

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.01m

Quarterly Price Change

5.78% ↑

Median Unit Price*

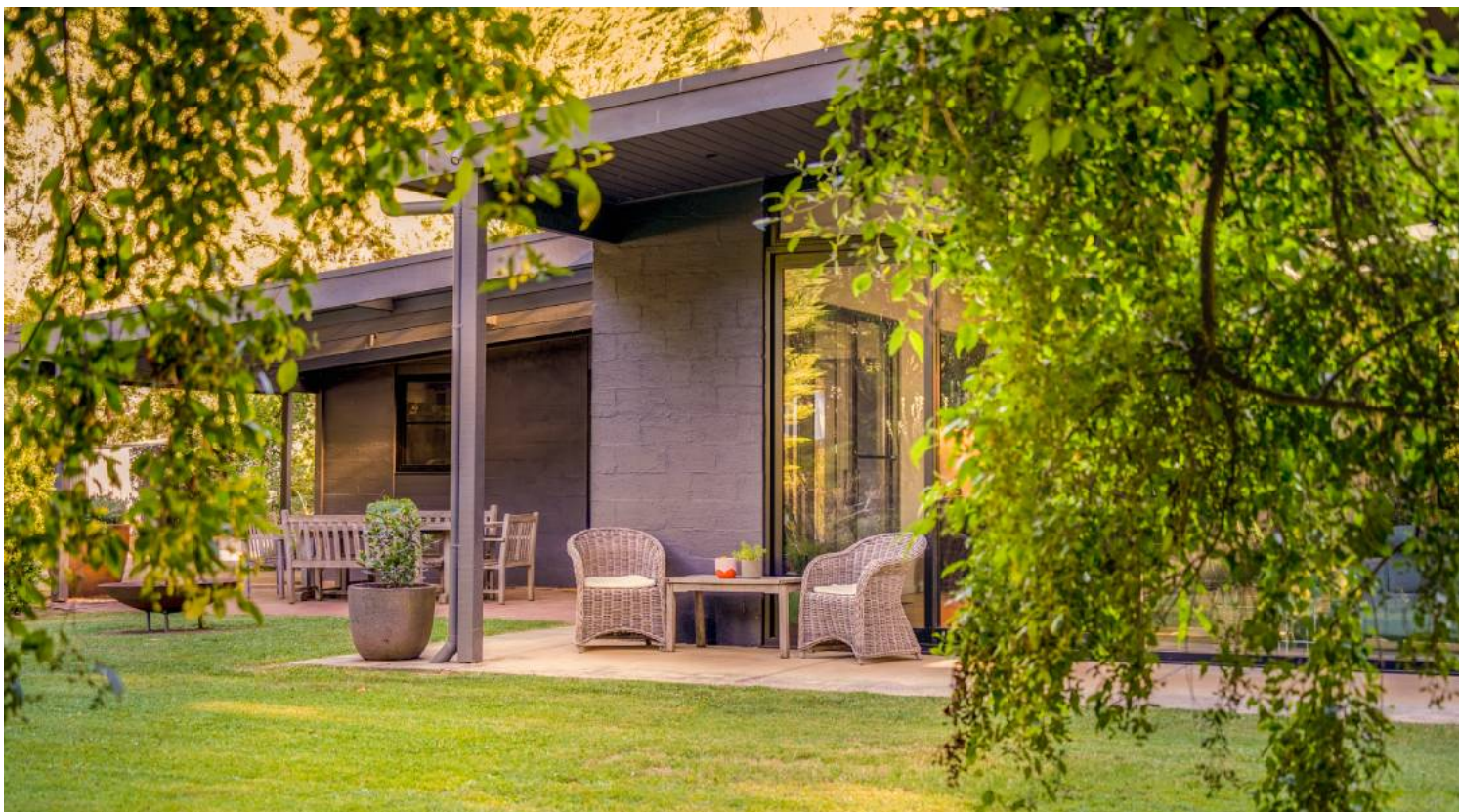
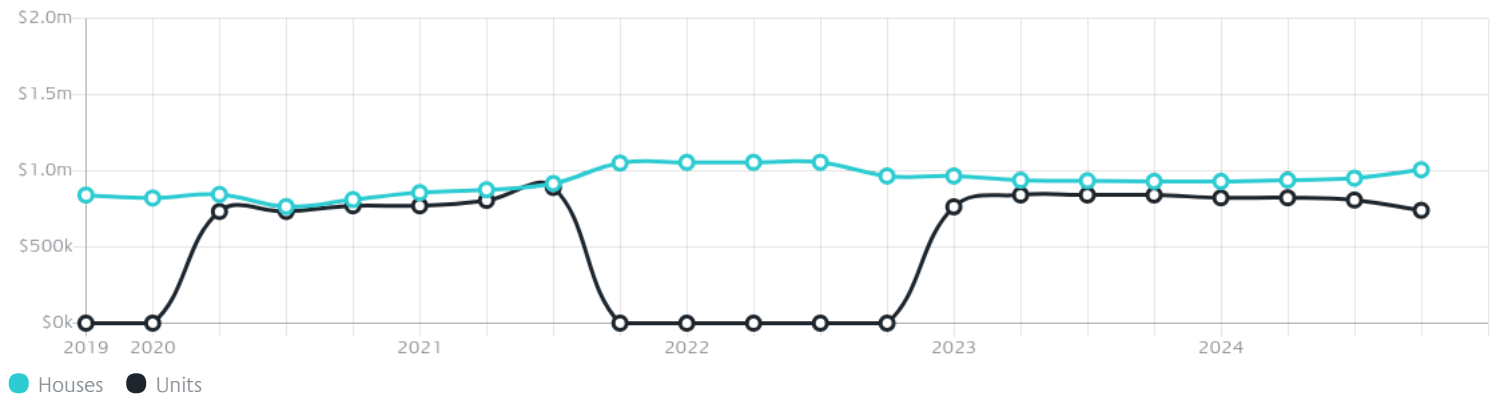
Median

\$740k

Quarterly Price Change

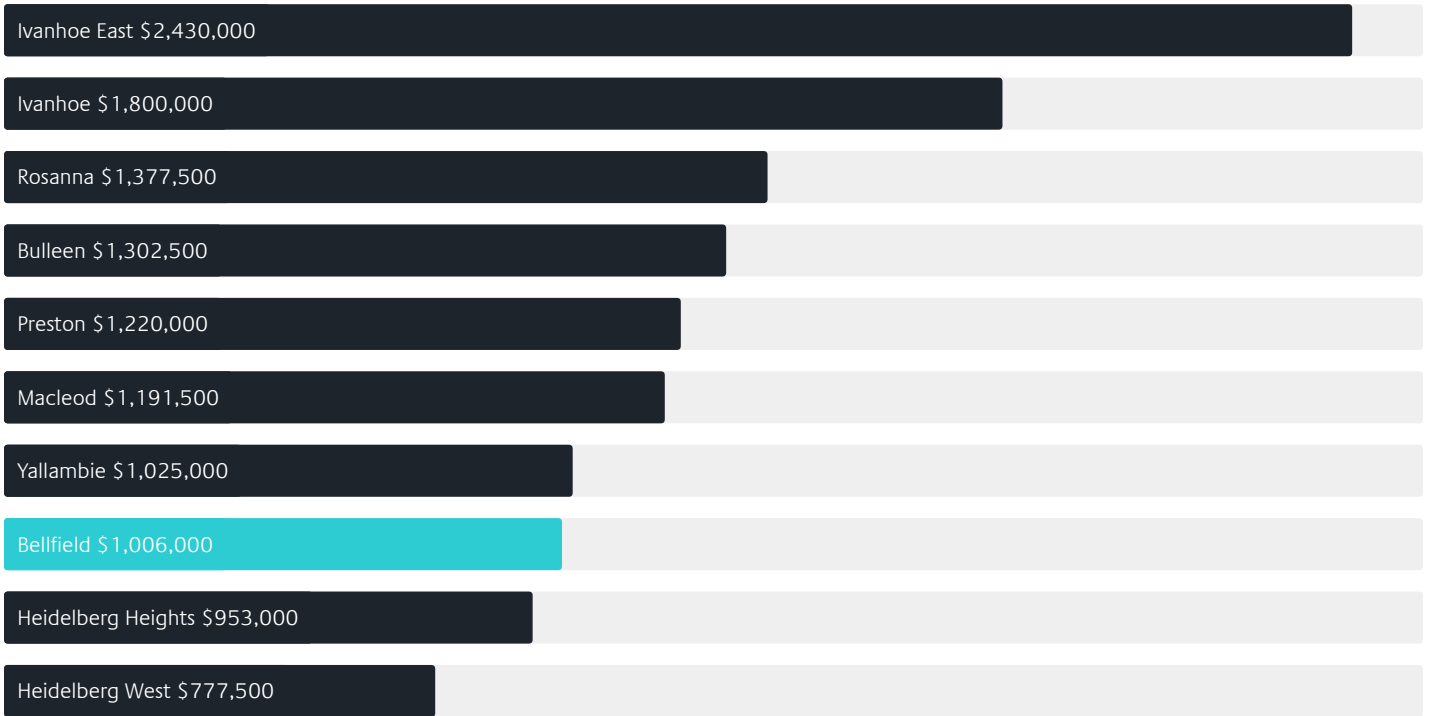
-8.35% ↓

Quarterly Price Change*

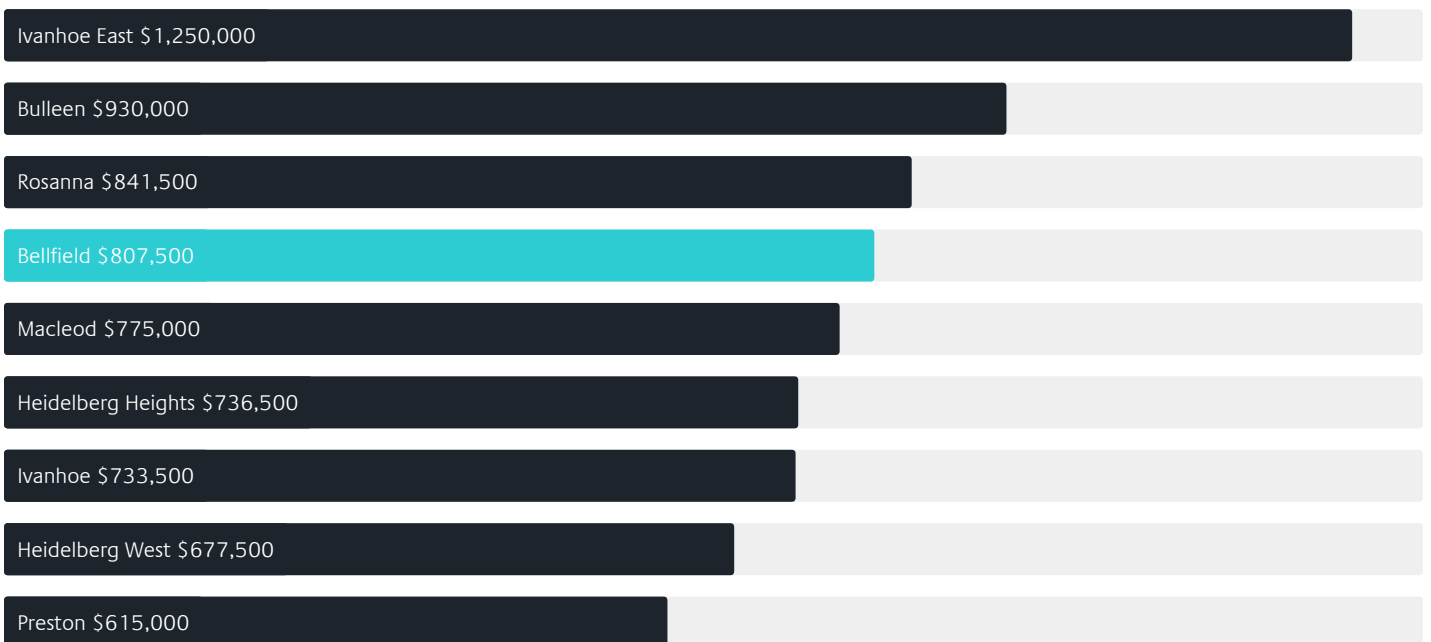


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

29 days

Average Hold Period^{*}

5.6 years

Insights

Dwelling Type[^]



● Houses 75% ● Units 25%

Ownership[^]



● Owned Outright 24% ● Mortgaged 35% ● Rented 41%

Population[^]

1,996

Median Asking Rent per week^{*}

\$680

Population Growth[^]

11.32%

Rental Yield^{*}

3.56%

Median Age[^]








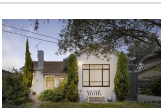


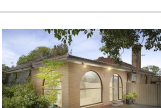
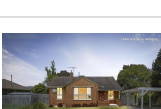
36 years

Median Household Size[^]













2.6 people

Sold Properties~










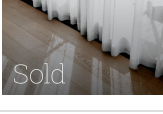
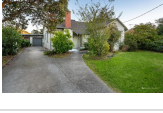

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 14 Plunkett St Bellfield	4	Townhouse	\$985,000	29 Mar 2025
 4 Ivy St Bellfield	3	House	\$840,000	27 Mar 2025
 3 Daphne Cr Bellfield	4	House	\$1,090,000	06 Mar 2025
 6 Mcgrath St Bellfield	4	House	\$1,050,000	13 Feb 2025
 56 Perkins Av Bellfield	2	House	\$1,045,000	09 Feb 2025
 1 / 16 Griffiths St Bellfield	4	Townhouse	\$1,100,000	07 Feb 2025
 1 / 7 Rich Cr Bellfield	3	Flat/Unit/Apartment	\$980,000	29 Jan 2025
 35 Wilkinson Cr Bellfield	3	House	\$735,000	29 Jan 2025
 2 / 7 Rich Cr Bellfield	4	Flat/Unit/Apartment	\$950,000	17 Jan 2025
 351 Bell St Bellfield	3	House	\$850,000	29 Dec 2024
 9 Griffiths St Bellfield	3	House	\$1,010,000	17 Dec 2024
 7 Griffiths St Bellfield	3	House	\$1,011,000	17 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Griffiths St Bellfield	1	House	\$975,000	17 Dec 2024
 3/44 Plunkett St Bellfield	2	Townhouse	\$620,000	14 Dec 2024
 2/150 Liberty Pde Bellfield	3	Townhouse	\$665,000	12 Dec 2024
 3/40 Perkins Av Bellfield	3	Flat/Unit/Apartment	\$862,500	04 Dec 2024
 1/18 Griffiths St Bellfield	3	House	\$1,091,000	23 Nov 2024
 2/6 Daphne Cr Bellfield	2	Unit	\$756,000	22 Nov 2024
 23 Skeffington St Bellfield	4	House	\$1,170,000	16 Nov 2024
 4/309 Bell St Bellfield	2	Townhouse	\$546,000	01 Nov 2024
 9 Mcgrath St Bellfield	3	House	\$864,000	25 Oct 2024
 2/283 Bell St Bellfield	3	Subdivided Unit/Villa/Townhouse	\$620,000	18 Oct 2024
 124 Oriel Rd Bellfield	3	House	\$928,000	16 Oct 2024
 3/283 Bell St Bellfield	2	Townhouse	\$600,000	15 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 50 Wimpole Cr BELLFIELD	3	House	\$1,025,000	14 Sep 2024
 10 Ashe Cr Bellfield	3	House	\$951,000	14 Sep 2024
 3/11 Poplar Cr Bellfield	3	Townhouse	\$740,000	20 Aug 2024
 19a Plunkett St Bellfield	4	House	\$1,150,000	15 Aug 2024
 3/7 Willow Ct Bellfield	2	Townhouse	\$633,500	03 Aug 2024
 10 Mcgrath St Bellfield	5	House	\$1,661,000	24 Jul 2024
 122 Oriel Rd Bellfield	3	Townhouse	\$1,130,000	11 Jul 2024
 4/150 Liberty Pde Bellfield	2	House	\$737,500	13 Jun 2024
 9 Okeefe St Bellfield	3	House	\$940,000	12 Jun 2024
 7 Boronia Ct Bellfield	2	House	\$970,000	28 May 2024
 21 Poplar Cr Bellfield	3	House	\$1,002,000	27 May 2024
 36 Okeefe St Bellfield	2	House	\$905,000	24 May 2024

Jellis Craig

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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