



Smythes Creek

Suburb Report



Your connection to property insights



JellisCraig

SMYTHES CREEK SUBURB REPORT

Median house price¹

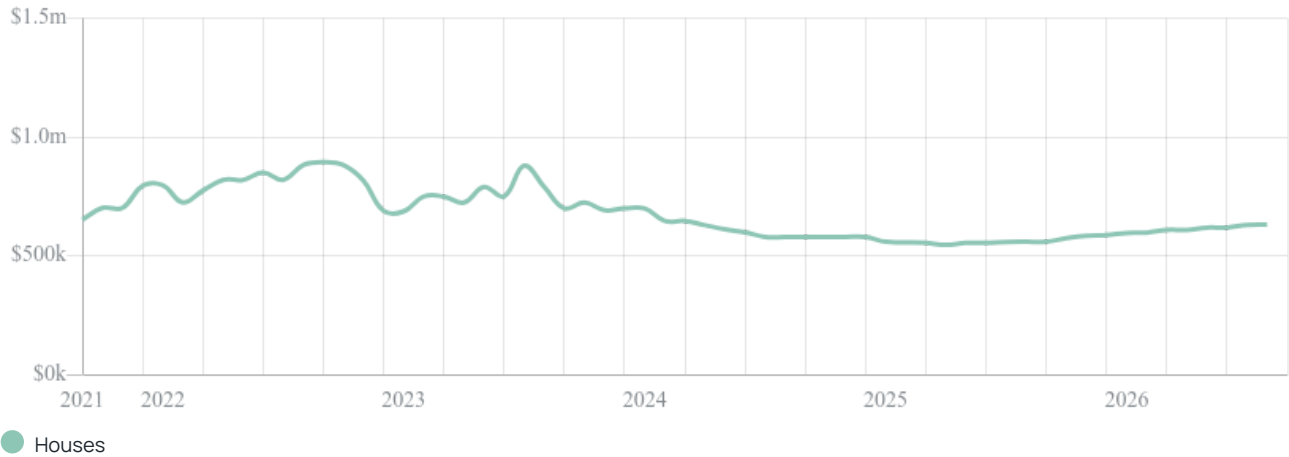
Median

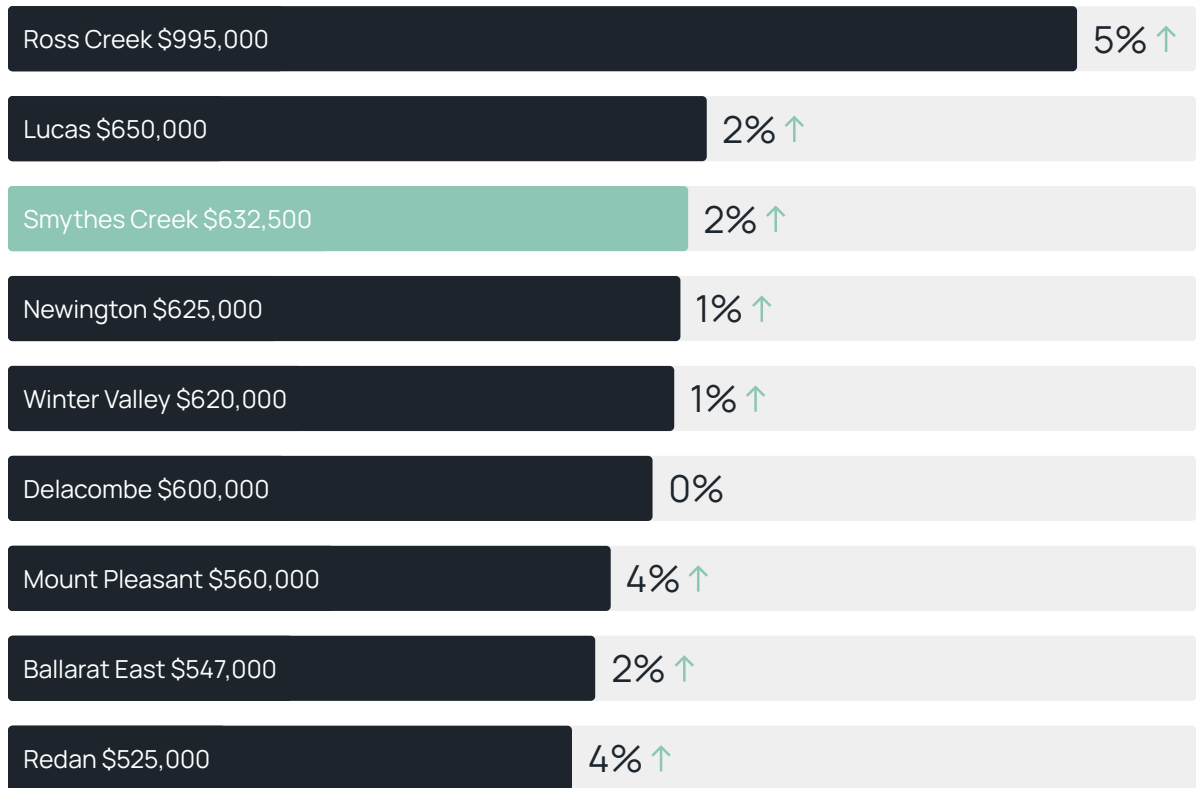
\$633k

Quarterly price change

0.40% ↑

Smythes Creek quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 3%
● Private 97%

Auction clearance rate³

100%

Median days on market³

House

Unit

50 days

812 days

Average hold period¹

House

9.6 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 37% ● Mortgaged 54% ● Rented 10%

Population⁵

1,762

Median asking rent per week¹

Unit

\$470

N/A

Population growth⁵

20.11%

Rental yield¹

House

Unit

3.35%

4.18%

Median age⁵

38 years

Median household size⁵

3.1 people

Recent Smythes Creek sales²

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
 46 Patriot Crescent Smythes Creek	4	House	\$638,000	04 Sep 2026
 3 Delage Road Smythes Creek	4	House	\$580,000	29 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
 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	Undisclosed	30 Jul 2026
 14 Buick Road Smythes Creek	4	House	\$610,000	28 Jul 2026
 225 Kennedys Road Smythes Creek	0	Residential_land	Undisclosed	28 Jul 2026
 Lot 9 Post Office Road Smythes Creek	0	Residential_land	\$435,000	23 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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	Undisclosed	22 Jun 2026
 60 Page Road Smythes Creek	4	House	\$880,500	11 Jun 2026
 35 Patriot Crescent Smythes Creek	4	House	\$612,000	11 Jun 2026
 11 Nosilla Street Smythes Creek	4	House	\$658,000	10 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 11 Reynolds Parade Smythes Creek	0	Residential_land	\$260,000	10 Jun 2026
 165 Kennedys Road Smythes Creek	5	House	\$1,150,000	01 Jun 2026
 241 Kennedys Road Smythes Creek	0	Residential_land	\$585,000	28 May 2026
 79 Post Office Road Smythes Creek	4	House	\$670,000	27 May 2026
 21 Plymouth way Smythes Creek	4	House	\$650,000	26 May 2026
 61 Kensington Boulevard Smythes Creek	0	Residential_land	\$282,000	26 May 2026
 Lot Pinnacle Lot 751 Lotus Lane	0	Residential_land	\$325,000	26 May 2026
 19 Stuart Court Smythes Creek	5	House	\$1,230,000	15 May 2026
 860 Glenelg Highway Smythes Creek	5	House	\$845,000	14 May 2026
 14 Singer Street Smythes Creek	4	House	\$625,000	08 May 2026



Jellis Craig Ballarat
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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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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