

# JellisCraig

BELL PARK

# Suburb Report

Know your neighbourhood.



BELL PARK SUBURB REPORT

Median House Price\*

Median

\$610k

Quarterly Price Change

-1.13% ↓

Median Unit Price\*

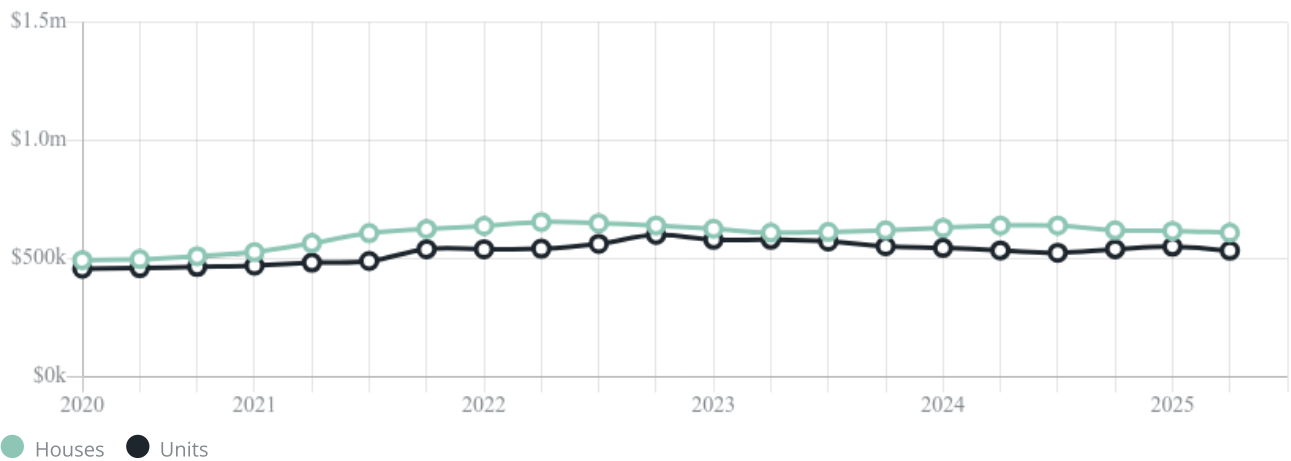
Median

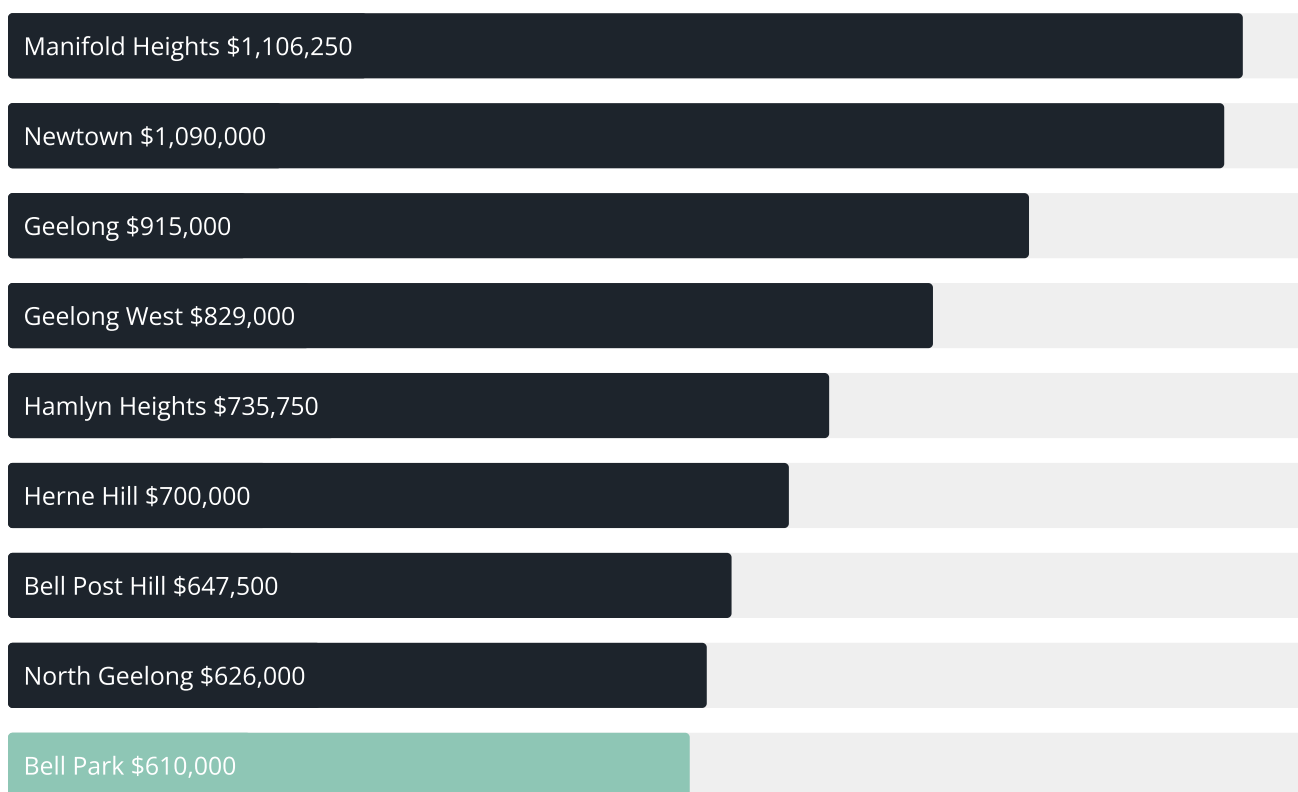
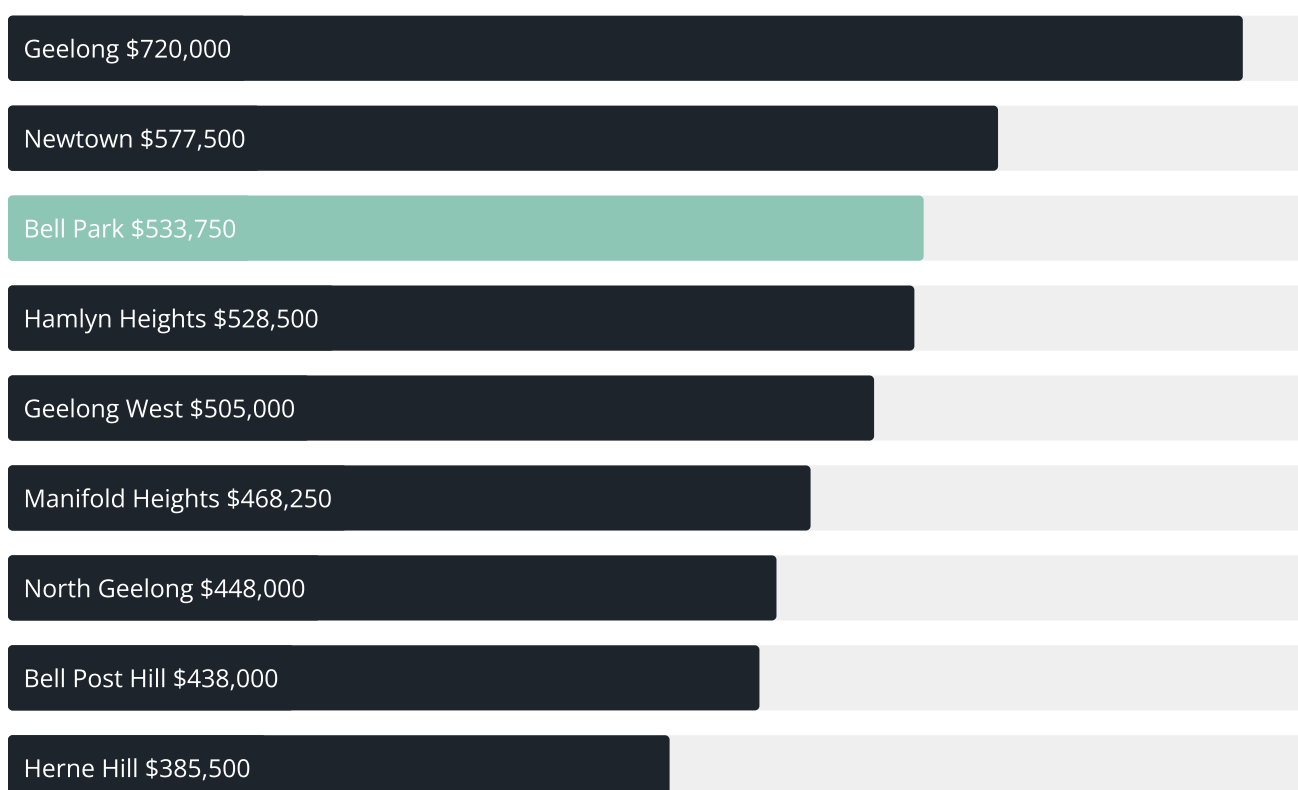
\$534k

Quarterly Price Change

-2.95% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BELL PARK SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 4%

● Private 96%

Auction Clearance Rate<sup>\*</sup>

100%

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

21 days

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

6.8 years

Dwelling Type<sup>^</sup>

● Houses 81%

● Units 19%

Ownership<sup>^</sup>

● Owned Outright 46%

● Mortgaged 28%

● Rented 26%

Population<sup>^</sup>

5,602

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

\$490

Median Age<sup>^</sup>

41 years

Rental Yield<sup>\*</sup>











3.81%

Median Household Size<sup>^</sup>







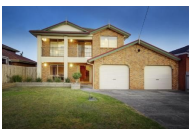



2.2 people

## 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 [jellisrcraig.com.au/suburbinsights](https://jellisrcraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 12 Hastie Av Bell Park	3	House	\$772,000	23 Sep 2025
 3 Banfield St Bell Park	2	House	\$540,000	19 Sep 2025
 31 Nanworen Cr Bell Park	3	House	\$550,000	17 Sep 2025
 24 Milan St Bell Park	2	Unit	\$500,000	31 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
 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

## BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/21 Alicia St Bell Park	2	Unit	\$545,000	15 Jul 2025
 54 Anakie Rd Bell Park	2	Unit	\$531,000	14 Jul 2025
 24 Ashleigh Cr Bell Park	3	House	\$815,000	12 Jul 2025
 53 Hedgeley Rd Bell Park	3	House	\$737,500	09 Jul 2025
 55 Shannahan Dr Bell Park	4	House	\$685,000	06 Jul 2025
 22 Maple Cr Bell Park	3	House	\$731,300	04 Jul 2025

## BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Alder Cr Bell Park	2	Flat/Unit/Apartment	\$500,000	02 Jul 2025
 34 Banfield St Bell Park	3	House	\$630,000	30 Jun 2025
 3/32 Vistula Av Bell Park	2	Townhouse	\$522,200	26 Jun 2025
 1/27 Deakin St Bell Park	2	Townhouse	\$450,000	24 Jun 2025
 4 Ozone Cr Bell Park	3	House	\$640,000	20 Jun 2025
 140 Separation St Bell Park	3	House	\$550,000	17 Jun 2025
 3 Korakin Ct Bell Park	3	House	\$750,000	13 Jun 2025
 25 Shannahan Dr Bell Park	3	House	\$680,000	11 Jun 2025
 1/18 Anakie Rd Bell Park	2	House	\$443,000	04 Jun 2025
 2 Ozone Cr Bell Park	3	House	\$636,000	04 Jun 2025



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Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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