



Smythes Creek

Suburb Report



Your connection to property insights



JellisCraig

SMYTHES CREEK SUBURB REPORT

Median house price¹

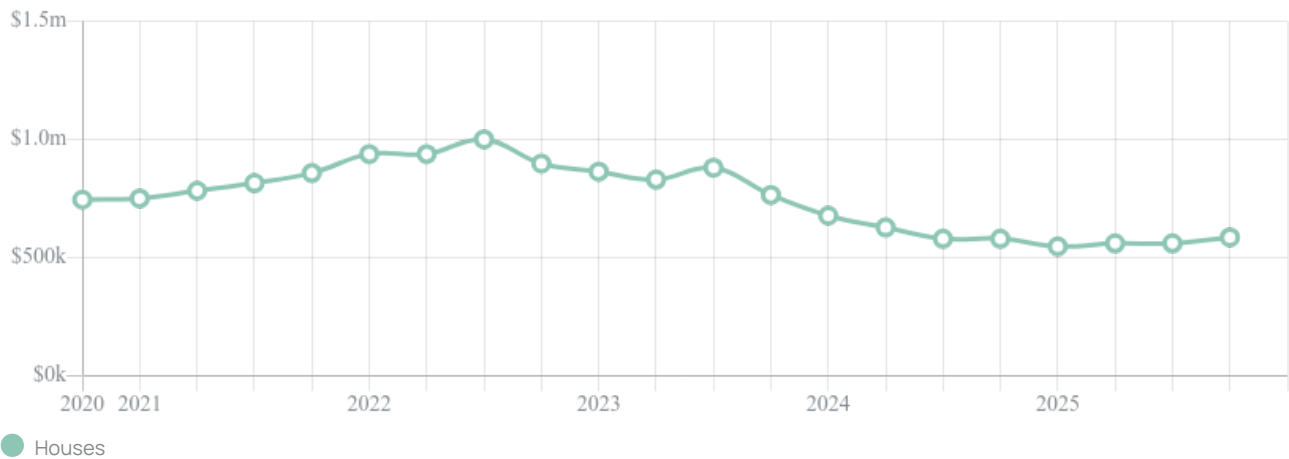
Median

\$586k

Quarterly price change

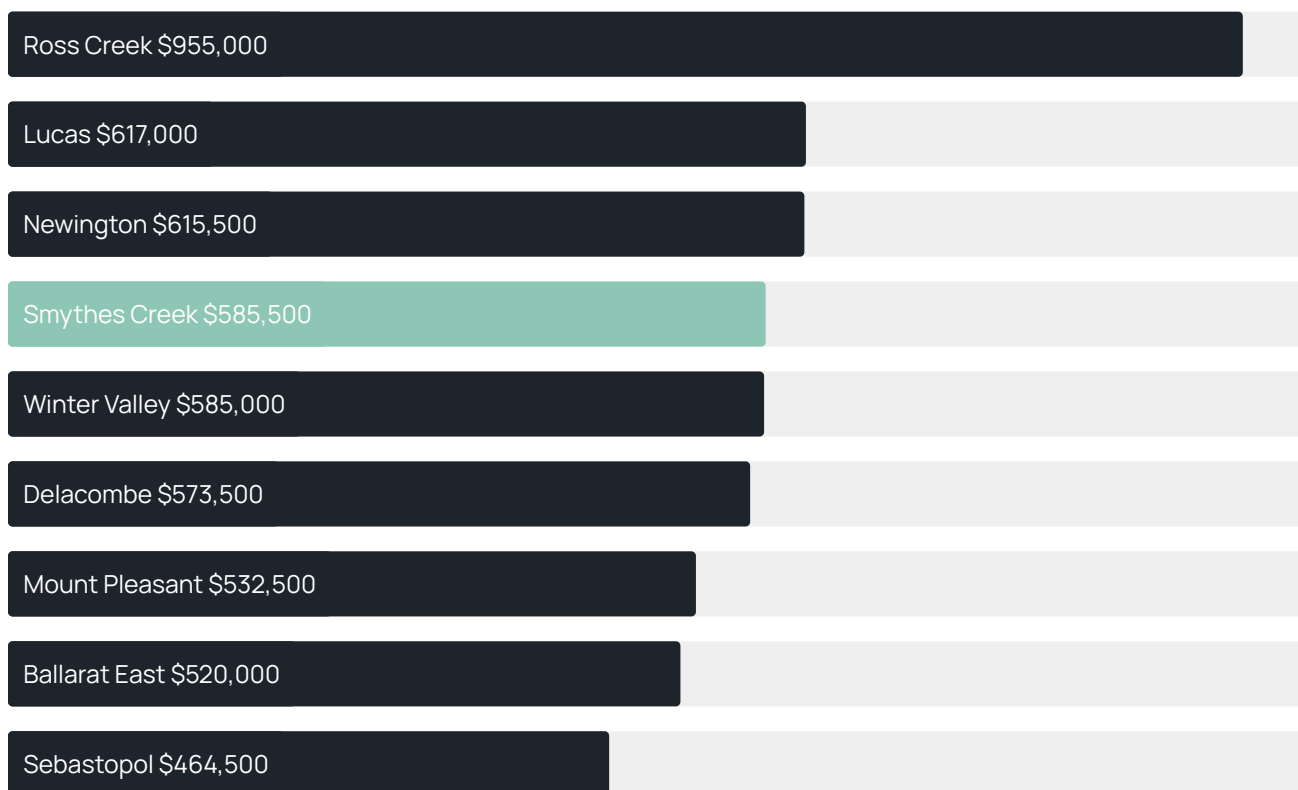
4.55% ↑

Quarterly price change¹



SMYTHES CREEK SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Private 100%

Median days on market³

53 days

Average hold period¹

4.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

1,762

Median asking rent¹

\$450 per week

Population growth⁵

20.11%

Rental yield¹

3.98%

Median age⁵

38 years








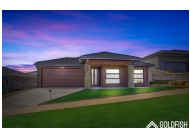
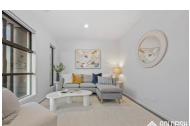

Median household size⁵

3.1 people









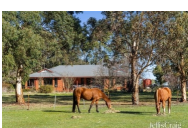

SMYTHES CREEK SUBURB REPORT

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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 89 Post Office Rd Smythes Creek	3	House	\$920,000	19 Dec 2025
 49 Page Rd Smythes Creek	3	House	\$810,000	17 Dec 2025
 14 Kennedys Rd Smythes Creek	3	House	\$720,000	08 Dec 2025
 21 Invicta Dr Smythes Creek	4	House	\$706,000	28 Nov 2025
 49 Patriot Cr Smythes Creek	4	House	\$608,000	22 Nov 2025
 10 Invicta Dr Smythes Creek	4	House	\$588,000	21 Nov 2025
 11 Rolls Rd Smythes Creek	4	House	\$610,000	21 Nov 2025
 77 Kensington Blvd Smythes Creek	4	House	\$680,000	18 Nov 2025
 80 Kensington Blvd Smythes Creek	4	House	\$640,000	17 Nov 2025
 235 Jollys Hill Rd Smythes Creek	4	House	\$1,010,000	14 Nov 2025

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Buick Rd Smythes Creek	4	House	\$597,000	11 Nov 2025
 14 Chandler St Smythes Creek	3	House	\$555,000	30 Oct 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
 6 Invicta Dr Smythes Creek	4	House	\$617,000	03 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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Auburn Dr Smythes Creek	4	House	\$570,000	17 Sep 2025
 2 Patriot Cr Smythes Creek	4	House	\$525,000	15 Sep 2025
 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
 383 Glenelg Hwy Smythes Creek	4	House	\$615,000	19 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



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 01/02/2026

- 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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