

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$615k

Quarterly Price Change

-0.80% ↓

Median Unit Price*

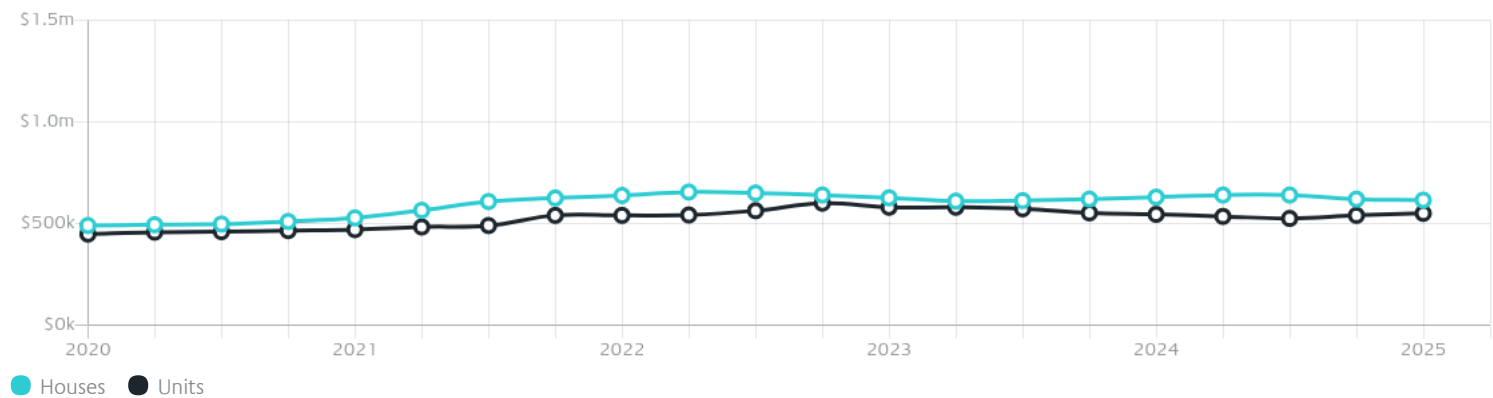
Median

\$550k

Quarterly Price Change

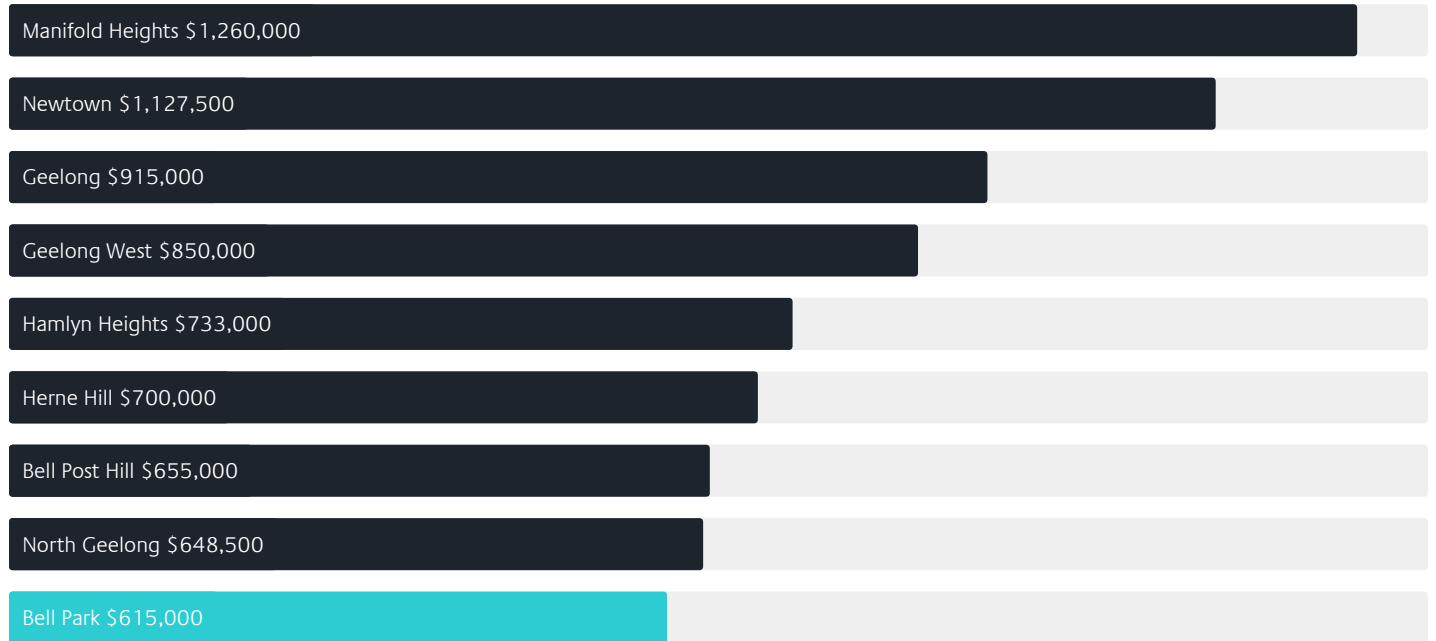
1.85% ↑

Quarterly Price Change*

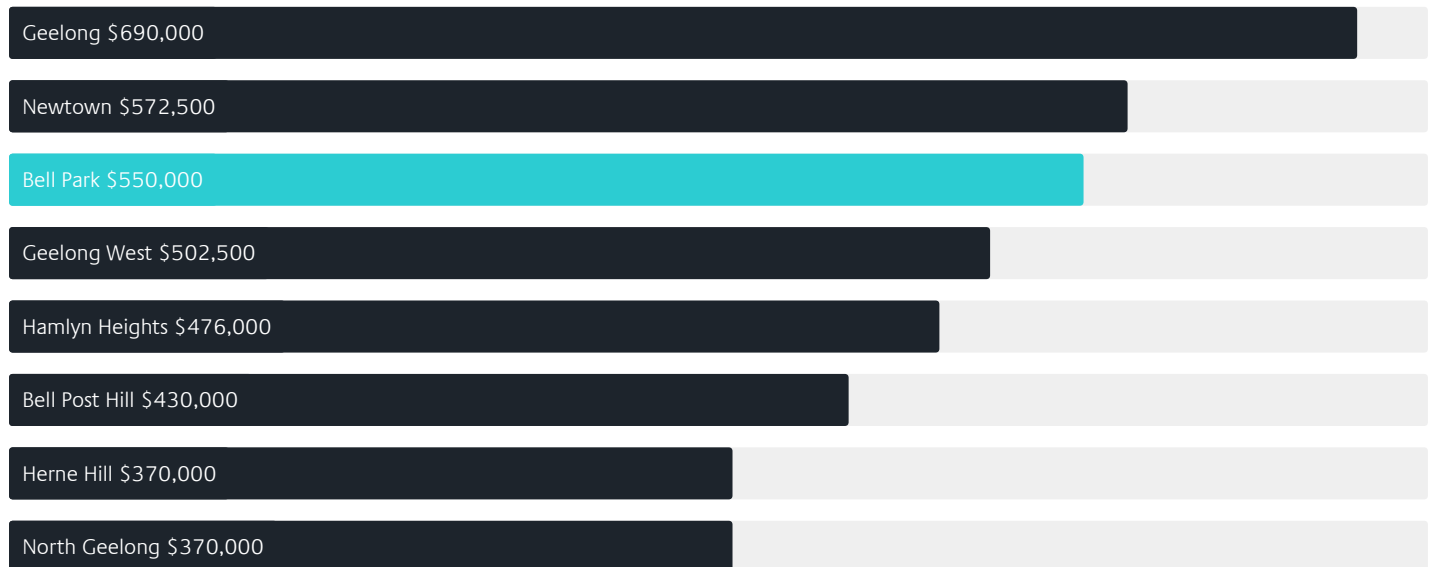


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

42 days

Average Hold Period^{*}

6.8 years

Insights

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[^]


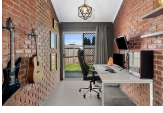








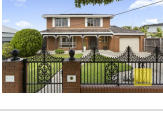

2.2 people

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

Address	Bedrooms	Type	Price	Sold
 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
 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
 140 Separation St Bell Park	3	House	\$550,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 60 Bruce St Bell Park	3	House	\$675,000	19 Mar 2025
 2/116 Anakie Rd Bell Park	3	House	\$422,000	13 Mar 2025
 1/180 Separation St Bell Park	3	Townhouse	\$700,000	05 Mar 2025
 1/23 Ralph Ct Bell Park	3	Townhouse	\$520,000	01 Mar 2025
 12 Anakie Rd Bell Park	4	House	\$480,000	28 Feb 2025
 51 Bruce St Bell Park	3	House	\$672,500	26 Feb 2025
 17 Elsie St Bell Park	4	House	\$816,000	21 Feb 2025
 57 Thorburn St Bell Park	4	House	\$535,000	21 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Milan St Bell Park	2	House	\$512,500	20 Feb 2025
 27 Barton St Bell Park	3	House	\$550,000	19 Feb 2025
 69 Bruce St Bell Park	3	House	\$730,000	13 Feb 2025
 2/36 Alicia St Bell Park	2	Flat /Unit/Apartment	\$500,000	11 Feb 2025
 15 Carissa Mews Bell Park	3	House	\$800,000	11 Feb 2025
 1/35 Maple Cr Bell Park	3	House	\$600,000	08 Feb 2025
 15 Vistula Av Bell Park	3	House	\$640,000	07 Feb 2025
 2 Rosa Ct Bell Park	4	House	\$832,000	04 Feb 2025
 2/4 Karlovac Ct Bell Park	2	Flat /Unit/Apartment	\$325,000	01 Feb 2025
 20 Anakie Rd Bell Park	3	House	\$555,000	31 Jan 2025
 1/136 Separation St Bell Park	3	Unit	\$470,000	28 Jan 2025
 189 Thompson Rd Bell Park	3	House	\$510,000	24 Jan 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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