

JellisCraig

BELL PARK

Suburb Report

Know your neighbourhood.



BELL PARK SUBURB REPORT

Median House Price*

Median

\$642k

Quarterly Price Change

4.81% ↑

Median Unit Price*

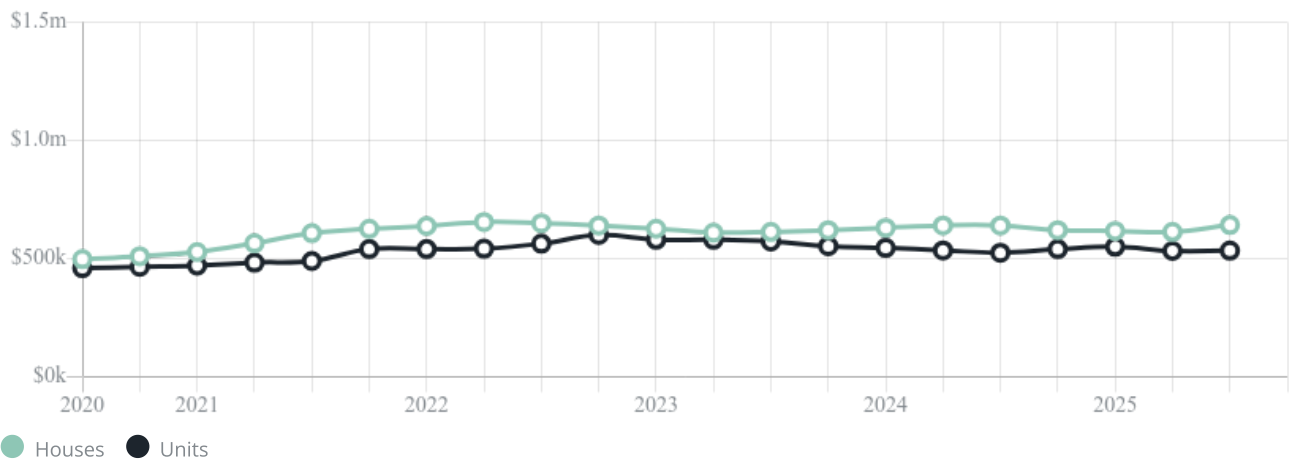
Median

\$534k

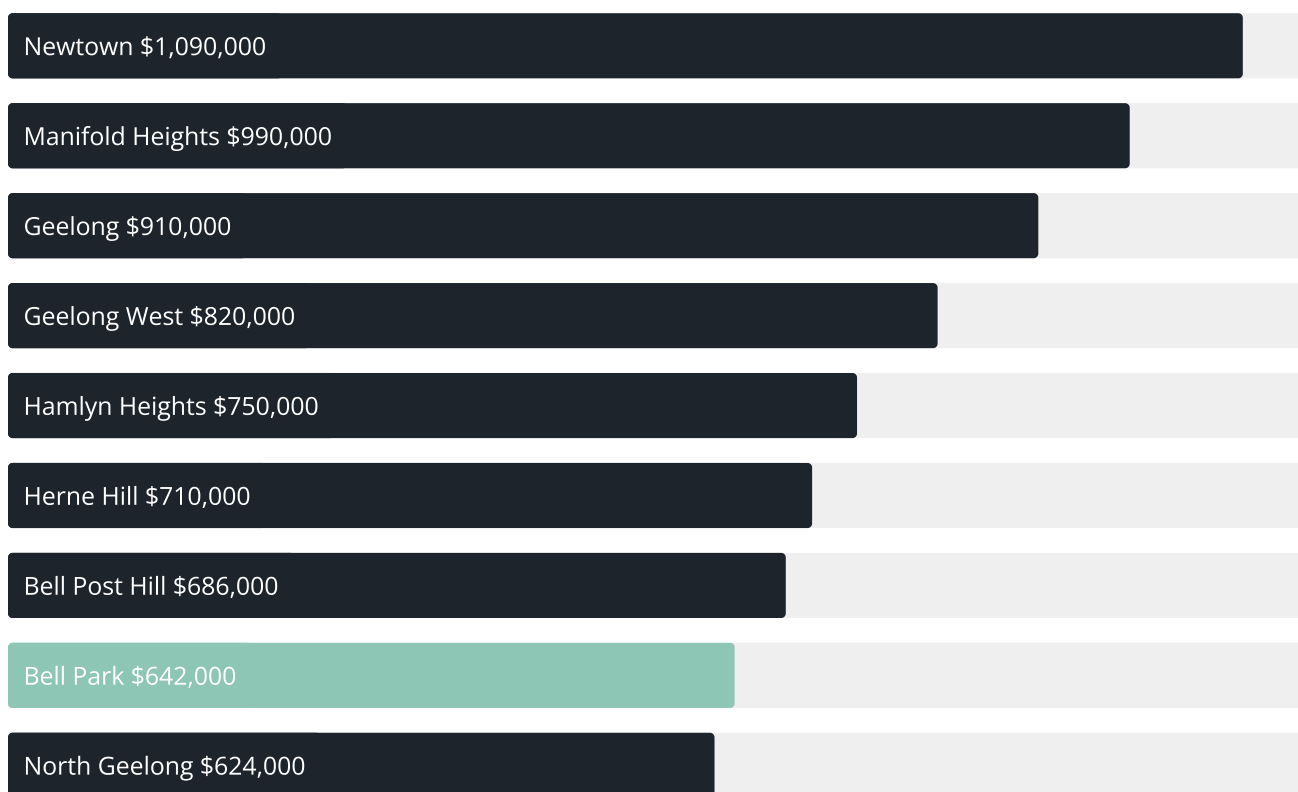
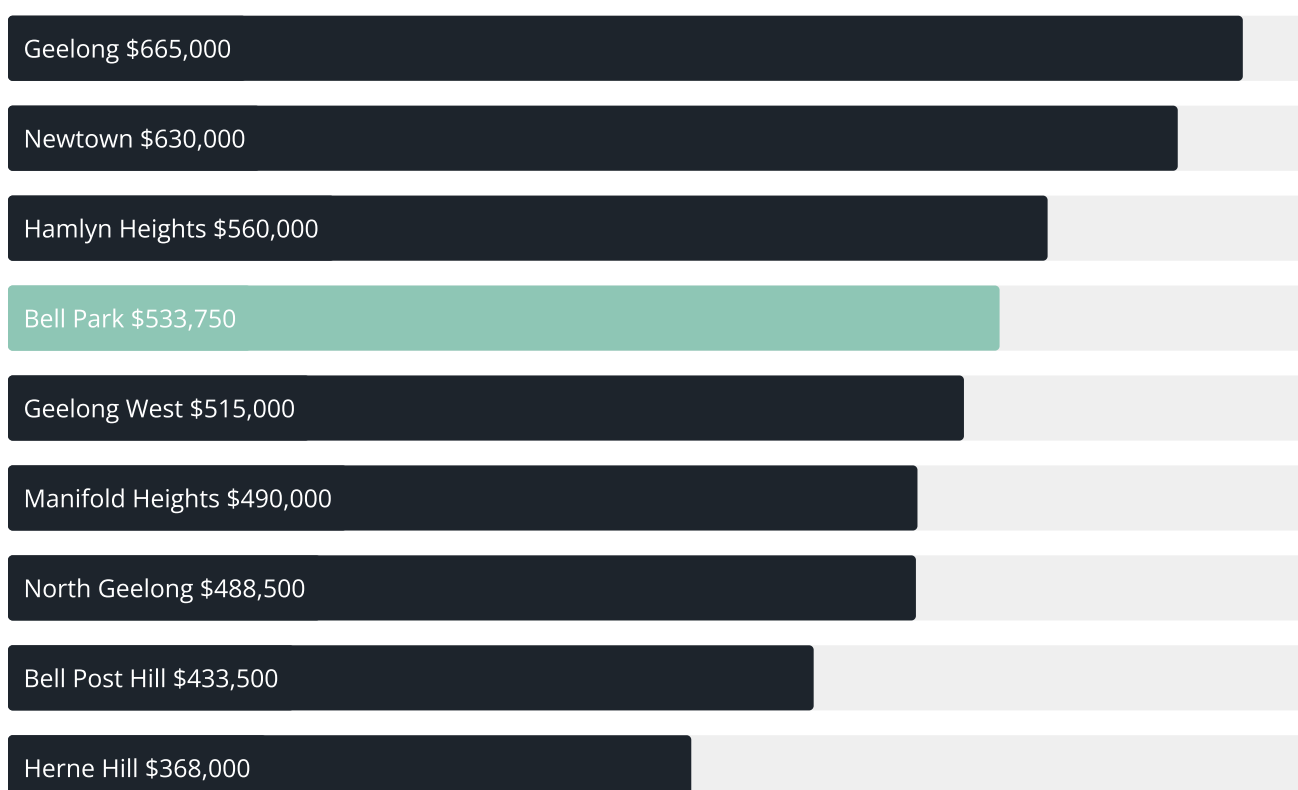
Quarterly Price Change

0.23% ↑

Quarterly Price Change*



BELL PARK SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BELL PARK SUBURB REPORT

Sale Method*



● Auction 7%

● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

25 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 101 Ballarat Rd Bell Park	3	House	\$670,000	22 Oct 2025
 6 Tallinn St Bell Park	3	House	\$700,000	19 Oct 2025
 67 McClelland St Bell Park	3	House	\$740,000	18 Oct 2025
 9 Wattlepark Av Bell Park	4	House	\$825,000	07 Oct 2025
 2/5 Alvena Ct Bell Park	2	Flat/Unit/Apartment	\$515,000	25 Sep 2025
 2/38 Anakie Rd Bell Park	2	Unit	\$550,000	24 Sep 2025
 12 Hastie Av Bell Park	3	House	\$772,000	23 Sep 2025
 3 Banfield St Bell Park	2	House	\$540,000	19 Sep 2025
 4 Nicole Ct BELL PARK	3	House	\$722,000	19 Sep 2025
 31 Nanworen Cr Bell Park	3	House	\$550,000	17 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 53 Barton St Bell Park	3	House	\$690,000	10 Sep 2025
 77 Bruce St Bell Park	2	Flat/Unit/Apartment	\$540,000	06 Sep 2025
 25 Willow Cr Bell Park	3	House	\$630,000	02 Sep 2025
 78 Nanworen Cr Bell Park	3	House	\$720,000	02 Sep 2025
 24 Milan St Bell Park	2	Unit	\$500,000	31 Aug 2025
 26b Banfield St Bell Park	2	House	\$619,500	27 Aug 2025
 25b McClelland St Bell Park	3	Townhouse	\$620,000	25 Aug 2025
 1/6 Milan St Bell Park	2	Townhouse	\$576,500	25 Aug 2025
 7 Wattlepark Av Bell Park	4	House	\$830,000	25 Aug 2025
 4b Tallinn St Bell Park	2	House	\$537,500	24 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 12 Almana St Bell Park	1	House	\$480,000	13 Aug 2025
 20 Nicole Ct Bell Park	4	House	\$737,000	10 Aug 2025
 32 Maple Cr Bell Park	3	House	\$680,000	09 Aug 2025
 10 Furner Av Bell Park	3	House	\$740,000	01 Aug 2025
 1/4 Almana St Bell Park	2	Townhouse	\$512,500	30 Jul 2025
 41 Hedgeley Rd Bell Park	3	House	\$720,000	21 Jul 2025
 2/3 Tallinn St Bell Park	2	Unit	\$460,000	18 Jul 2025
 19 Hedgeley Rd Bell Park	4	House	\$820,000	18 Jul 2025
 25 Ralph Ct Bell Park	4	House	\$780,000	18 Jul 2025
 18 Hammersley Rd Bell Park	4	House	\$820,000	18 Jul 2025



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jellisrcraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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