

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$655k

Quarterly Price Change

0.00% ↓

Median Unit Price*

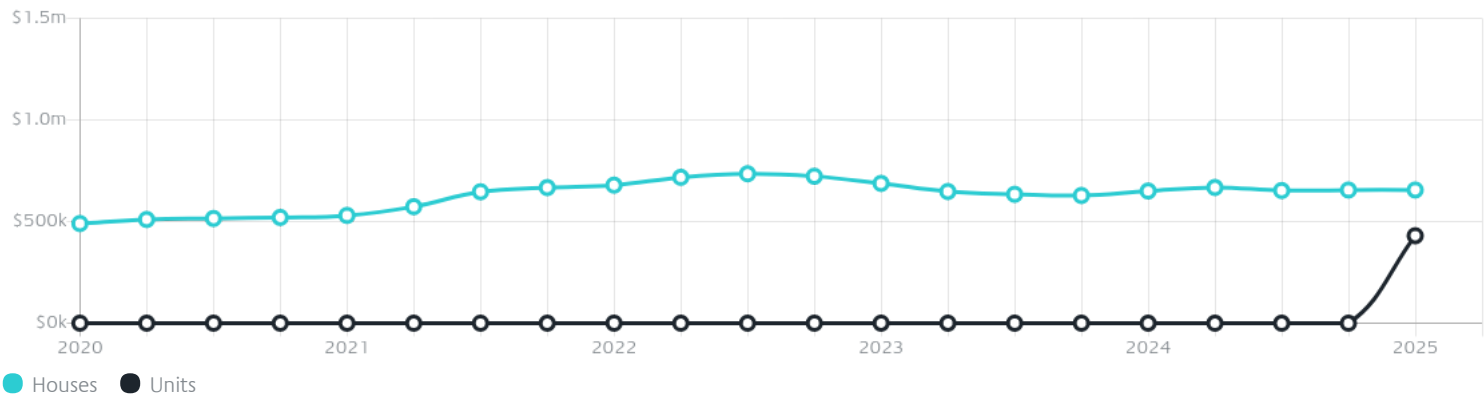
Median

\$430k

Quarterly Price Change

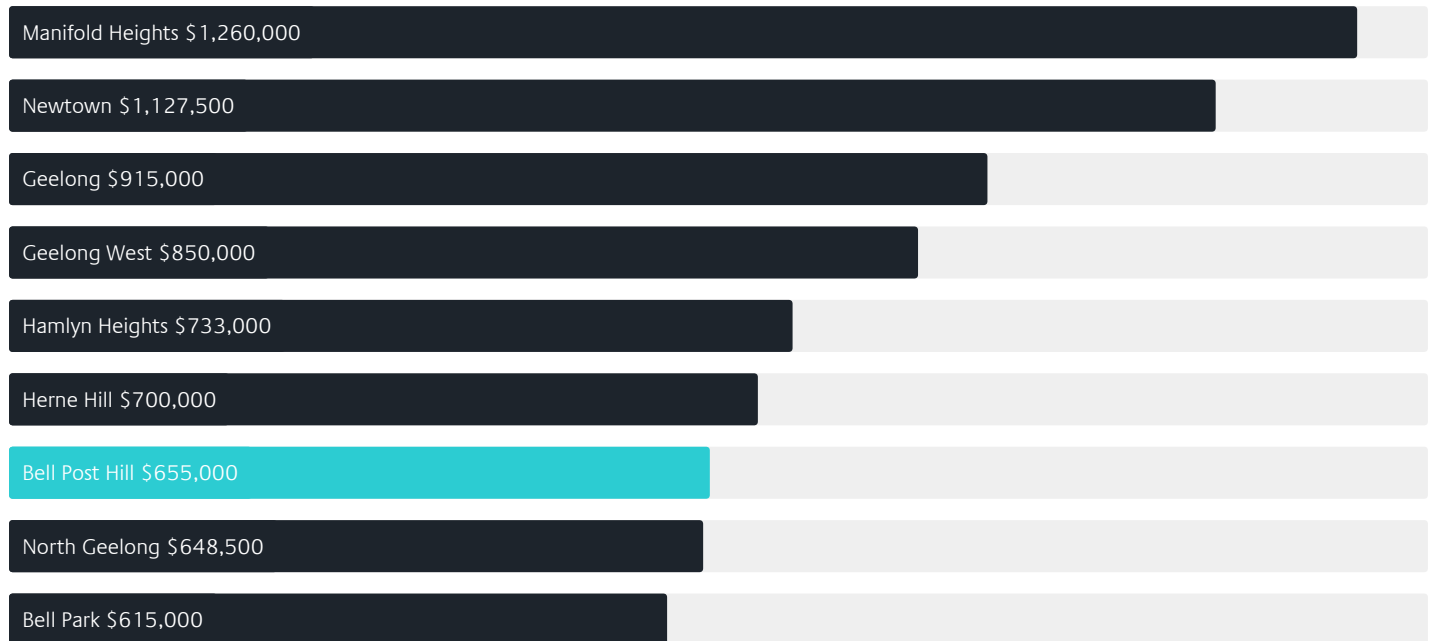
0.00% ↓

Quarterly Price Change*

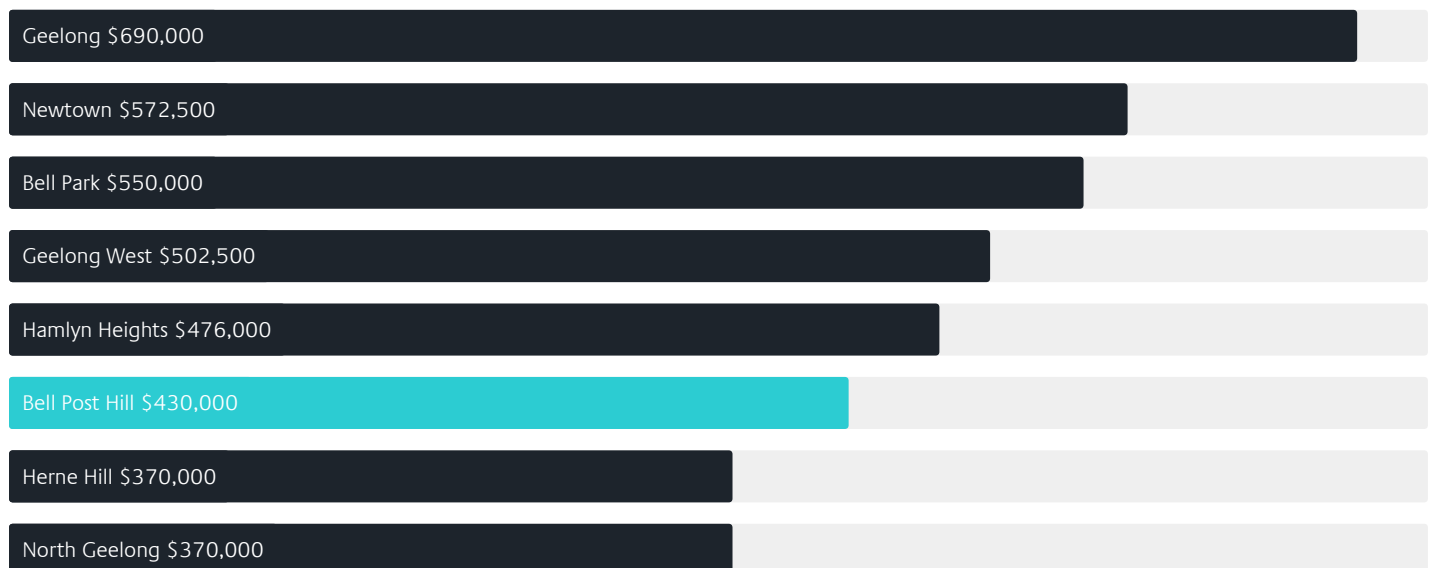


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 3%
● Private 97%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

37 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 92% ● Units 8%

Ownership[^]



● Owned Outright 46% ● Mortgaged 32% ● Rented 21%

Population[^]

5,083

Median Asking Rent per week^{*}

\$500

Median Age[^]

42 years

Rental Yield^{*}













3.84%

Median Household Size[^]













2.4 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 80 Fairy St Bell Post Hill	4	House	\$735,000	07 May 2025
 17 Neil St Bell Post Hill	5	House	\$821,250	06 May 2025
 6a Eagleview Cr Bell Post Hill	4	House	\$910,000	29 Apr 2025
 1 / 29 Leila Cr Bell Post Hill	2	Unit	\$540,000	24 Apr 2025
 11 Liston St Bell Post Hill	3	House	\$585,000	22 Apr 2025
 35 Ruhamah Av Bell Post Hill	4	House	\$710,000	16 Apr 2025
 88 Fairy St Bell Post Hill	3	House	\$690,000	16 Apr 2025
 4 Darriwill St Bell Post Hill	3	House	\$700,000	11 Apr 2025
 41 Jedda St Bell Post Hill	3	House	\$700,000	09 Apr 2025
 12 Wolseley Gr Bell Post Hill	3	House	\$618,000	05 Apr 2025
 2 Kardinia Dr Bell Post Hill	3	Townhouse	\$585,000	04 Apr 2025
 68 Fairy St Bell Post Hill	3	House	\$655,000	04 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23 Beauford Av BELL POST HILL	4	House	\$735,000	02 Apr 2025
 71 Rollins Rd Bell Post Hill	3	House	\$635,500	29 Mar 2025
 36 Beauford Av Bell Post Hill	3	House	\$615,000	25 Mar 2025
 94 Jedda St Bell Post Hill	3	House	\$670,000	24 Mar 2025
 24-26 Braund Av Bell Post Hill	4	House	\$680,000	22 Mar 2025
 59 Kinlock St Bell Post Hill	3	House	\$635,000	21 Mar 2025
 33 Ernest St Bell Post Hill	3	House	\$590,000	21 Mar 2025
 99 Corinella St Bell Post Hill	3	House	\$655,000	19 Mar 2025
 2/70-72 Braund Av Bell Post Hill	1	Unit	\$325,000	12 Mar 2025
 163 Anakie Rd Bell Post Hill	4	House	\$760,000	06 Mar 2025
 77 Jedda St Bell Post Hill	3	House	\$640,000	03 Mar 2025
 104 Jedda St Bell Post Hill	2	House	\$610,000	03 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 104 Braund Av BELL POST HILL	3	Unit	\$440,000	02 Mar 2025
 3 Harcombe St Bell Post Hill	5	House	\$667,000	28 Feb 2025
 1 / 17 Braund Av Bell Post Hill	3	Unit	\$505,000	26 Feb 2025
 39A Jedda St Bell Post Hill	3	House	\$552,000	13 Feb 2025
 68 Darriwill St Bell Post Hill	3	House	\$650,000	06 Feb 2025
 1a Ruhamah Av Bell Post Hill	3	House	\$575,000	06 Feb 2025
 15 Darriwill St Bell Post Hill	3	House	\$681,200	04 Feb 2025
 12 Webber St Bell Post Hill	3	House	\$595,000	30 Jan 2025
 3 / 41 Leila Cr Bell Post Hill	1	Unit	\$360,000	24 Jan 2025
 28 Hosie Av Bell Post Hill	3	House	\$655,000	24 Jan 2025
 74 Kansas Av Bell Post Hill	3	House	\$680,000	23 Jan 2025
 12 Quinn St Bell Post Hill	4	House	\$735,000	21 Jan 2025



Geelong Office
205 Pakington Street, Geelong West
(03) 5222 7772

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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