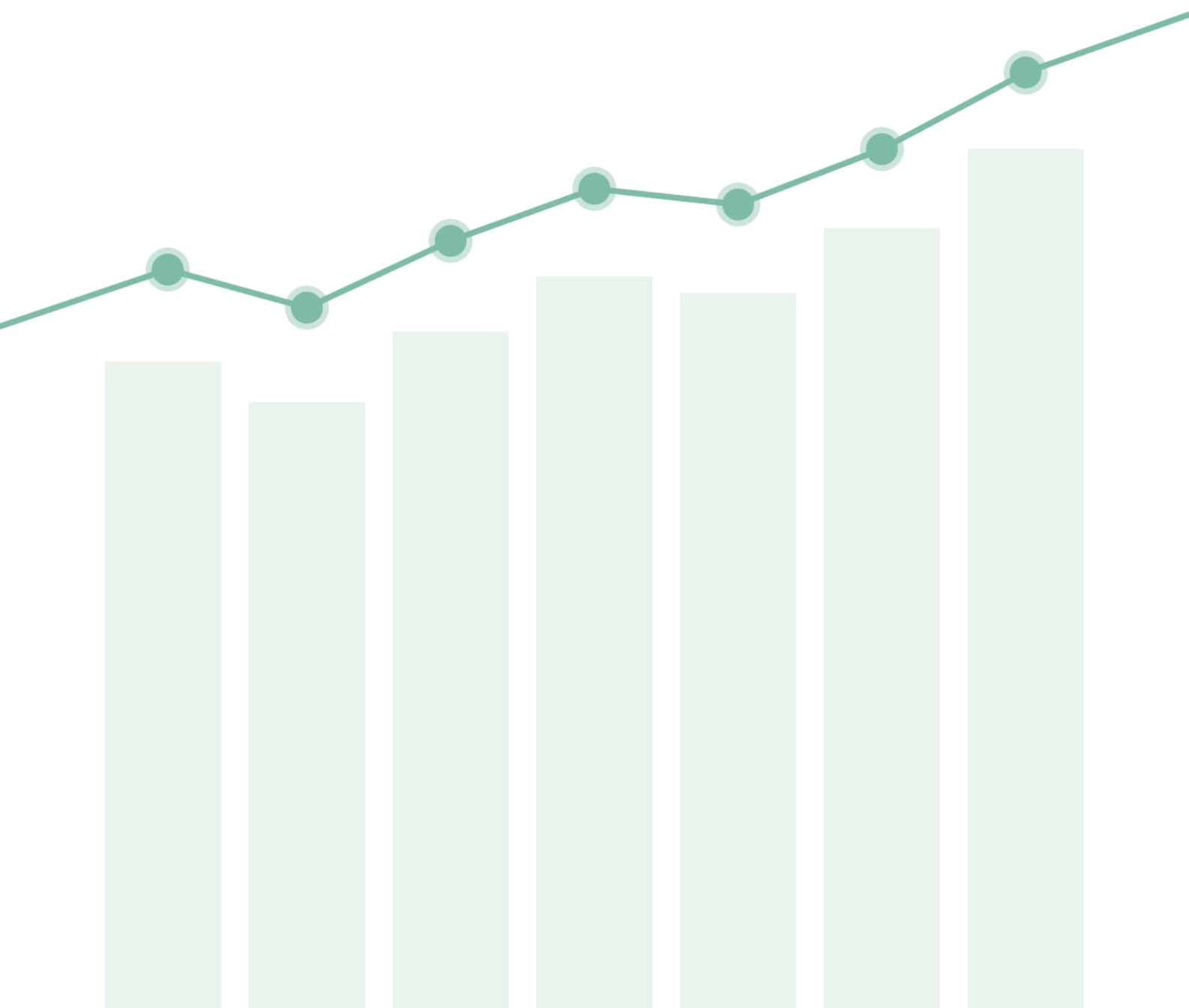


JellisCraig

BELL PARK

Suburb Report

Know your neighbourhood.



BELL PARK SUBURB REPORT

Median House Price*

Median

\$610k

Quarterly Price Change

-1.13% ↓

Median Unit Price*

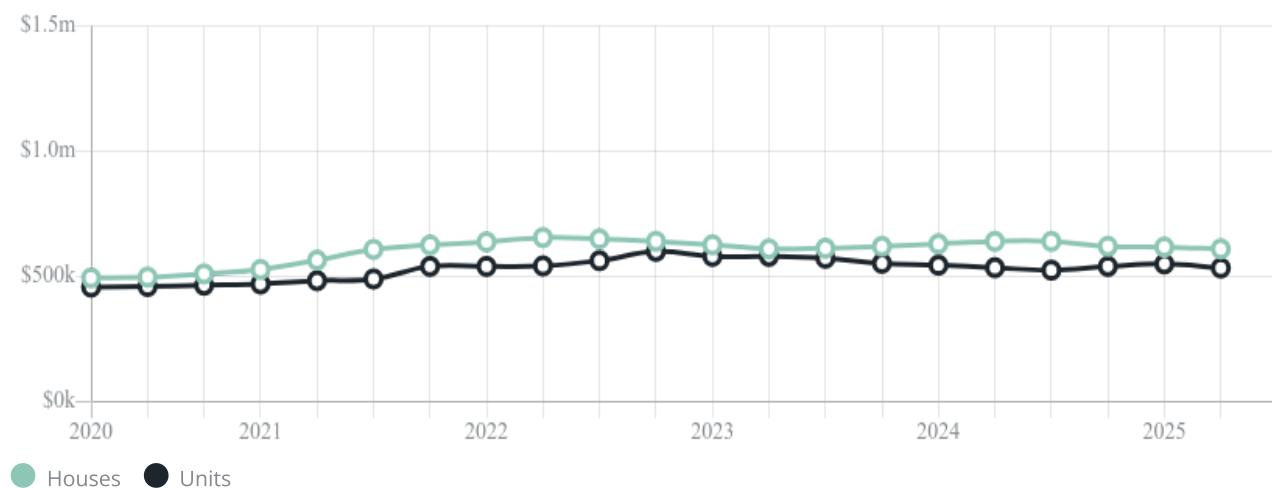
Median

\$534k

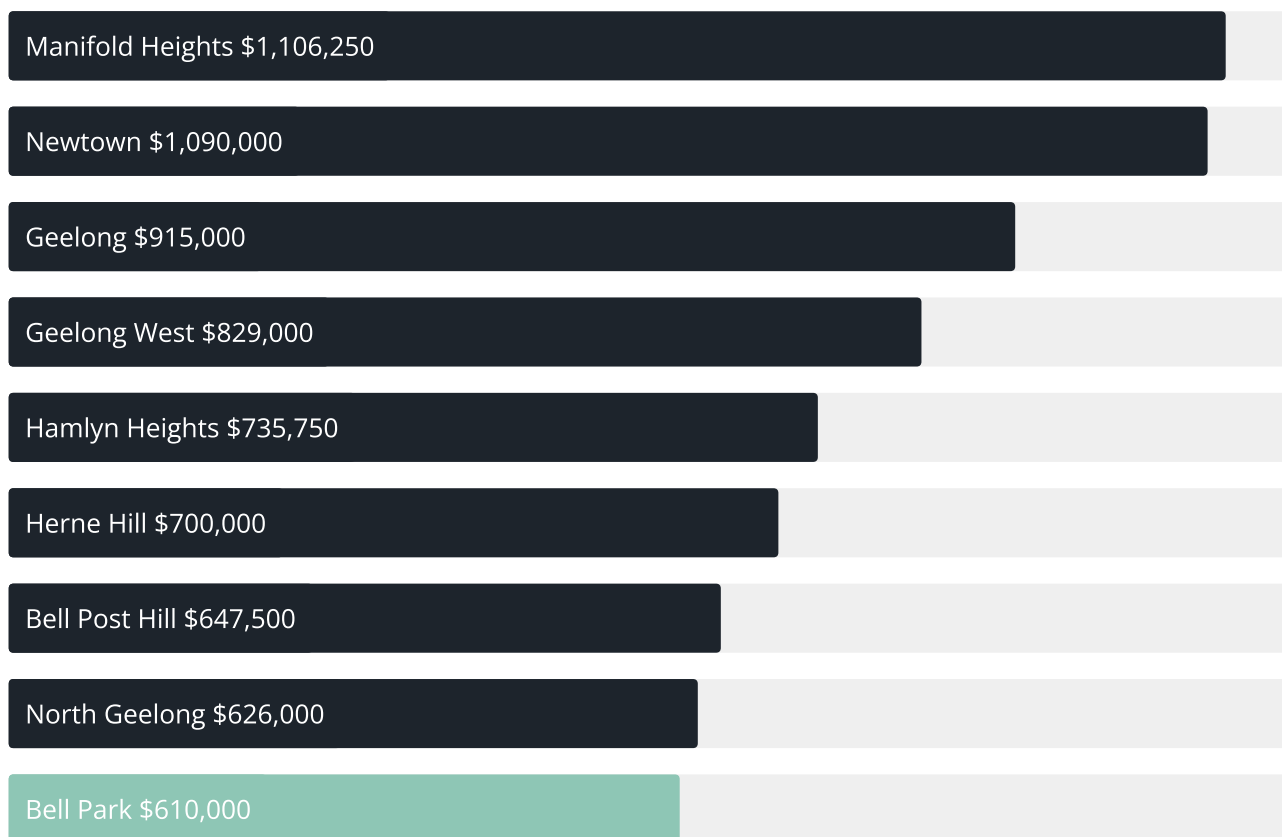
Quarterly Price Change

-2.95% ↓

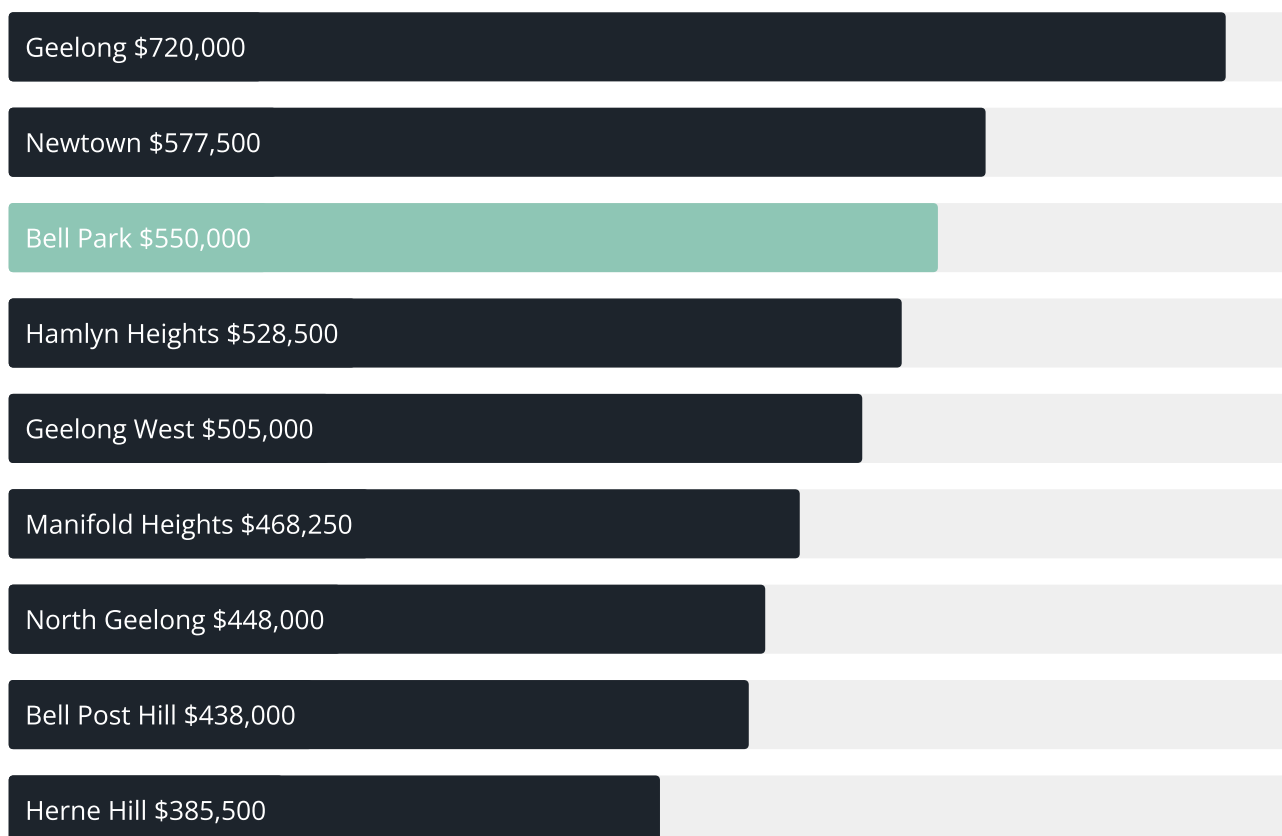
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BELL PARK SUBURB REPORT

Sale Method^{*}

● Private 100%

Median Days on Market[^]

33 days

Average Hold Period^{*}

6.8 years

Dwelling Type[^]

● Houses 81% ● Units 19%

Ownership[^]

● Owned Outright 46% ● Mortgaged 28% ● Rented 26%

Population[^]

5,602

Median Asking Rent per week^{*}

\$490

Median Age[^]

41 years

Rental Yield^{*}









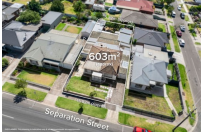

3.81%

Median Household Size[^]








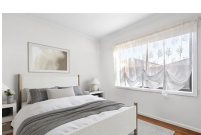


2.2 people

BELL PARK SUBURB REPORT








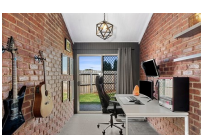


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 25 Ralph Ct Bell Park	4	House	\$780,000	18 Jul 2025
 2/21 Alicia St Bell Park	2	Unit	\$545,000	15 Jul 2025
 54 Anakie Rd Bell Park	2	Unit	\$531,000	14 Jul 2025
 53 Hedgeley Rd Bell Park	3	House	\$737,500	09 Jul 2025
 55 Shannahan Dr Bell Park	4	House	\$685,000	06 Jul 2025
 22 Maple Cr Bell Park	3	House	\$731,300	04 Jul 2025
 34 Banfield St Bell Park	3	House	\$630,000	30 Jun 2025
 1/27 Deakin St Bell Park	2	Townhouse	\$450,000	24 Jun 2025
 140 Separation St Bell Park	3	House	\$550,000	17 Jun 2025
 3 Korakin Ct Bell Park	3	House	\$750,000	13 Jun 2025

BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Shannahan Dr Bell Park	3	House	\$680,000	11 Jun 2025
 1/18 Anakie Rd Bell Park	2	House	\$443,000	04 Jun 2025
 2 Ozone Cr Bell Park	3	House	\$636,000	04 Jun 2025
 201 Separation St Bell Park	4	House	\$610,000	30 May 2025
 29 Willow Cr Bell Park	3	House	\$585,000	29 May 2025
 6/45-47 Bruce St Bell Park	2	Townhouse	\$535,000	12 May 2025
 51 Shannahan Dr Bell Park	4	House	\$730,000	07 May 2025
 75 McClelland St Bell Park	3	House	\$505,000	07 May 2025
 2/19 Alicia St Bell Park	2	Unit	\$530,000	01 May 2025
 2/3 Malcolm St Bell Park	3	Townhouse	\$530,000	26 Apr 2025

BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 Libau Av Bell Park	3	House	\$590,000	15 Apr 2025
 2a Libau Av Bell Park	2	House	\$509,000	11 Apr 2025
 101 McClelland St Bell Park	2	Unit	\$532,500	08 Apr 2025
 29 Hughes St Bell Park	3	House	\$535,000	07 Apr 2025
 3 Manooka Ct Bell Park	3	House	\$645,000	31 Mar 2025
 32 Thorburn St BELL PARK	4	House	\$697,500	26 Mar 2025
 36 Prestige Av BELL PARK	4	House	\$800,000	24 Mar 2025
 15 Karlovac Ct Bell Park	3	House	\$620,000	21 Mar 2025
 35 Bruce St Bell Park	3	House	\$620,000	21 Mar 2025
 56 Bruce St Bell Park	3	House	\$650,000	20 Mar 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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