



Winter Valley

# Suburb Report



Your connection to property insights



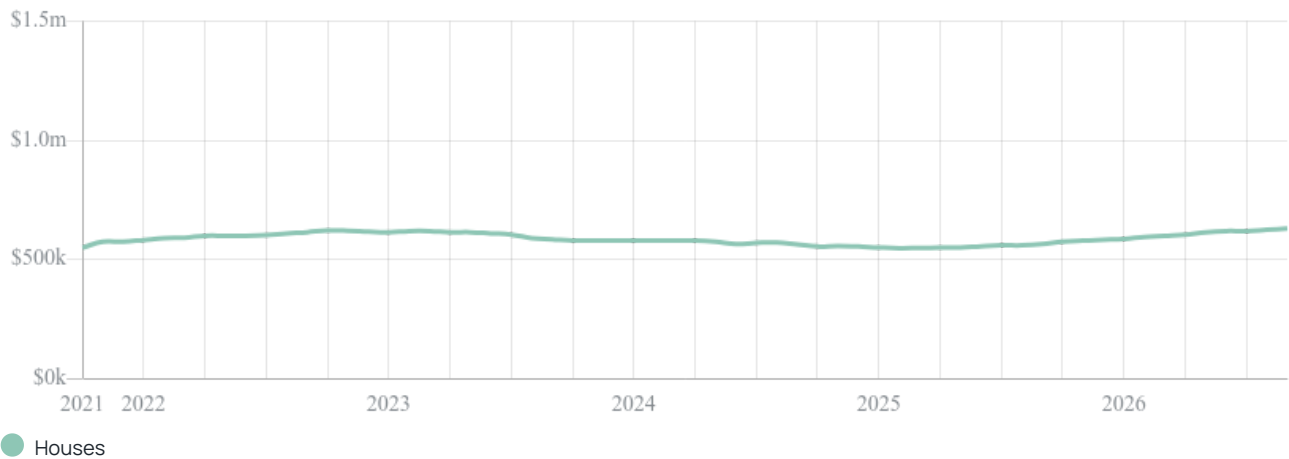
JellisCraig

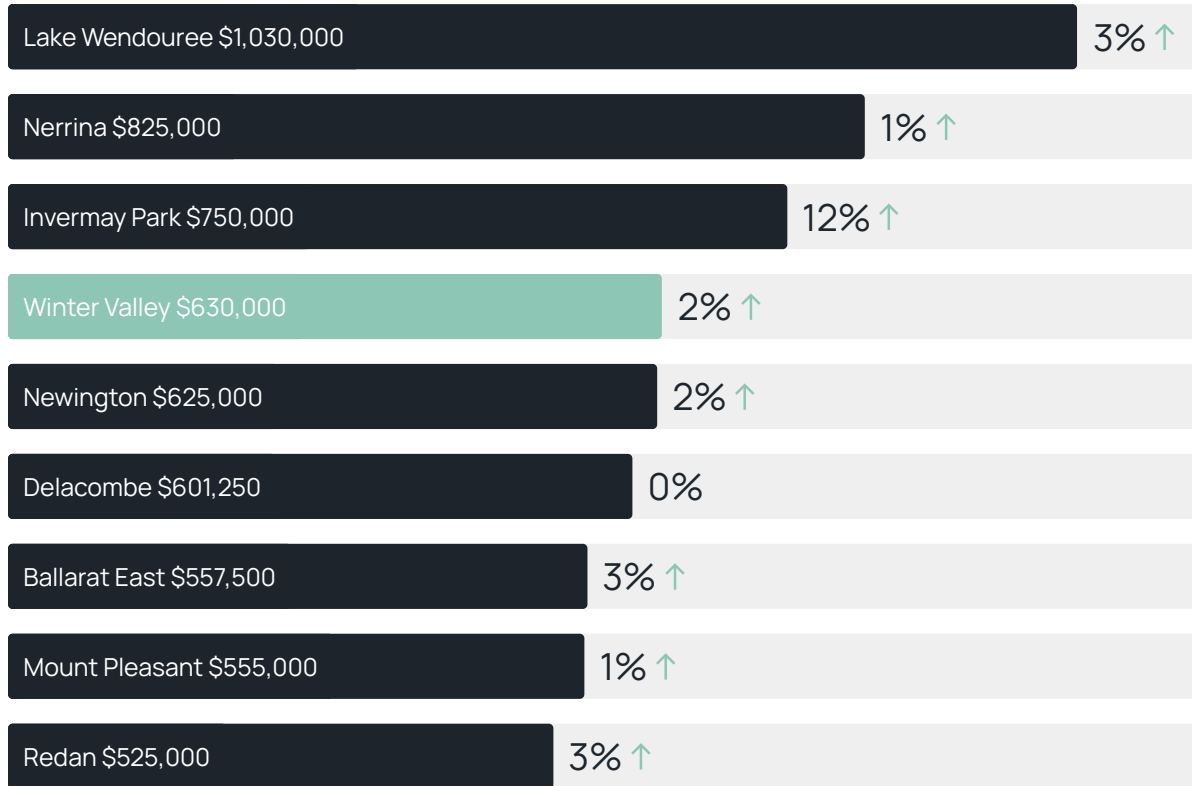
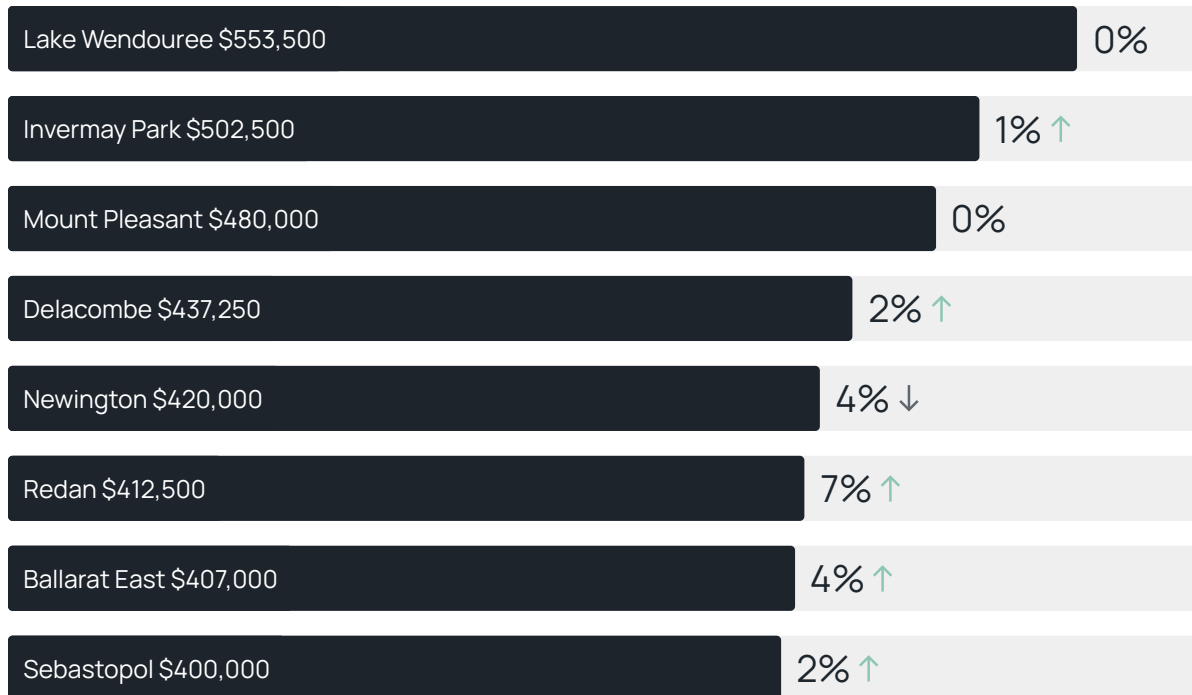
Median house price

Median<sup>1</sup>  
\$630k

Monthly median price change<sup>2</sup>  
0.80% ↑

Winter Valley monthly median property prices<sup>3</sup>



Median house price<sup>1,2</sup>Median unit price<sup>1,2</sup>

## WINTER VALLEY SUBURB REPORT

Sale method<sup>1</sup>

● Private 100%

Median days on market<sup>5</sup>

House

Unit

46 days

17 days

Average hold period<sup>1</sup>

House

4.2 years

Dwelling type<sup>7</sup>

● Houses 100% ● Units 0%

Ownership<sup>7</sup>

● Owned outright 17% ● Mortgaged 58% ● Rented 25%

Population<sup>7</sup>

3,440

Median age<sup>7</sup>

29 years

Median household size<sup>7</sup>

2.9 people

Median asking rent per week<sup>1</sup>

House

Unit

\$470

N/A

Rental yield<sup>8</sup>

House

Unit

3.9%

4.66%

Recent Winter Valley sales<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                             | Bedrooms | Type             | Price     | Sold        |
|-------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|-----------|-------------|
|  6 Cassowary Way<br>Winter Valley                  | 4        | House            | \$749,000 | 23 Oct 2026 |
|  7 Grassy Street<br>Winter Valley                  | 4        | House            | \$650,000 | 16 Oct 2026 |
|  10 Verbier Avenue<br>Winter Valley                | 3        | House            | \$535,000 | 06 Oct 2026 |
|  12 White Gum<br>Way<br>Winter Valley             | 4        | House            | \$630,000 | 05 Oct 2026 |
|  237 Ballarat-<br>Carngham Road<br>Winter Valley | 3        | House            | \$610,000 | 05 Oct 2026 |
|  510 Wiltshire Lane<br>Winter Valley             | 4        | House            | \$620,000 | 02 Oct 2026 |
|  59 Presentation<br>Boulevard<br>Winter Valley   | 4        | House            | \$640,000 | 02 Oct 2026 |
|  Lot 158/Alto<br>37 Cortina Drive                | 0        | Residential_land | \$309,000 | 02 Oct 2026 |
|  9 Banff Road<br>Winter Valley                   | 4        | House            | \$660,000 | 29 Sep 2026 |
|  24 Gemstone<br>Road<br>Winter Valley            | 4        | House            | \$715,000 | 28 Sep 2026 |

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| Address                                                                                                                    | Bedrooms | Type             | Price     | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|------------------|-----------|-------------|
|  35 Cumberland Boulevard<br>Winter Valley | 3        | House            | \$542,000 | 23 Sep 2026 |
|  24 Sprinter Way<br>Winter Valley         | 4        | House            | \$625,000 | 18 Sep 2026 |
|  7 STORK STREET<br>Winter Valley          | 0        | Residential_land | \$305,000 | 16 Sep 2026 |
|  26 Yorkdale Boulevard<br>Winter Valley   | 4        | House            | \$705,000 | 15 Sep 2026 |
|  Lot 7209 Banff Road<br>Winter Valley    | 4        | House            | \$597,000 | 11 Sep 2026 |
|  9472 Volt Street<br>Winter Valley      | 4        | House            | \$599,990 | 11 Sep 2026 |
|  4 Cruz Road<br>Winter Valley           | 0        | Residential_land | \$360,000 | 11 Sep 2026 |
|  6 Brolga Boulevard<br>Winter Valley    | 4        | House            | \$625,000 | 08 Sep 2026 |
|  2 Wren Way<br>Winter Valley            | 4        | House            | \$700,000 | 08 Sep 2026 |
|  8726 Banff Road<br>Winter Valley       | 4        | House            | \$598,990 | 04 Sep 2026 |

## WINTER VALLEY SUBURB REPORT

| Address                                                                                                                           | Bedrooms | Type  | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  27 Picasso Street<br>Winter Valley              | 4        | House | \$710,000   | 04 Sep 2026 |
|  23 Grassy Street<br>Winter Valley               | 4        | House | \$650,000   | 04 Sep 2026 |
|  618 Milanesia<br>Place<br>Winter Valley         | 4        | House | Undisclosed | 01 Sep 2026 |
|  23 Brolga<br>Boulevard<br>Winter Valley         | 4        | House | \$582,500   | 01 Sep 2026 |
|  40 Goldfinch<br>Road<br>Winter Valley          | 4        | House | \$605,000   | 01 Sep 2026 |
|  49 Presentation<br>Boulevard<br>Winter Valley | 4        | House | \$647,500   | 28 Aug 2026 |
|  16 Jumps Street<br>Winter Valley              | 4        | House | \$630,000   | 27 Aug 2026 |
|  12 Meribel Street<br>Winter Valley            | 4        | House | \$683,000   | 27 Aug 2026 |
|  6 Barn Owl<br>Avenue<br>Winter Valley         | 4        | House | \$662,000   | 27 Aug 2026 |
|  4 Jumps Street<br>Winter Valley               | 4        | House | \$647,500   | 27 Aug 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.

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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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