



Smythes Creek

Suburb Report



Your connection to property insights



JellisCraig

SMYTHES CREEK SUBURB REPORT

Median house price¹

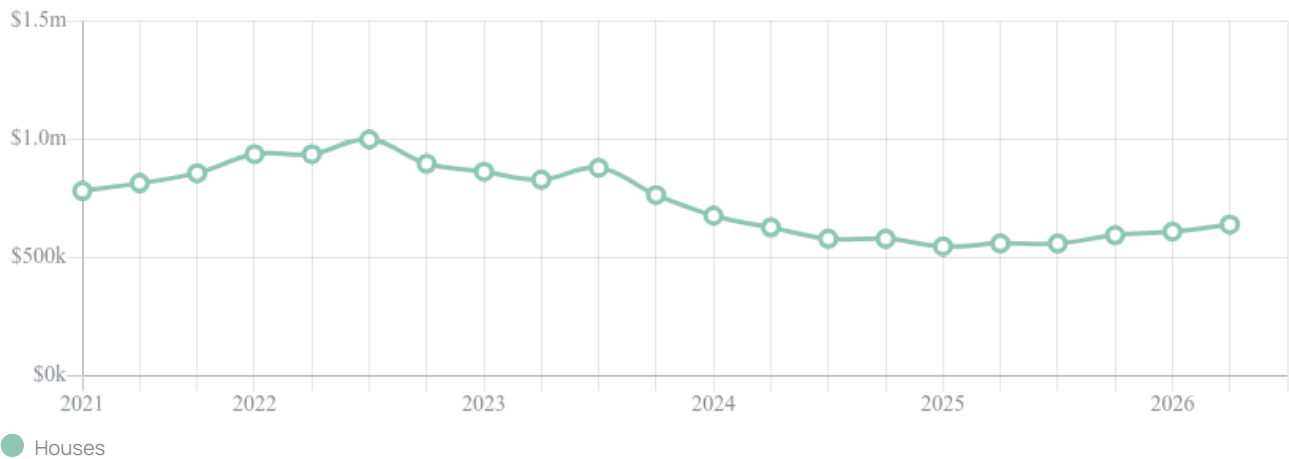
Median

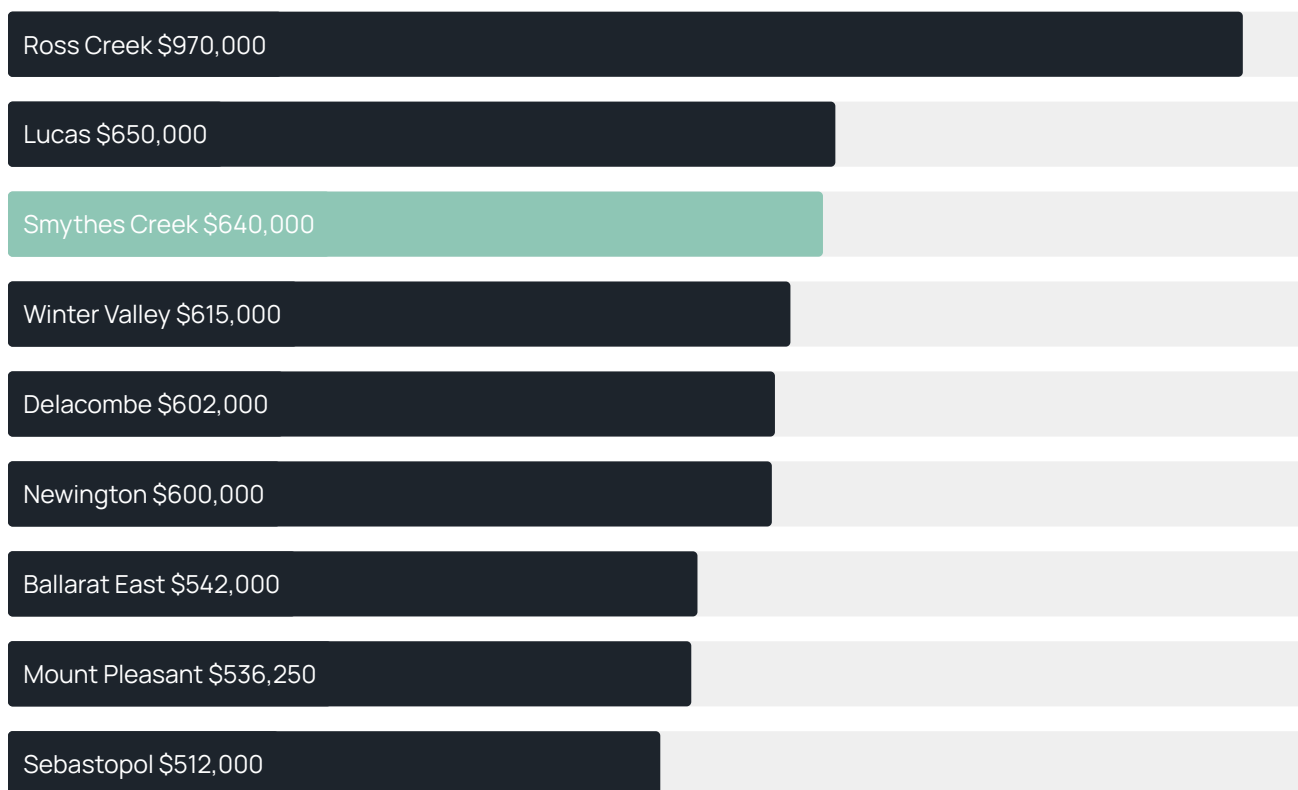
\$640k

Quarterly price change

4.91% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 4%
● Private 96%

Median days on market³

82 daysAverage hold period¹

4.3 yearsDwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

1,762Median asking rent¹

\$460 per weekPopulation growth⁵

20.11%Rental yield¹

3.98%Median age⁵

38 yearsMedian household size⁵

3.1 people

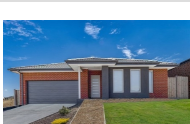
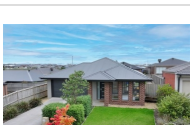
SMYTHES CREEK SUBURB REPORT

Recent Smythes Creek sales

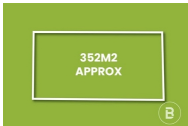
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 19 Nikolaos St Smythes Creek	4	House	\$687,000	14 Jul 2026
 40 Tudors Rd Smythes Creek	3	House	\$850,000	02 Jul 2026
 7 Kimball St Smythes Creek	4	House	\$600,000	30 Jun 2026
 60 Page Rd Smythes Creek	4	House	\$880,500	11 Jun 2026
 11 Nosilla St Smythes Creek	4	House	\$658,000	10 Jun 2026
 165 Kennedys Rd Smythes Creek	5	House	\$1,150,000	01 Jun 2026
 79 Post Office Rd Smythes Creek	4	House	\$670,000	27 May 2026
 14 Singer St Smythes Creek	4	House	\$625,000	08 May 2026
 34 Kennedys Rd Smythes Creek	5	House	\$1,520,000	07 May 2026
 33 Auburn Dr Smythes Creek	4	House	\$630,000	07 May 2026

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Address	Bedrooms	Type	Price	Sold
 35 Duke Ct Smythes Creek	5	House	\$1,260,000	06 May 2026
 21 Plymouth Way Smythes Creek	4	House	\$650,000	06 May 2026
 25 Doble Rd Smythes Creek	3	House	\$1,320,000	17 Apr 2026
 18 Cadillac Way Smythes Creek	3	House	\$481,000	15 Apr 2026
 27 Auburn Dr Smythes Creek	4	House	\$610,000	14 Apr 2026
 23 Invicta Dr Smythes Creek	5	House	\$650,000	10 Apr 2026
 54 Kensington Blvd Smythes Creek	4	House	\$615,000	10 Apr 2026
 27 Buick Rd Smythes Creek	4	House	\$600,000	09 Apr 2026
 5 Auburn Dr Smythes Creek	4	House	\$630,000	01 Apr 2026
 7 Rolls Rd Smythes Creek	4	House	\$620,000	06 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 115 Jollys Hill Rd Smythes Creek	3	House	\$825,000	06 Mar 2026
 18 Rolls Rd Smythes Creek	4	House	\$651,500	05 Mar 2026
 7 Auburn Dr Smythes Creek	4	House	\$615,000	04 Mar 2026
 32 Invicta Dr Smythes Creek	3	House	\$575,000	03 Mar 2026
 32 Pontiac Dr Smythes Creek	3	House	\$590,000	03 Mar 2026
 6 Daimler Dr Smythes Creek	4	House	\$610,000	03 Mar 2026
 28 Auburn Dr Smythes Creek	3	House	\$582,000	26 Feb 2026
 3 Buick Rd Smythes Creek	4	House	\$600,000	23 Feb 2026
 8 Chandler St Smythes Creek	4	House	\$583,000	18 Feb 2026
 12 Plymouth Way Smythes Creek	4	House	\$665,000	12 Feb 2026



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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 01/08/2026

- 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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