



Smythes Creek

Suburb Report



Your connection to property insights



JellisCraig

SMYTHES CREEK SUBURB REPORT

Median house price¹

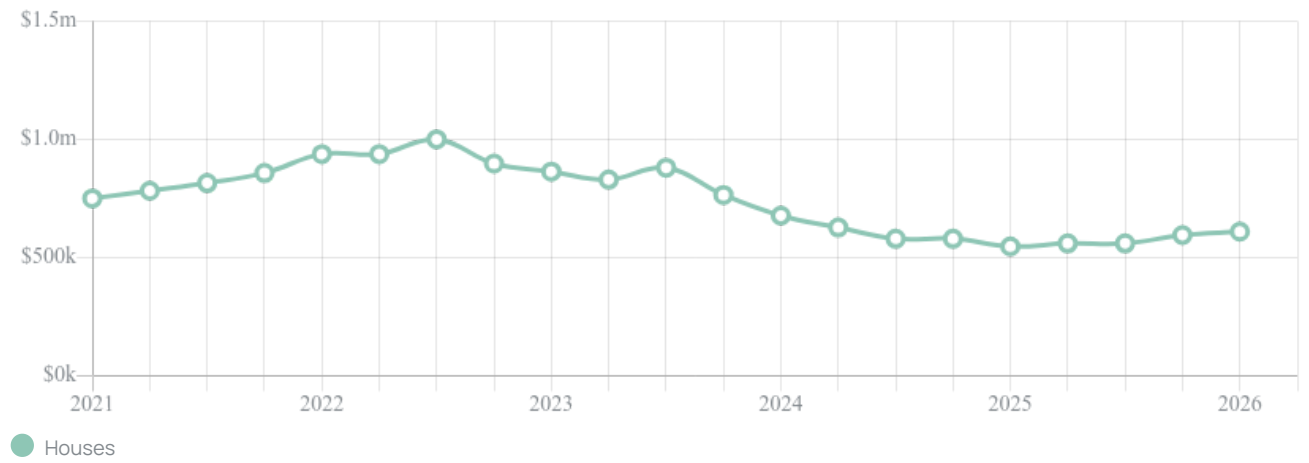
Median

\$610k

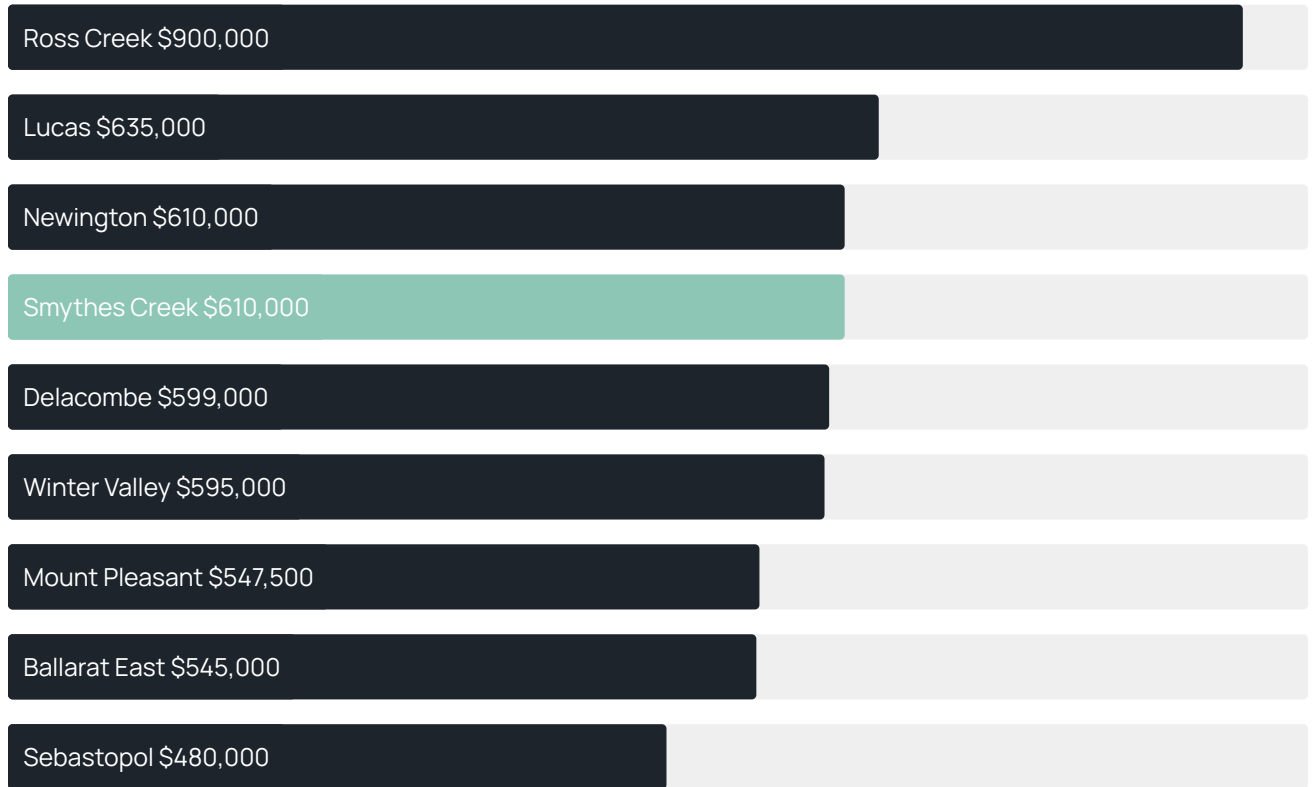
Quarterly price change

2.52% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Median days on market³

110 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






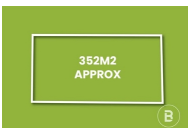




Median household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 25 Doble Rd Smythes Creek	3	House	\$1,320,000	17 Apr 2026
 23 Invicta Dr Smythes Creek	5	House	\$650,000	10 Apr 2026
 7 Rolls Rd Smythes Creek	4	House	\$620,000	06 Mar 2026
 7 Auburn Dr Smythes Creek	4	House	\$615,000	04 Mar 2026
 32 Pontiac Dr Smythes Creek	3	House	\$590,000	03 Mar 2026
 32 Invicta Dr Smythes Creek	3	House	\$575,000	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

SMYTHES CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Pontiac Dr Smythes Creek	3	House	\$640,000	04 Feb 2026
 60 Kensington Blvd Smythes Creek	3	House	\$500,000	04 Feb 2026
 52 Waddell Rd Smythes Creek	4	House	\$790,000	30 Jan 2026
 4 Diablo Pl Smythes Creek	2	House	\$570,000	21 Jan 2026
 82 Kensington Blvd Smythes Creek	2	House	\$635,000	20 Jan 2026
 26 Auburn Dr Smythes Creek	4	House	\$547,000	20 Jan 2026
 3 Daimler Dr Smythes Creek	4	House	\$570,000	16 Jan 2026
 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
 31 Buick Rd Smythes Creek	4	House	\$660,000	15 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 14 Heather Cl Smythes Creek	5	House	\$910,000	12 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
 41 Patriot Cr Smythes Creek	4	House	\$547,000	13 Nov 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 01/05/2026

- 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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