

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$655k

Quarterly Price Change

0.00% ↓

## Median Unit Price\*

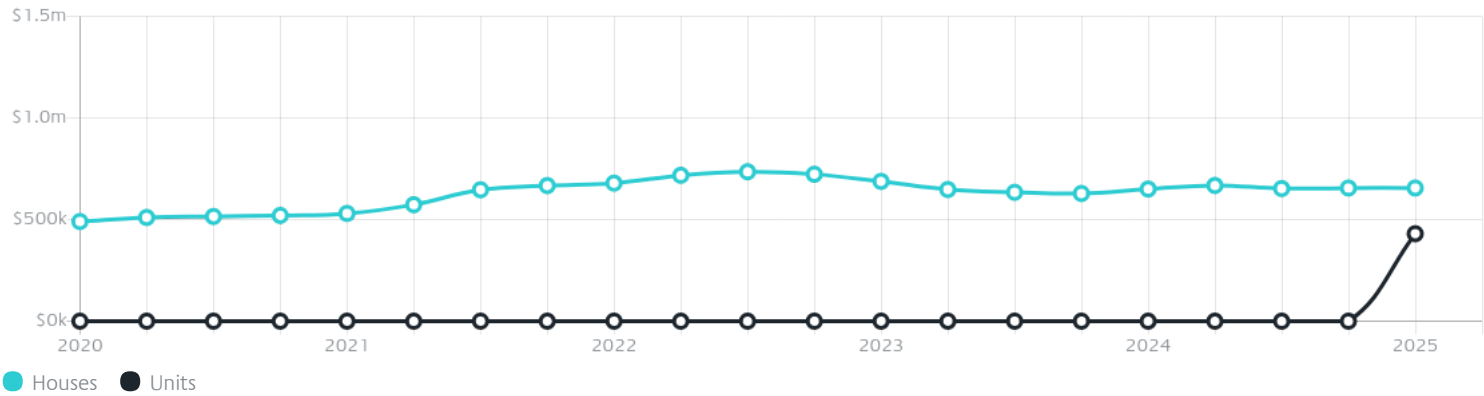
Median

\$430k

Quarterly Price Change

0.00% ↓

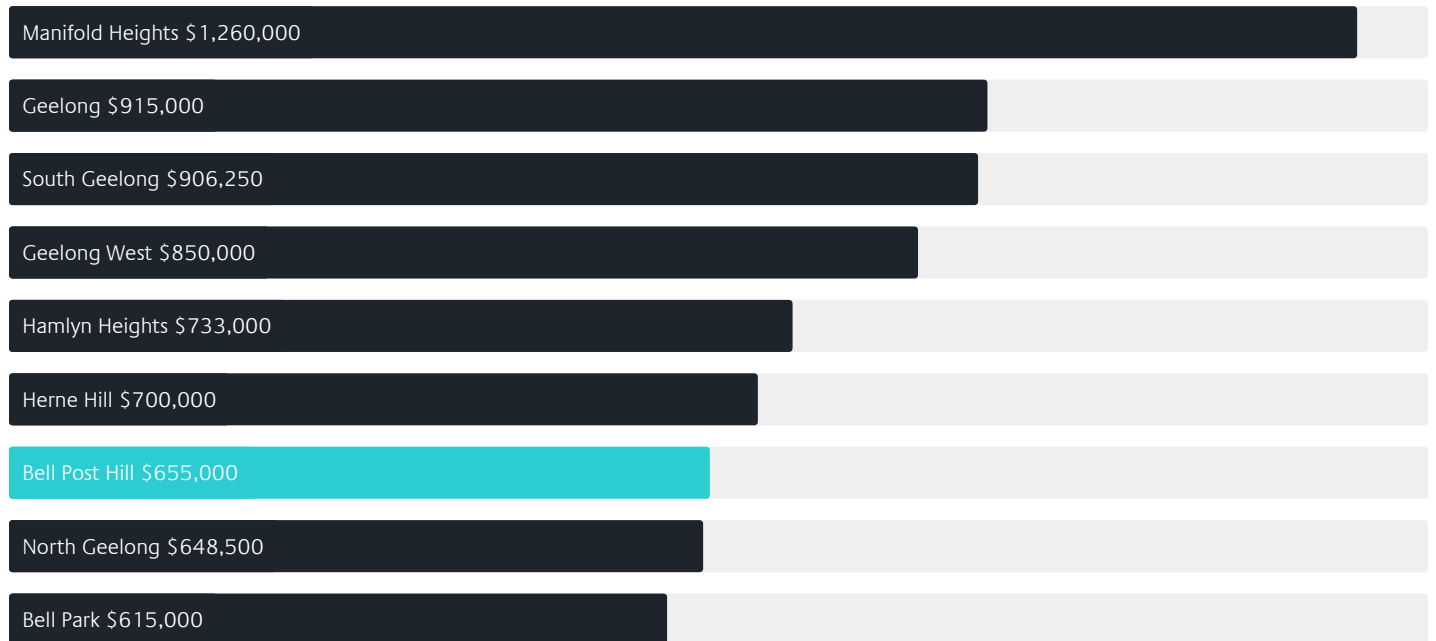
## Quarterly Price Change\*



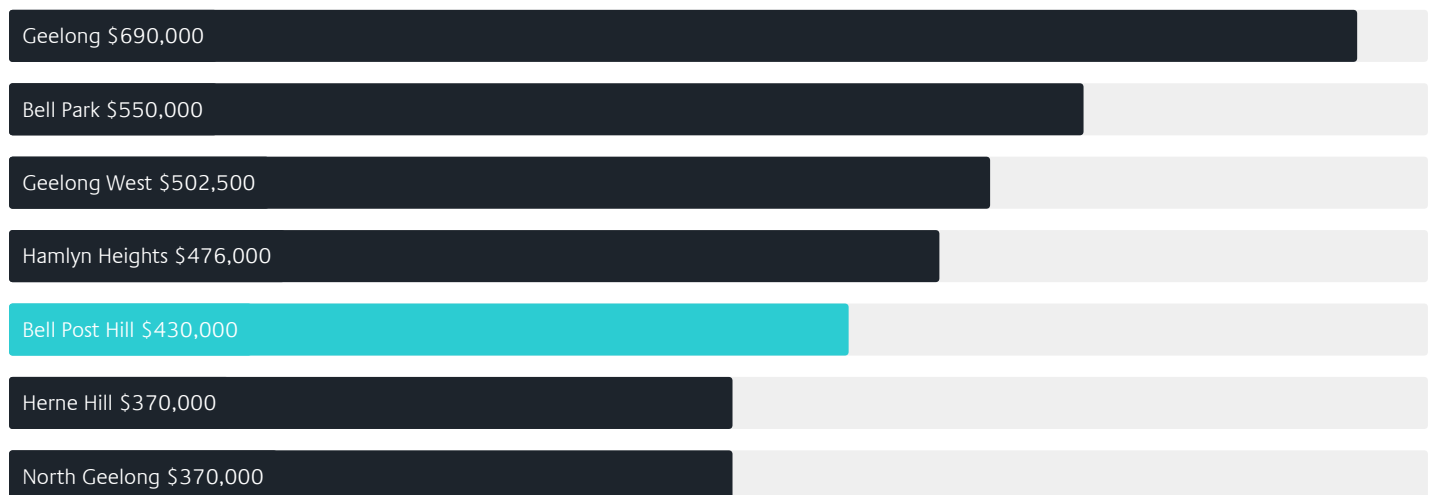
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 4%  
● Private 96%

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

100%

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

37 days

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

6.6 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 92% ● Units 8%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

5,083

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

\$500

Median Age<sup>^</sup>

42 years

Rental Yield<sup>\*</sup>













3.84%

Median Household Size<sup>^</sup>













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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 77 Jedda St Bell Post Hill	3	House	\$640,000	03 Mar 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 97 Jedda St Bell Post Hill	4	House	\$825,000	21 Jan 2025
 4 Ward St Bell Post Hill	2	House	\$510,000	18 Jan 2025
 7 Liston St Bell Post Hill	4	House	\$685,000	10 Jan 2025
 12 Fairy St Bell Post Hill	3	House	\$730,000	10 Jan 2025
 2/102 Ernest St Bell Post Hill	3	House	\$630,000	04 Jan 2025
 19 Braund Av Bell Post Hill	1	House	\$580,000	31 Dec 2024
 93 Fairy St Bell Post Hill	3	House	\$565,000	30 Dec 2024
 96 Kinlock St Bell Post Hill	3	House	\$655,000	23 Dec 2024



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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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