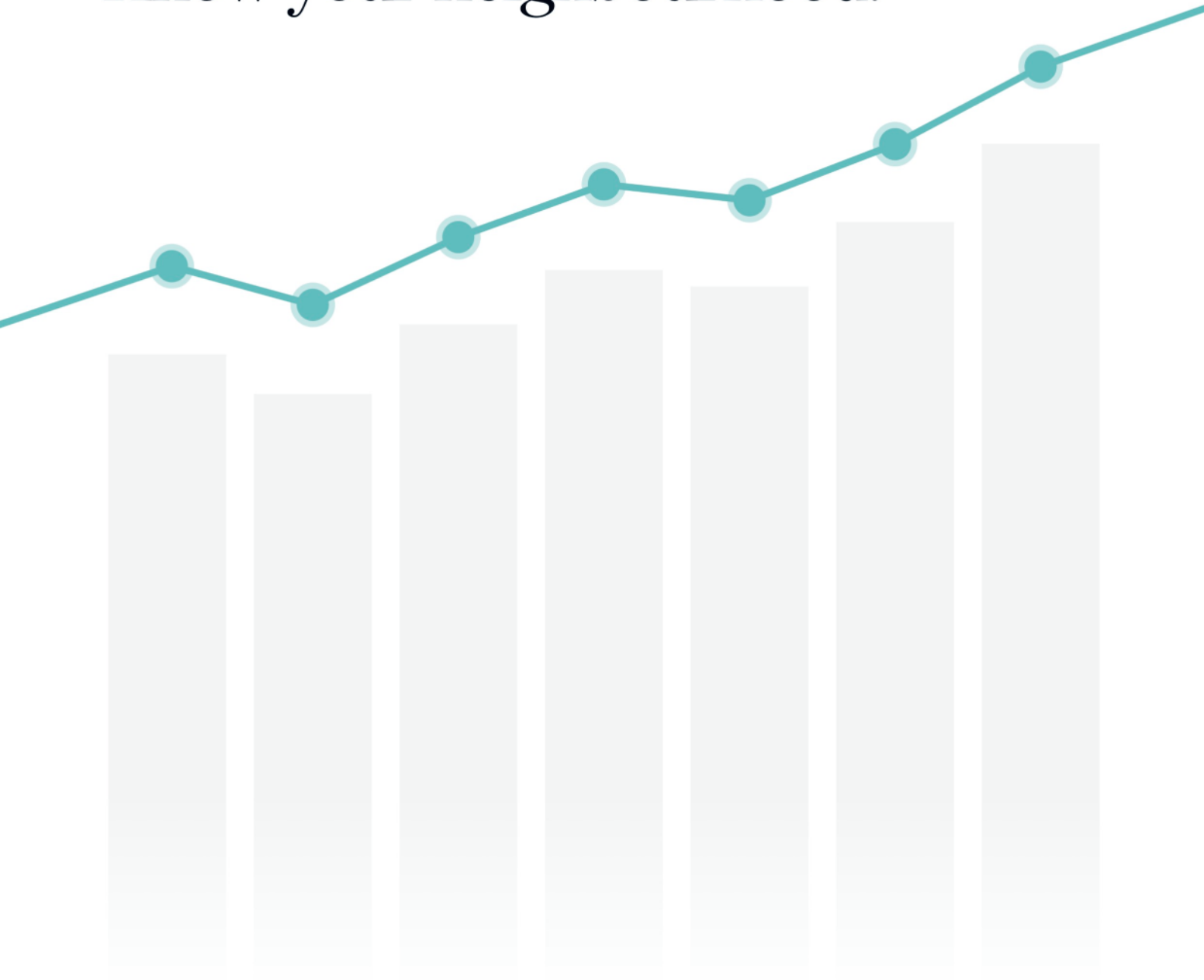


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$630k

Quarterly Price Change

-1.56% ↓

Median Unit Price*

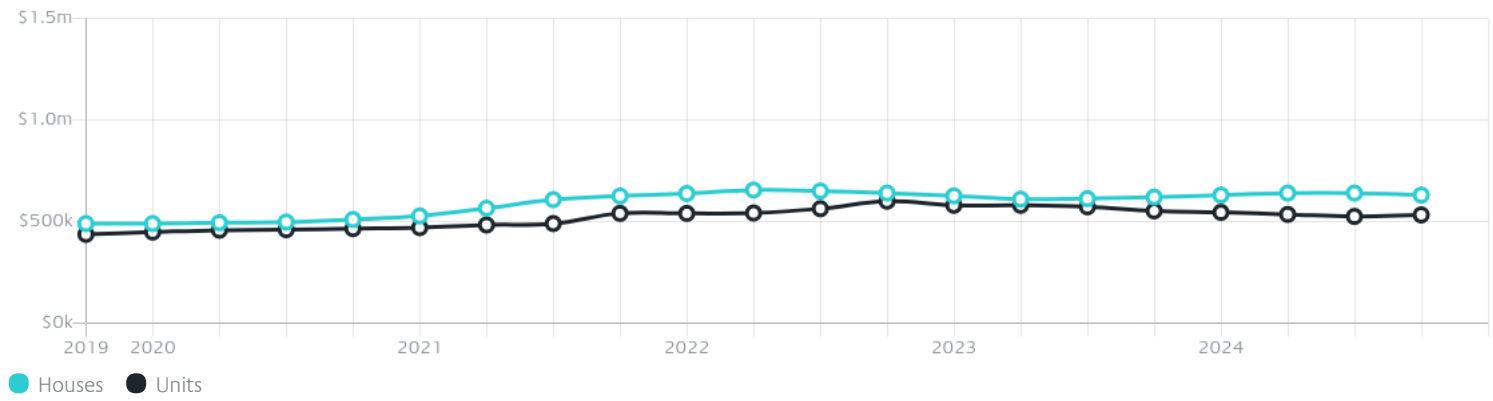
Median

\$533k

Quarterly Price Change

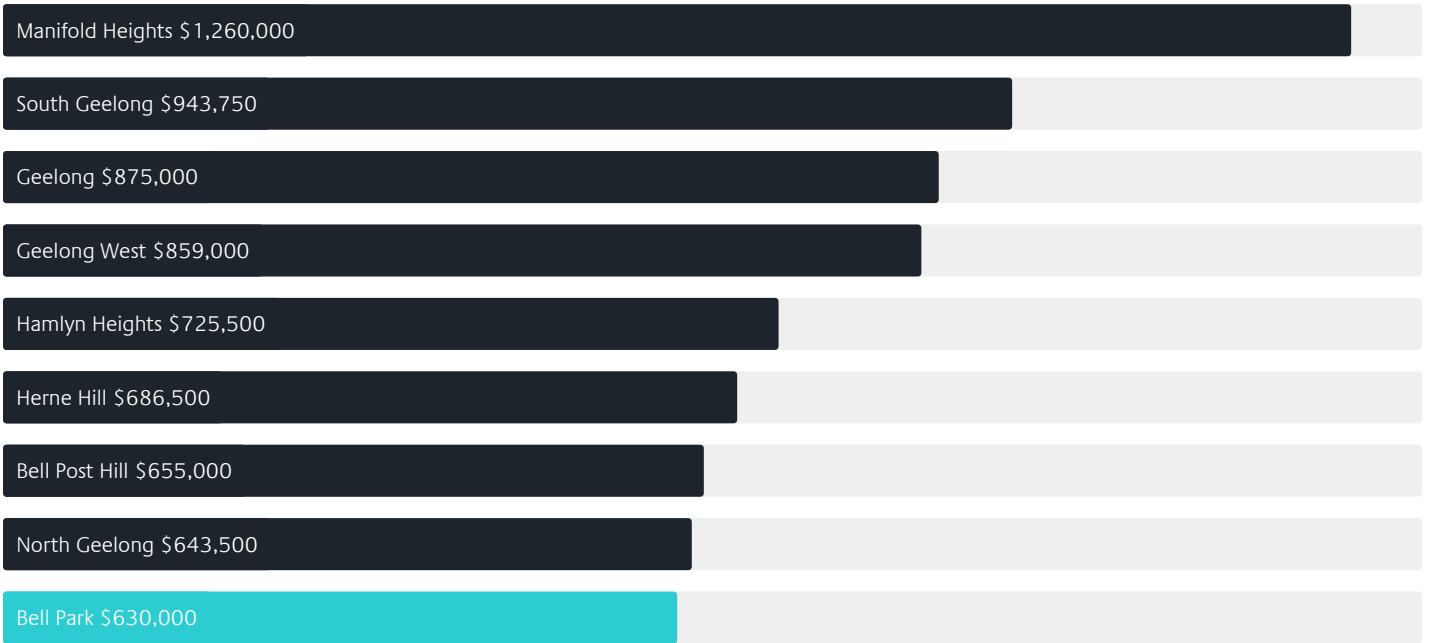
1.42% ↑

Quarterly Price Change*

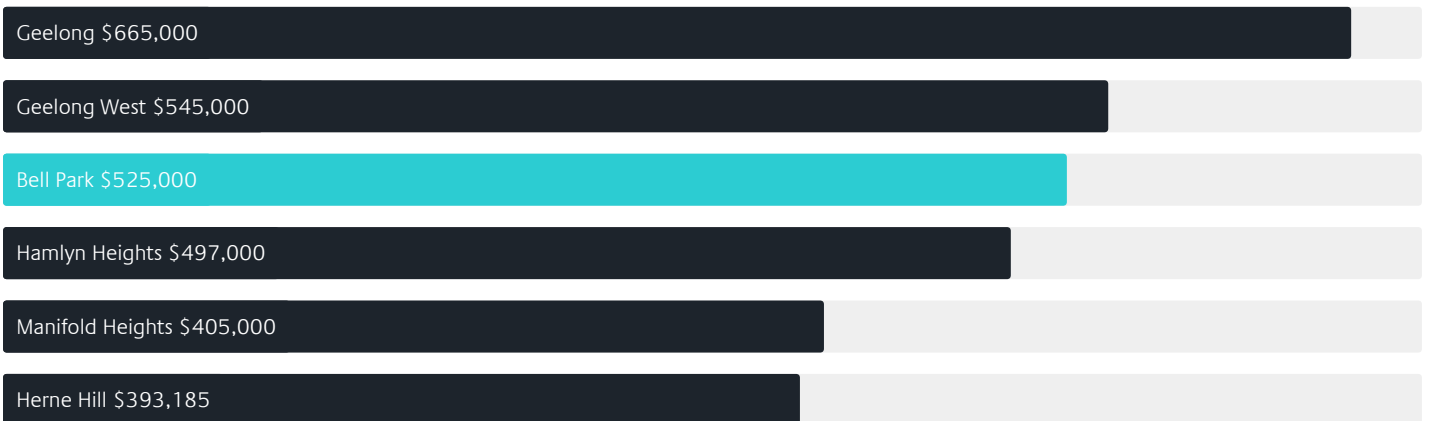


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 7%
● Private 93%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

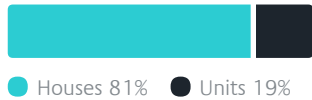
30 days

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^{*}

\$470

Median Age[^]

41 years

Rental Yield^{*}









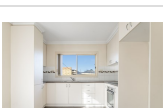


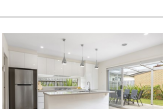
3.81%

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
 17 Elsie St Bell Park	4	House	\$816,000	21 Feb 2025
 57 Thorburn St Bell Park	4	House	\$535,000	21 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
 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
 1 Dural Ct Bell Park	6	House	\$765,000	16 Jan 2025
 48 Mcclelland St Bell Park	3	House	\$600,000	10 Jan 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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	Townhouse	\$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
 16 Roma St Bell Park	3	House	\$403,125	07 Nov 2024
 168 Separation St Bell Park	2	House	\$495,000	04 Nov 2024
 16 Hillside Ct Bell Park	3	House	\$615,000	30 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 17 Stella Ct Bell Park	2	House	\$660,000	08 Oct 2024
 40 Hammersley Rd Bell Park	4	House	\$720,000	07 Oct 2024

Jellis Craig

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(03) 5222 7772

jellisraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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