

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$630k**

Quarterly Price Change

**-1.56% ↓**

## Median Unit Price\*

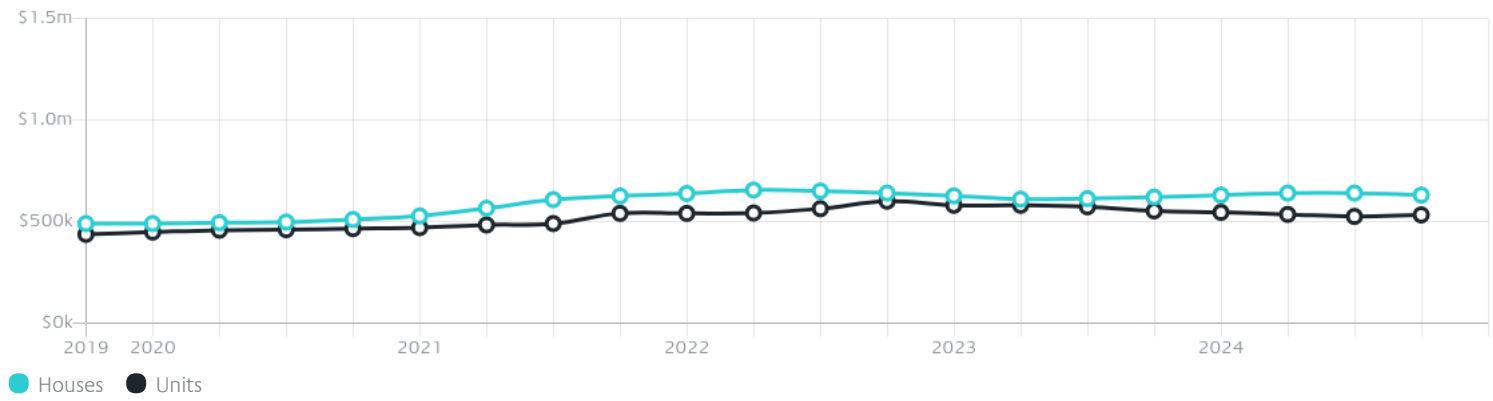
Median

**\$533k**

Quarterly Price Change

**1.42% ↑**

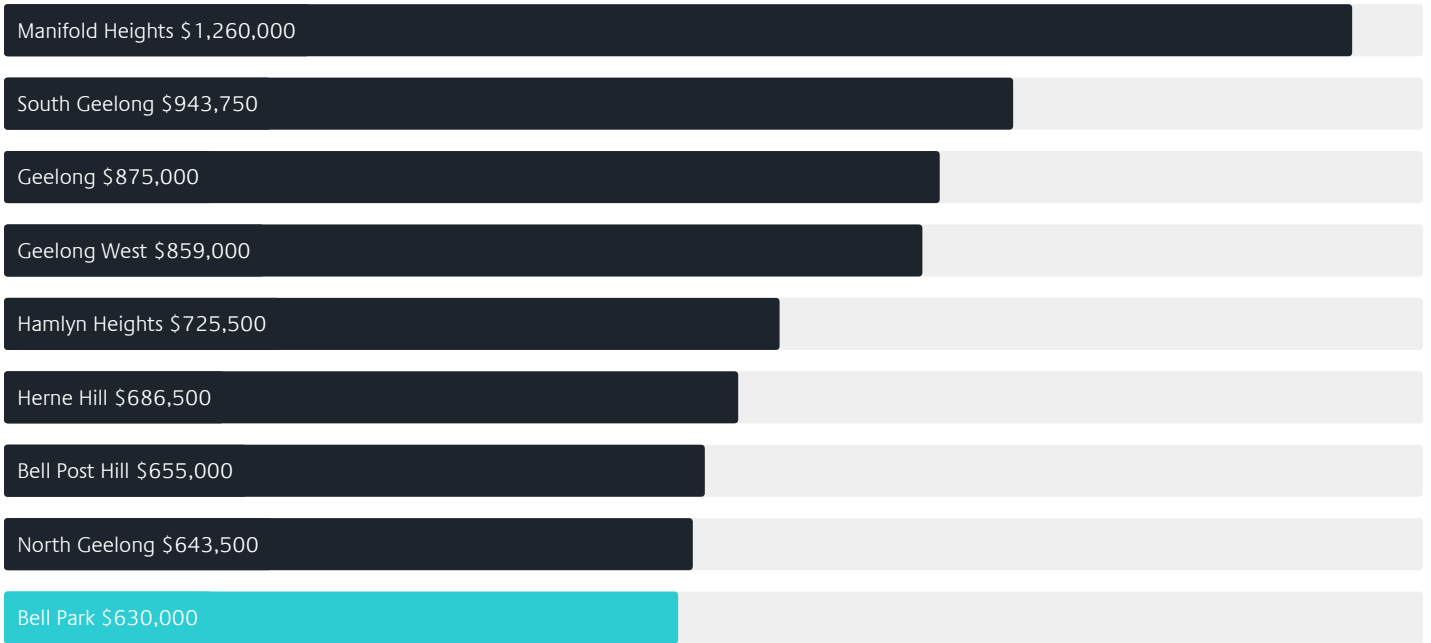
## Quarterly Price Change\*



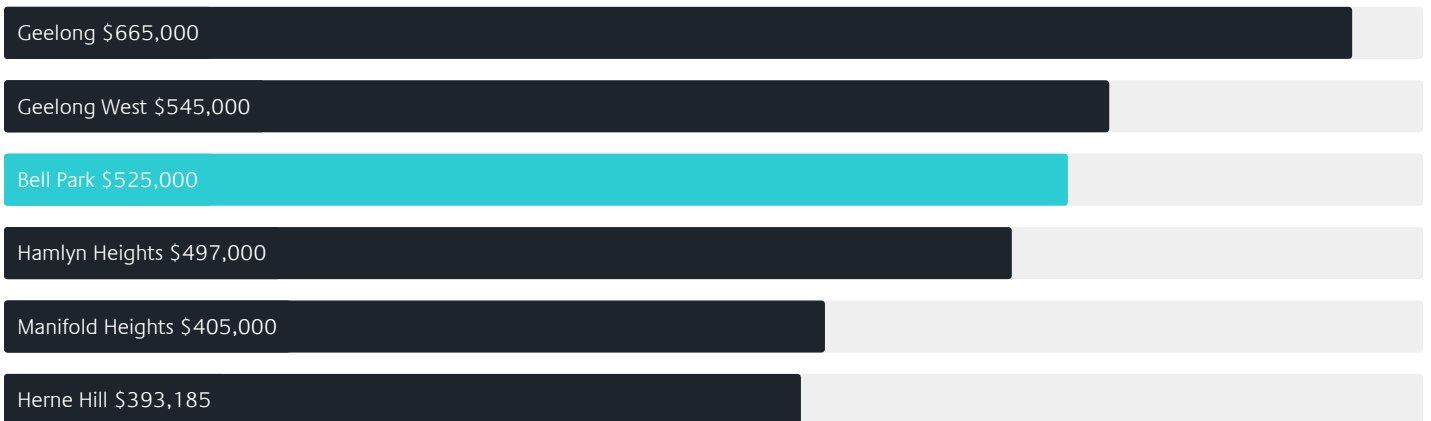
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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## Sale Method<sup>\*</sup>



● Auction 8%  
● Private 92%

## Median Days on Market<sup>^</sup>

42 days

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## Average Hold Period<sup>\*</sup>

6.8 years

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# Insights

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## Dwelling Type<sup>^</sup>



● Houses 81% ● Units 19%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

5,602

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## Median Asking Rent per week<sup>\*</sup>

\$470

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## Median Age<sup>^</sup>

41 years

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## Rental Yield<sup>\*</sup>

3.81%

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## Median Household Size<sup>^</sup>

2.2 people













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# Sold Properties~













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 15 Malcolm St Bell Park	3	House	\$525,000	13 Dec 2024
 1b Tallinn St Bell Park	2	House	\$487,000	05 Dec 2024
 2/17 Hughes St Bell Park	3	Unit	\$615,000	05 Dec 2024
 11 Libau Av Bell Park	2	House	\$544,000	02 Dec 2024
 20 Hammersley Rd Bell Park	3	House	\$650,000	02 Dec 2024
 150 Separation St Bell Park	3	House	\$661,500	26 Nov 2024
 15 Nicholson Cr Bell Park	5	House	\$860,000	26 Nov 2024
 19 Ralph Ct Bell Park	4	House	\$740,000	18 Nov 2024
 12b Levoca Ct Bell Park	3	House	\$727,500	18 Nov 2024
 50 Deakin St Bell Park	2	House	\$500,000	16 Nov 2024
 2/5 Mcclelland St Bell Park	3	Townhouse	\$540,000	13 Nov 2024
 131 Ballarat Rd Bell Park	3	House	\$700,000	08 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 168 Separation St Bell Park	2	House	\$495,000	04 Nov 2024
 16 Hillside Ct Bell Park	3	House	\$615,000	30 Oct 2024
 49 Curtin St Bell Park	3	House	\$657,000	25 Oct 2024
 57 Libau Av Bell Park	2	House	\$530,000	25 Oct 2024
 44b Shannahan Dr Bell Park	4	House	\$700,000	22 Oct 2024
 54 Mcclelland St Bell Park	3	House	\$610,000	22 Oct 2024
 1 Curtin St Bell Park	3	House	\$642,000	19 Oct 2024
 25b Deakin St Bell Park	2	Flat/Unit/Apartment	\$555,000	18 Oct 2024
 1 / 16 Elsie St Bell Park	3	House	\$528,000	11 Oct 2024
 39 Malcolm St Bell Park	3	House	\$611,000	11 Oct 2024
 1 / 8 Elsie St Bell Park	3	Townhouse	\$560,000	10 Oct 2024
 153 Thompson Rd Bell Park	2	House	\$507,000	09 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 40 Hammersley Rd Bell Park	4	House	\$720,000	07 Oct 2024
 1/211 Separation St BELL PARK	3	Flat/Unit/Apartment	\$430,000	05 Oct 2024
 45 Shannahan Dr Bell Park	3	House	\$750,000	29 Sep 2024
 57 Vistula Av Bell Park	3	House	\$530,000	25 Sep 2024
 6 Yaraan St Bell Park	4	House	\$890,000	22 Sep 2024
 2 Stella Ct Bell Park	3	House	\$700,000	17 Sep 2024
 2 Levoca Ct Bell Park	3	House	\$715,000	16 Sep 2024
 16 Levoca Ct Bell Park	3	Townhouse	\$743,500	05 Sep 2024
 1/38 Anakie Rd Bell Park	2	Unit	\$425,000	04 Sep 2024
 57 Hedgeley Rd Bell Park	4	House	\$1,000,000	04 Sep 2024
 4/45-47 Bruce St Bell Park	2	Unit	\$480,000	28 Aug 2024
 191 Separation St Bell Park	3	House	\$492,000	19 Aug 2024

# Jellis Craig

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Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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