

JellisCraig

BELLFIELD

Suburb Report

Know your neighbourhood.



BELLFIELD SUBURB REPORT

Median House Price*

Median

\$1.02m

Quarterly Price Change

0.74% ↑

Median Unit Price*

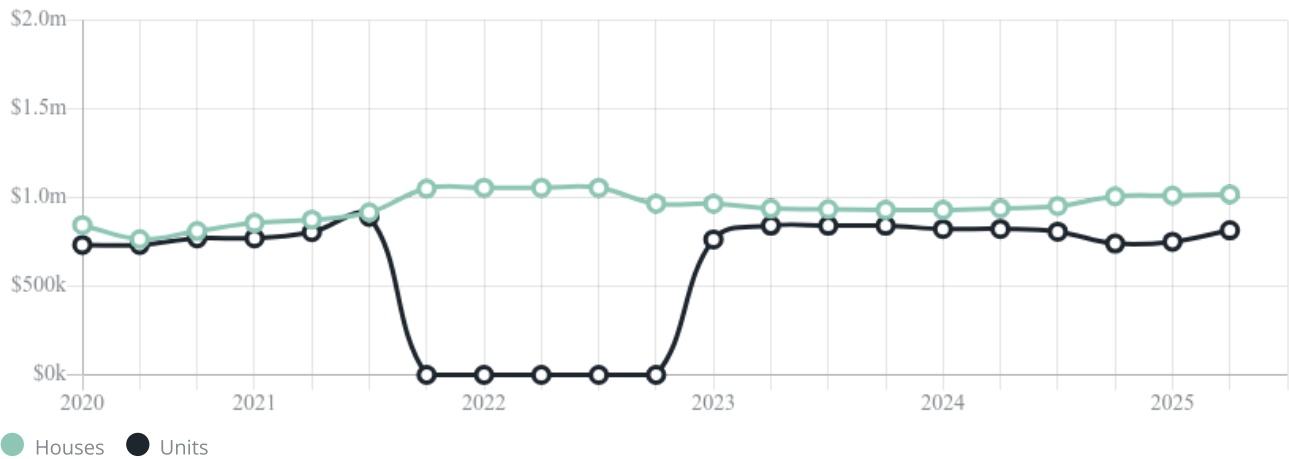
Median

\$815k

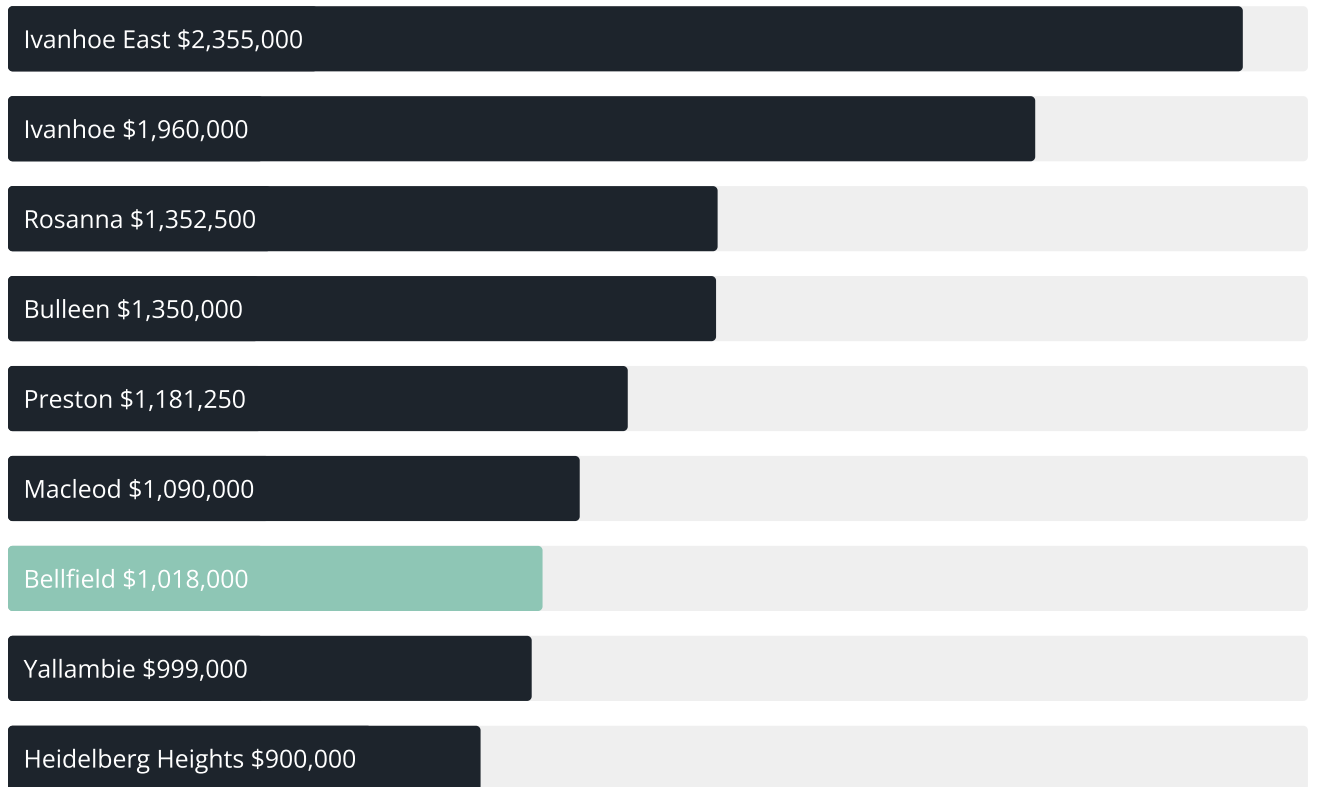
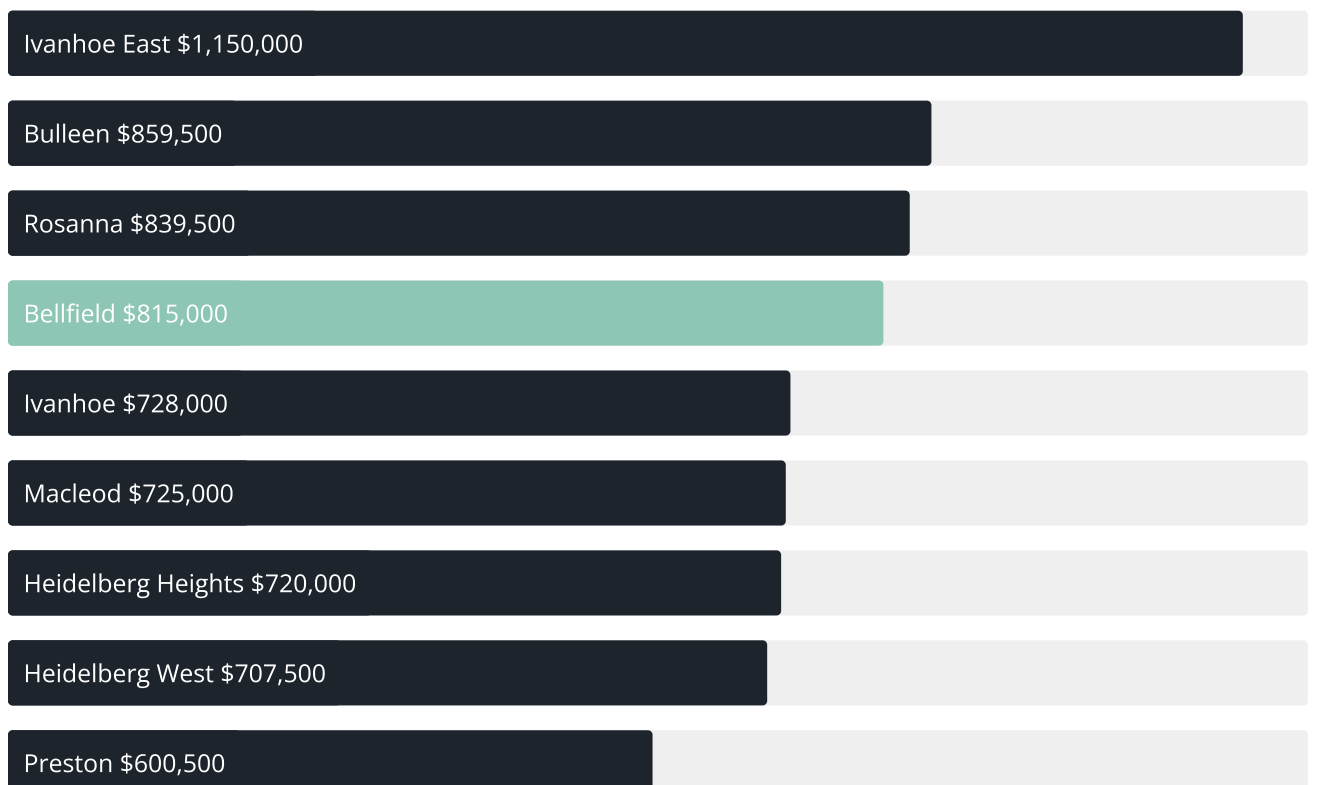
Quarterly Price Change

8.66% ↑

Quarterly Price Change*



BELLFIELD SUBURB REPORT

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

BELLFIELD SUBURB REPORT

Sale Method*



● Auction 43%
● Private 57%

Auction Clearance Rate*

50%

Median Days on Market^

30 days

Average Hold Period*

5.6 years

Dwelling Type^



● Houses 75% ● Units 25%

Ownership^



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

Population^

1,996

Median Asking Rent per week*

\$600

Population Growth^

11.32%

Rental Yield*

3.56%

Median Age^











36 years

Median Household Size^









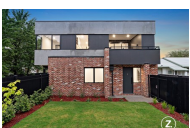

2.6 people

BELLFIELD SUBURB REPORT







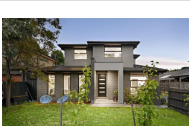


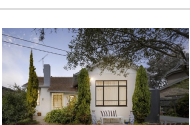
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  3/16 Griffiths St Bellfield | 2 | Townhouse | \$715,000 | 21 Jul 2025 |
|  25 Griffiths St BELLFIELD | 3 | House | \$1,020,000 | 02 Jul 2025 |
|  3 Carlyle Cr Bellfield | 3 | House | \$980,000 | 01 Jul 2025 |
|  114 Oriel Rd Bellfield | 3 | House | \$1,097,000 | 28 Jun 2025 |
|  20 Skeffington St Bellfield | 3 | Townhouse | \$1,025,000 | 24 Jun 2025 |
|  24 Davidson St Bellfield | 2 | House | \$910,000 | 18 Jun 2025 |
|  12 Orange Ct Bellfield | 3 | House | \$960,000 | 13 Jun 2025 |
|  6 Garrett Cr Bellfield | 3 | House | \$1,197,000 | 21 May 2025 |
|  127 Oriel Rd Bellfield | 3 | House | \$831,000 | 16 May 2025 |
|  10 Skeffington St Bellfield | 3 | House | \$991,000 | 03 May 2025 |

BELLFIELD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|----------------|
|  5 Toohey St Bellfield | 4 | House | \$1,105,888 | 10 Apr 2025 |
|  10 Daphne Cr Bellfield | 3 | House | \$935,000 | 09 Apr 2025 |
|  137 Oriel Rd Bellfield | 3 | Townhouse | \$892,000 | 04 Apr 2025 |
|  3/7 Rich Cr Bellfield | 3 | Strata Unit/Flat | \$875,000 | 03 Apr 2025 |
|  6 Erica Ct Bellfield | 4 | House | \$1,203,000 | 31 Mar 2025 |
|  6/7 Rich Cr Bellfield | 1 | Strata Unit/Flat | \$1,005,000 | 31 Mar 2025 |
|  1/14 Plunkett St Bellfield | 4 | Townhouse | \$985,000 | 29 Mar 2025 |
|  4 Ivy St Bellfield | 3 | House | \$840,000 | 27 Mar 2025 |
|  1/295 Bell St Bellfield | 2 | Townhouse | \$670,000 | 07 Mar 2025 |
|  3 Daphne Cr Bellfield | 4 | House | \$1,090,000 | 06 Mar 2025 |

BELLFIELD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|----------------|
|  2/3 Mcneil St Bellfield | 2 | Townhouse | \$750,000 | 05 Mar 2025 |
|  4/7 Rich Cr Bellfield | 3 | Flat/Unit/Apartment | \$875,000 | 03 Mar 2025 |
|  21a Davidson St Bellfield | 3 | House | \$1,390,000 | 22 Feb 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 |
|  2/295 Bell St Bellfield | 2 | Townhouse | \$660,000 | 08 Feb 2025 |
|  1/16 Griffiths St Bellfield | 4 | Townhouse | \$1,100,000 | 07 Feb 2025 |
|  106 Liberty Pde Bellfield | 4 | House | \$1,190,000 | 29 Jan 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 |



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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