02 Oct 2025
 99 Bells Rd Smythes Creek	3	House	\$1,100,000	29 Sep 2025
 3 Diablo Pl Smythes Creek	3	House	\$505,000	18 Sep 2025
 25 Auburn Dr Smythes Creek	4	House	\$570,000	17 Sep 2025
 2 Patriot Cr Smythes Creek	4	House	\$525,000	15 Sep 2025

## SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Pontiac Dr Smythes Creek	4	House	\$575,000	10 Sep 2025
 18 Auburn Dr Smythes Creek	4	House	\$620,000	08 Sep 2025
 64 Kensington Blvd Smythes Creek	3	House	\$582,000	28 Aug 2025
 6 Hotchkiss Way Smythes Creek	4	House	\$595,000	15 Aug 2025
 44 Kensington Blvd Smythes Creek	4	House	\$560,000	11 Aug 2025
 6 Nosilla St Smythes Creek	4	House	\$597,500	29 Jul 2025
 39 Waddell Rd Smythes Creek	3	House	\$865,000	28 Jul 2025
 7 Delage Rd Smythes Creek	4	House	\$525,000	15 Jul 2025
 41 Auburn Dr Smythes Creek	3	House	\$480,000	08 Jul 2025
 155 Kirks Rd Smythes Creek	4	House	\$780,000	08 Jul 2025

## SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1010 Glenelg Hwy Smythes Creek	3	House	\$555,000	08 Jul 2025
 53 Kensington Blvd Smythes Creek	4	House	\$505,000	04 Jul 2025
 67 Valiant Rd Smythes Creek	4	House	\$640,000	03 Jul 2025
 3 Chandler St Smythes Creek	4	House	\$525,000	01 Jul 2025
 42 Kirkwood Dr Smythes Creek	4	House	\$1,075,000	01 Jul 2025
 40 Auburn Dr Smythes Creek	5	House	\$575,000	28 Jun 2025
 131 Jollys Hill Rd SMYTHES CREEK	4	House	\$1,305,000	18 Jun 2025
 56 Patriot Cr Smythes Creek	4	House	\$580,000	13 Jun 2025
 30 Pontiac Dr Smythes Creek	3	House	\$546,500	13 Jun 2025
 56 Doble Rd SMYTHES CREEK	5	House	\$850,000	04 Jun 2025



Ballarat Office  
1211 Sturt Street, Ballarat  
03 5329 2500

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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