

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$615k

Quarterly Price Change

-0.80% ↓

Median Unit Price*

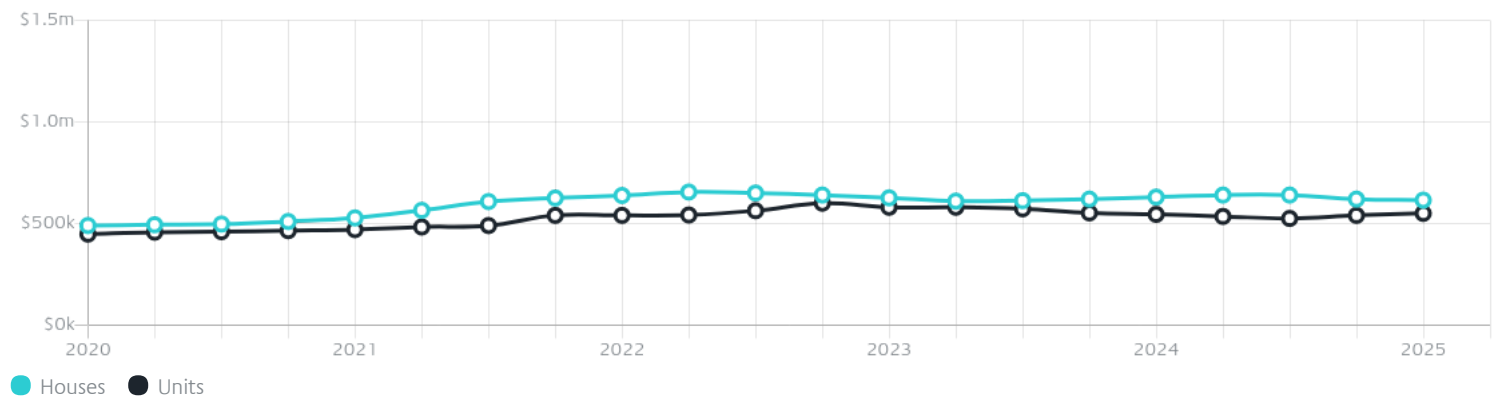
Median

\$550k

Quarterly Price Change

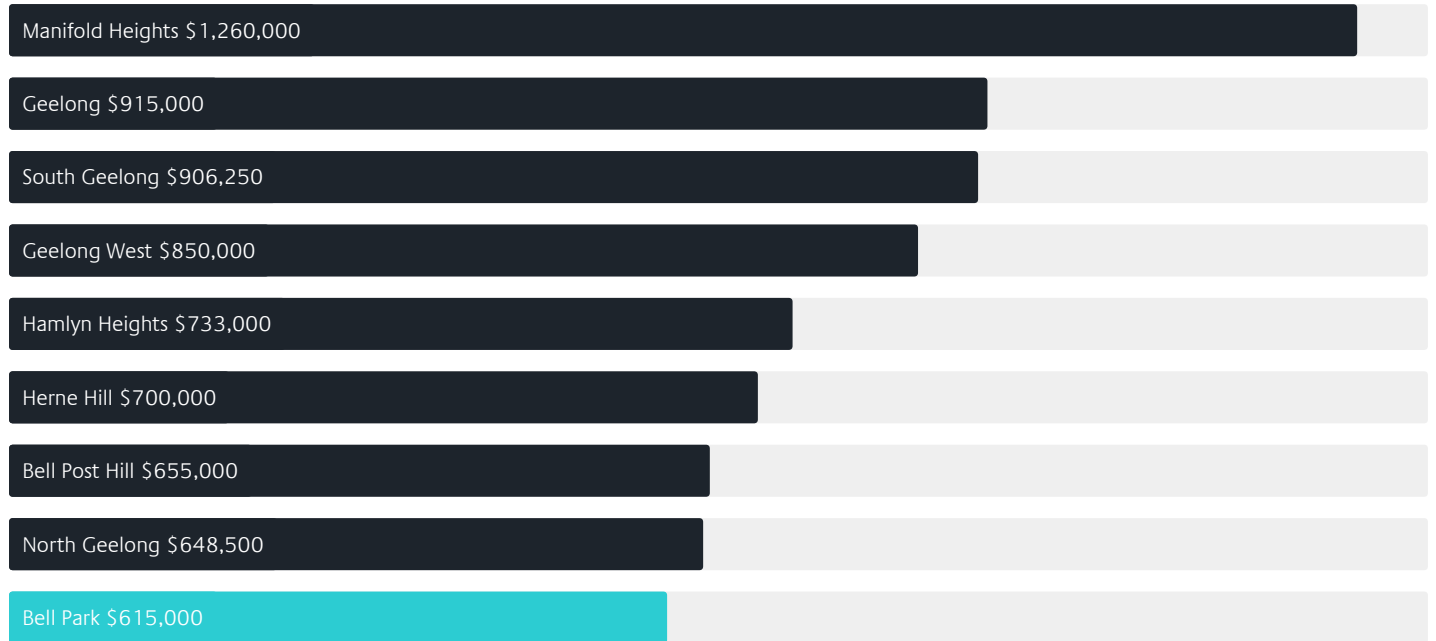
1.85% ↑

Quarterly Price Change*

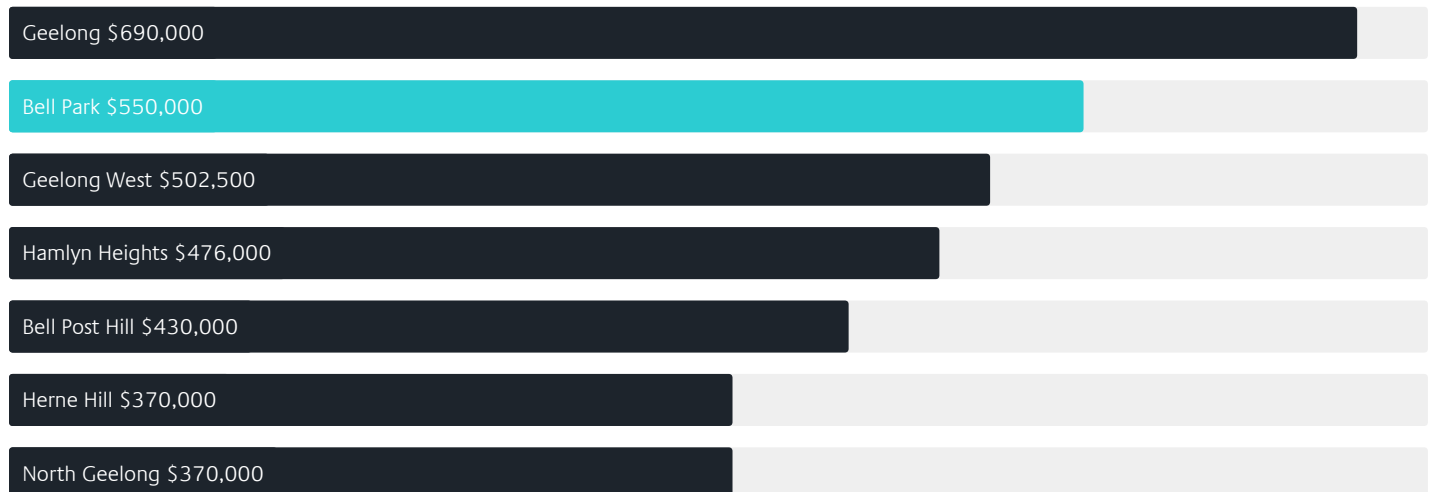


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 4%
● Private 96%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

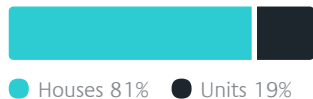
28 days

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^{*}







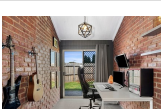



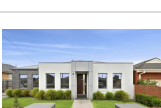
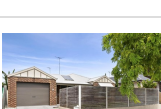
3.81%

Median Household Size[^]













2.2 people

Sold Properties~










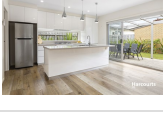
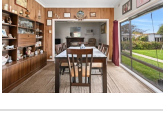

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-----------|-------------|
|  35 Libau Av Bell Park | 3 | House | \$590,000 | 15 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 |
|  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 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  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 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-----------|-------------|
|  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 |
|  12a Levoca Ct Bell Park | 3 | House | \$725,000 | 21 Jan 2025 |
|  1 Dural Ct Bell Park | 6 | House | \$765,000 | 16 Jan 2025 |
|  72 Bruce St Bell Park | 3 | House | \$585,000 | 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 |
|  11 Libau Av Bell Park | 2 | House | \$544,000 | 02 Dec 2024 |
|  20 Hammersley Rd Bell Park | 3 | House | \$650,000 | 02 Dec 2024 |



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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