Smythes Creek

Suburb Report

Your connection to property insights

JellisCraig

Median house price

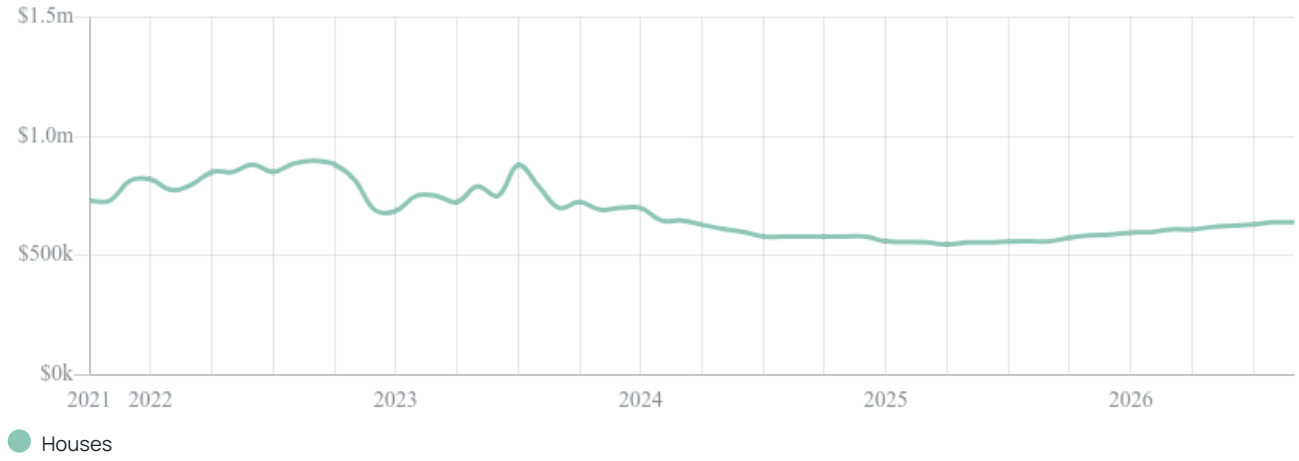
Median[1]

$640k

Monthly median price change[2]

0.00% ↓

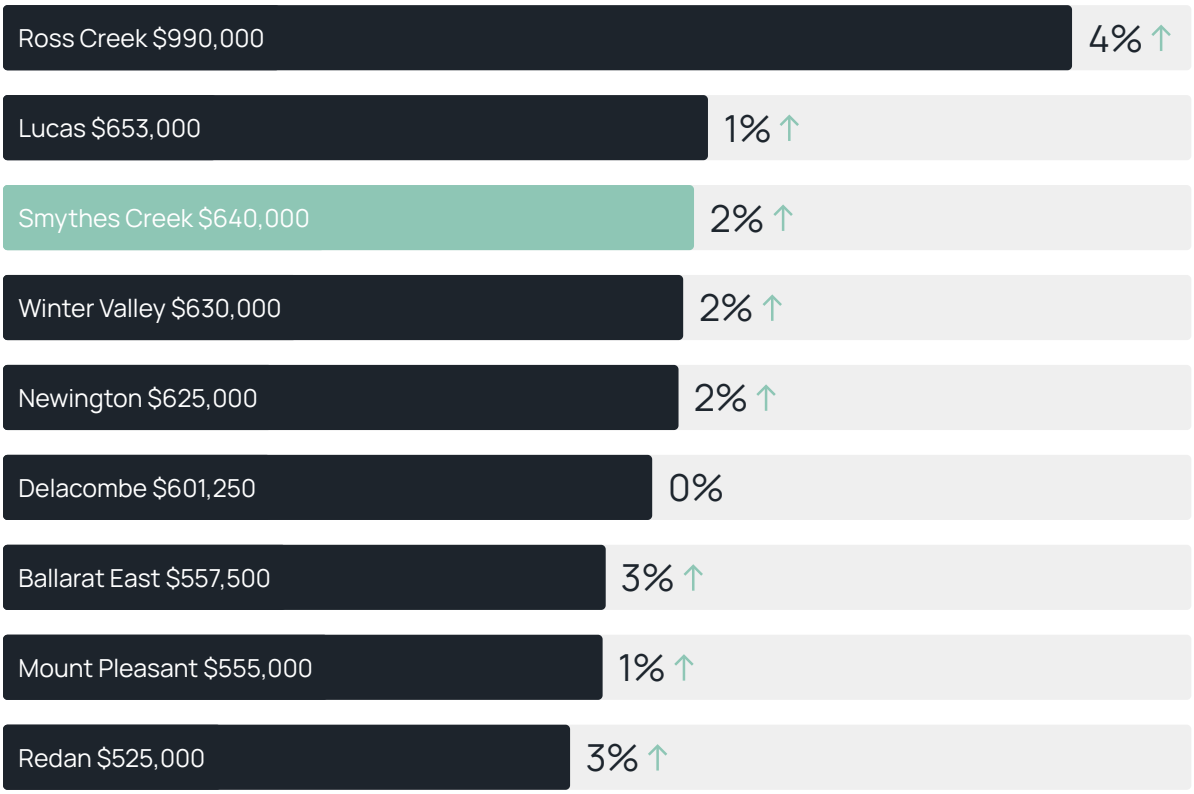
Smythes Creek monthly median property prices[3]





Surrounding Suburbs

Median house price[1,2]

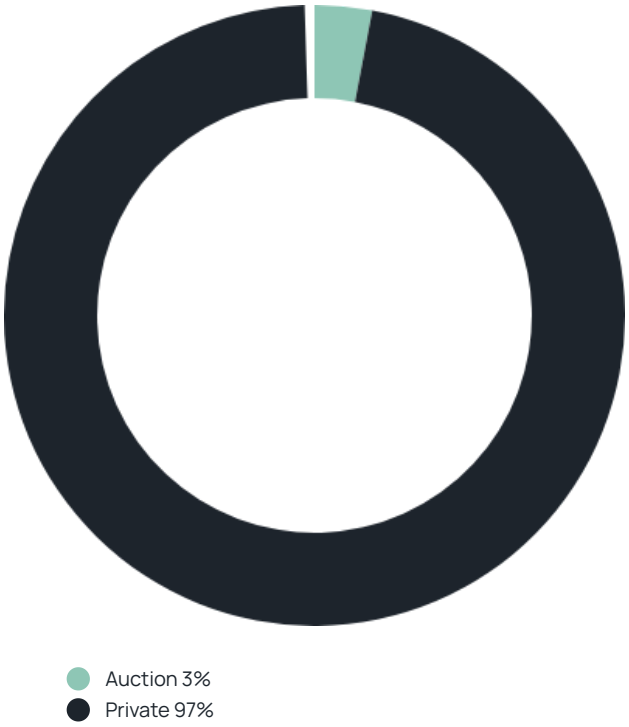


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

100%

Median days on market[5]

House	Unit
50 days	897 days

Average hold period[1]

House

9.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

1,762

Population growth[7]

20.11%

Median age[7]

38 years

Median household size[7]

3.1 people

Median asking rent per week[1]

House	Unit
$470	N/A

Rental yield[8]

House	Unit
3.34%	4.24%

Recent Smythes Creek sales[5]

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

Address		Bedrooms	Type	Price	Sold
	26 Invicta Drive Smythes Creek	0	Residential_land	Undisclosed	16 Oct 2026
	479 Bells Road Smythes Creek	6	House	$885,000	13 Oct 2026
	63 Kensington Boulevard Smythes Creek	4	House	$605,000	11 Oct 2026
	75 Kensington Boulevard Smythes Creek	4	House	$680,000	04 Oct 2026
	25 Kensington Boulevard Smythes Creek	3	House	$647,000	24 Sep 2026
	62 Cherry Flat Road Smythes Creek	4	House	$660,000	21 Sep 2026
	9 Invicta Drive Smythes Creek	4	House	$665,000	15 Sep 2026
	68 Kennedys Road Smythes Creek	4	House	Undisclosed	09 Sep 2026
	Lot Pinnacle Lot 767 Lagonda Lane	0	Residential_land	$325,000	07 Sep 2026
	46 Patriot Crescent Smythes Creek	4	House	$638,000	04 Sep 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 3 Delage Road Smythes Creek	4	House	$580,000	29 Aug 2026
 14 Sunbeam Street Smythes Creek	4	House	$680,000	27 Aug 2026
 155 Waddell Road Smythes Creek	3	House	$880,000	21 Aug 2026
 8 Sunbeam Street Smythes Creek	4	House	$680,000	17 Aug 2026
 15 Wyuna Crescent Smythes Creek	4	House	$1,050,000	14 Aug 2026
 10 Nikolaos Street Smythes Creek	3	House	Undisclosed	14 Aug 2026
 9 Patriot Crescent Smythes Creek	4	House	$600,000	07 Aug 2026
 52 Kensington Boulevard Smythes Creek	0	Residential_land	$630,000	31 Jul 2026
 36 Kennedys Road Smythes Creek	4	House	$1,450,000	30 Jul 2026
 14 Buick Road Smythes Creek	4	House	$610,000	28 Jul 2026

	Address	Bedrooms	Type	Price	Sold
	225 Kennedys Road Smythes Creek	0	Residential_land	$560,000	28 Jul 2026
	Lot 9 Post Office Road Smythes Creek	0	Residential_land	$435,000	23 Jul 2026
	15 Kensington Boulevard Smythes Creek	4	House	$630,000	21 Jul 2026
	15 Buick Road Smythes Creek	4	House	$615,000	21 Jul 2026
	19 Nikolaos Street Smythes Creek	4	House	$687,000	14 Jul 2026
	5 Lotus Lane Smythes Creek	4	House	$845,000	03 Jul 2026
	40 Tudors Road Smythes Creek	3	House	$850,000	02 Jul 2026
	7 Kimball Street Smythes Creek	4	House	$600,000	30 Jun 2026
	12 Stuart Court Smythes Creek	0	Residential_land	$470,000	22 Jun 2026
	60 Page Road Smythes Creek	4	House	$880,500	11 Jun 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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