

JellisCraig

SMYTHES CREEK

Suburb Report

Know your neighbourhood.



SMYTHES CREEK SUBURB REPORT

Median House Price*

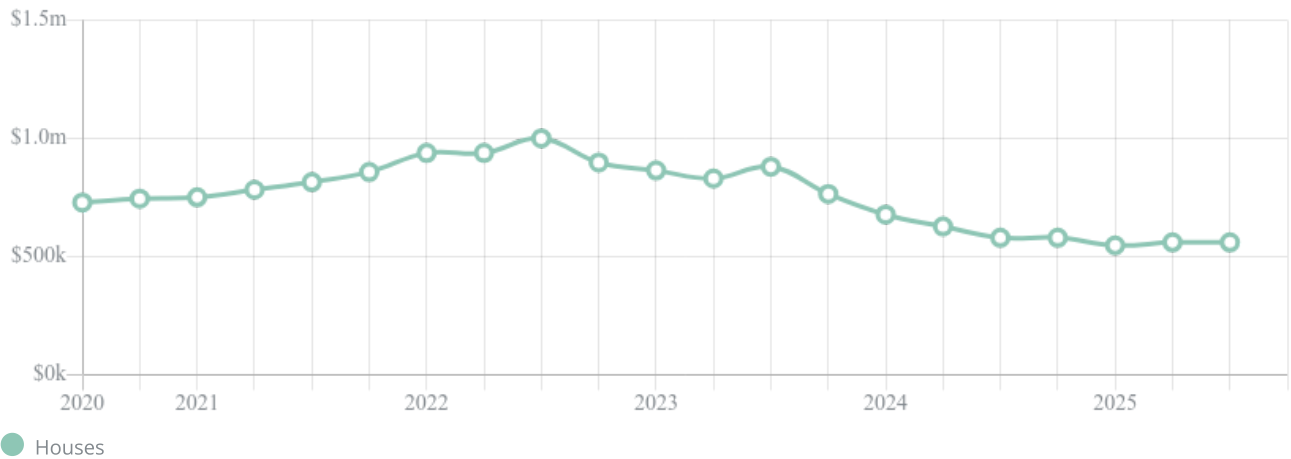
Median

\$560k

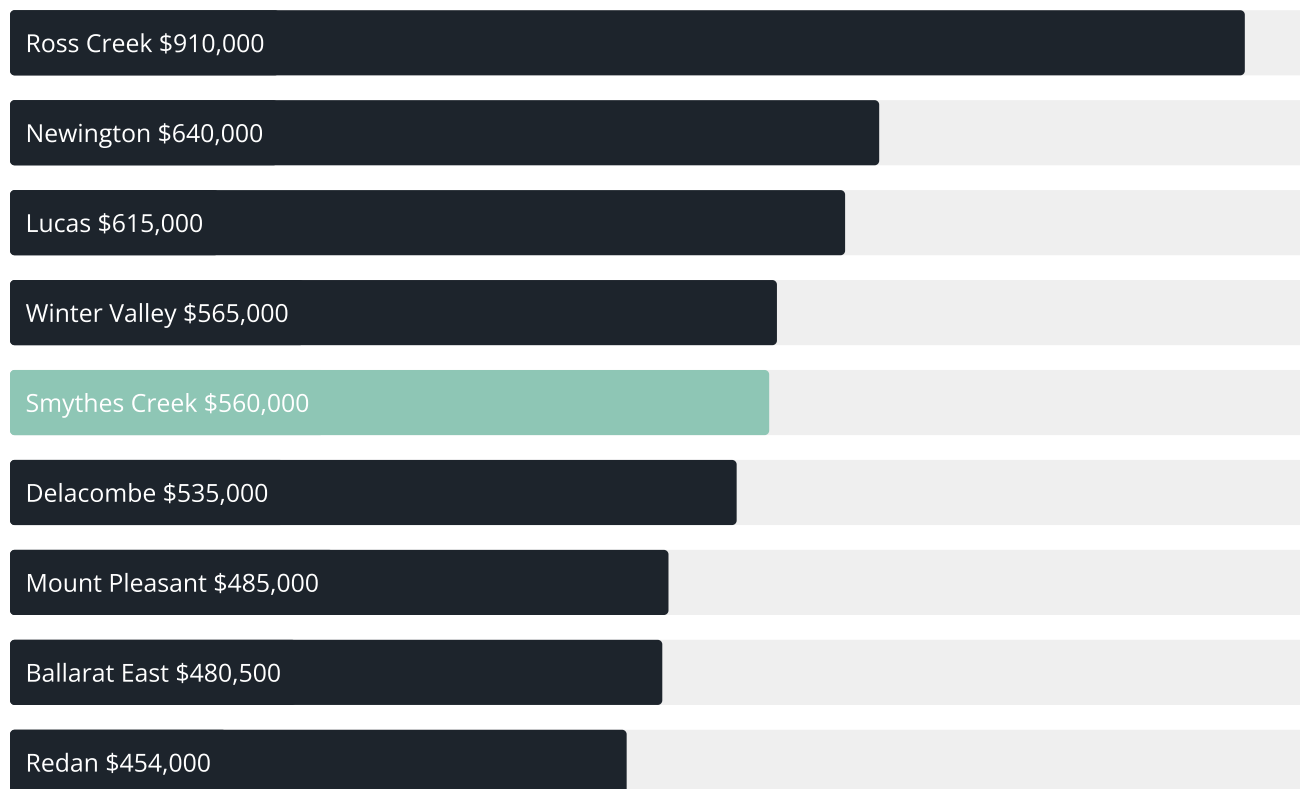
Quarterly Price Change

0.00%↓

Quarterly Price Change*



SMYTHES CREEK SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SMYTHES CREEK SUBURB REPORT

Sale Method*



● Auction 4%

● Private 96%

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 jellisicraig.com.au/suburbinsights

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
 21 Invicta Dr Smythes Creek	4	House	\$706,000	28 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
 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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 7 Delage Rd Smythes Creek	4	House	\$525,000	15 Jul 2025
 41 Auburn Dr Smythes Creek	3	House	\$480,000	08 Jul 2025
 1010 Glenelg Hwy Smythes Creek	3	House	\$555,000	08 Jul 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.