

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.01m

Quarterly Price Change

0.44% ↑

Median Unit Price*

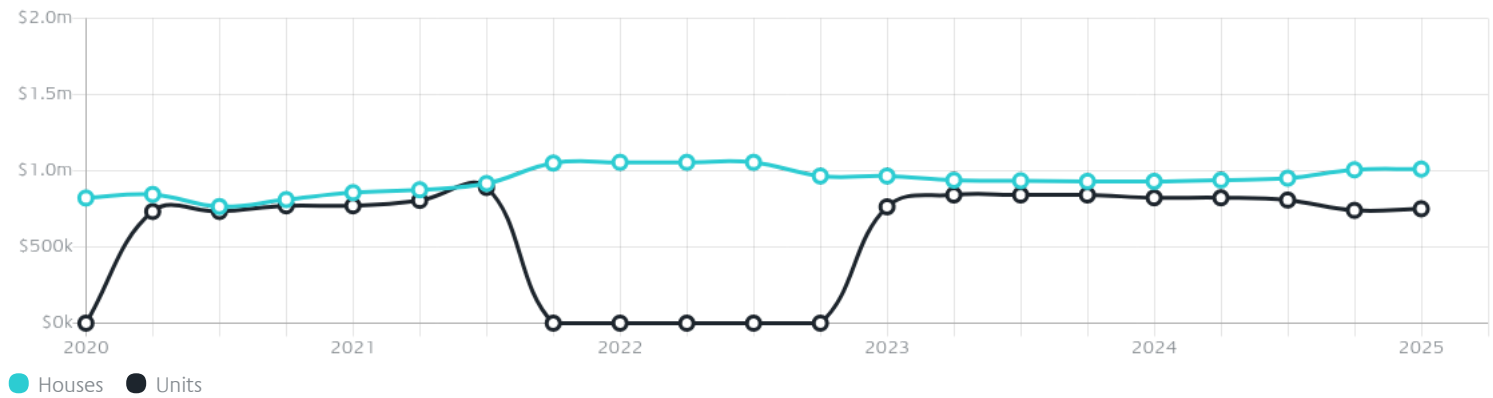
Median

\$750k

Quarterly Price Change

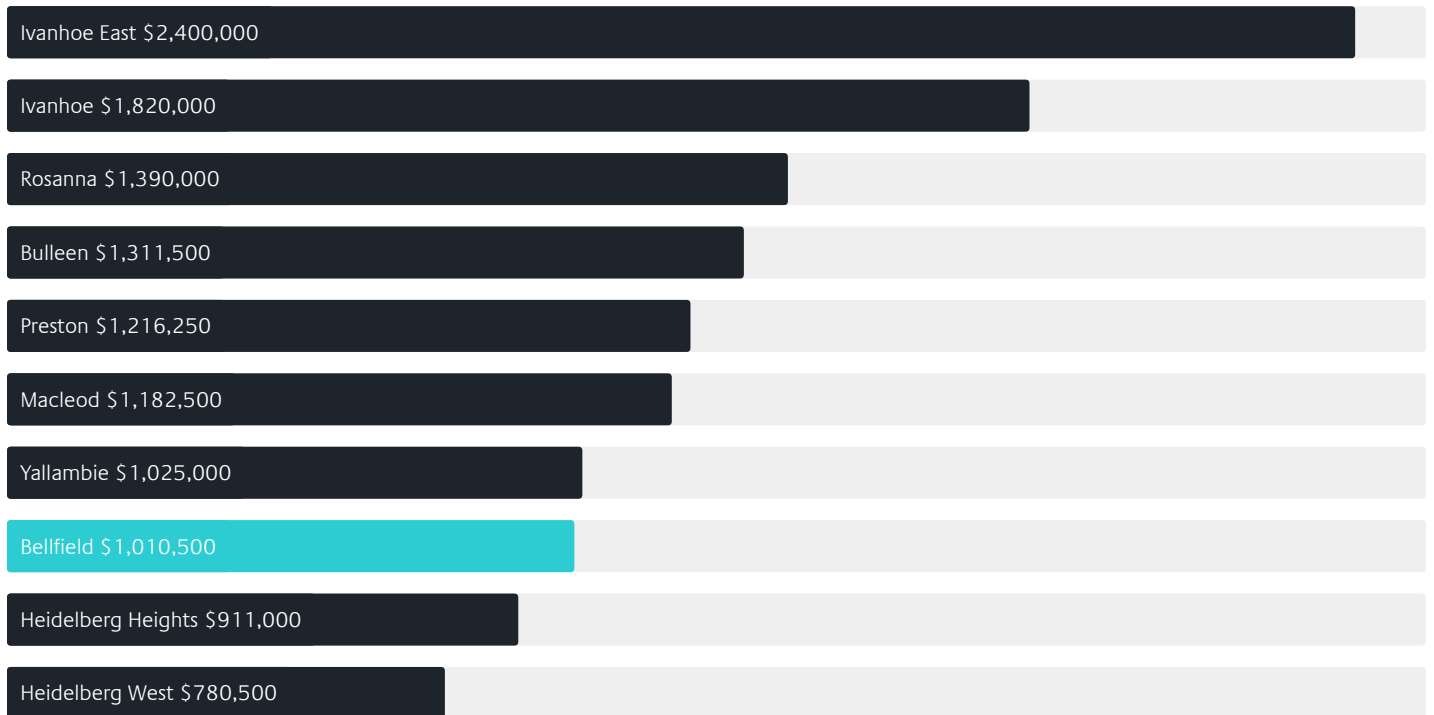
1.35% ↑

Quarterly Price Change*

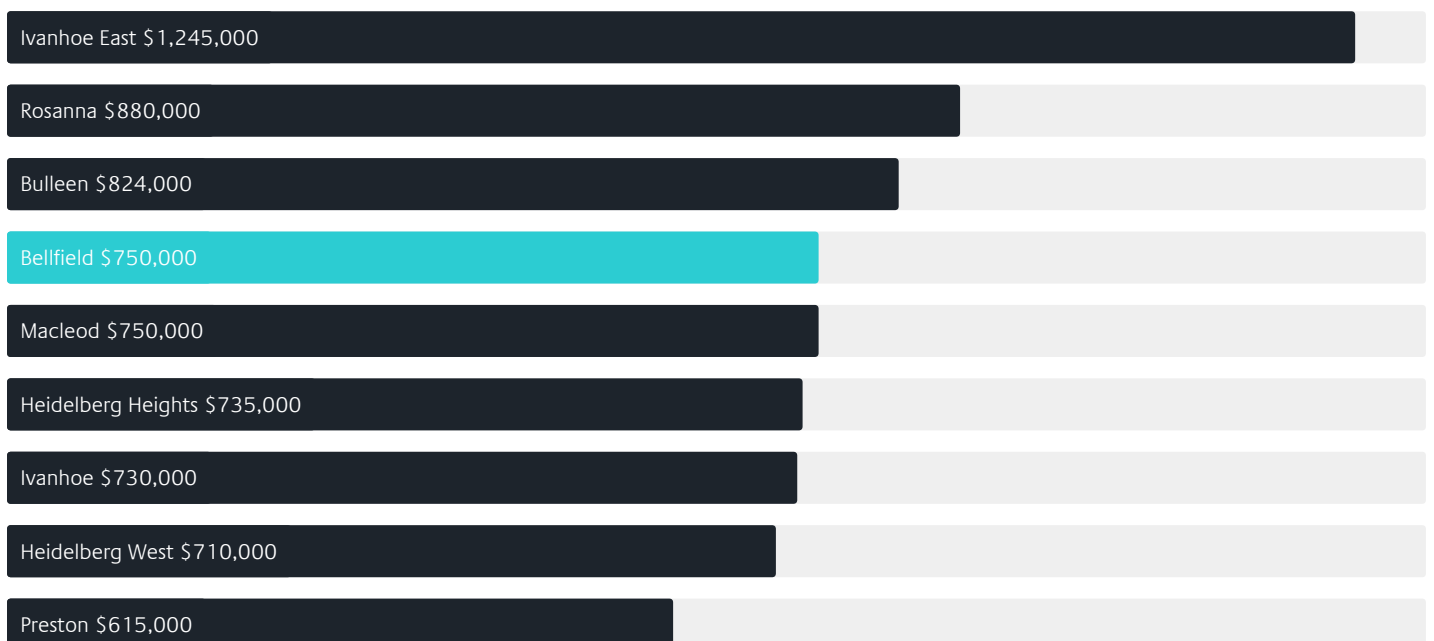


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 44%
● Private 56%

Auction Clearance Rate*

71.43%

Median Days on Market^

20 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*

\$635

Population Growth^

11.32%

Rental Yield*

3.56%

Median Age^










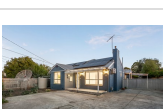
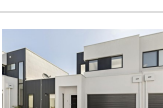

36 years

Median Household Size^










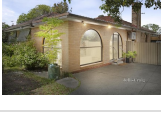
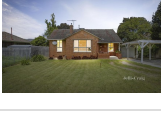

2.6 people

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
 127 Oriel Rd Bellfield	3	House	\$831,000	16 May 2025
 10 Skeffington St Bellfield	3	House	\$991,000	03 May 2025
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 11 Griffiths St Bellfield	1	House	\$975,000	17 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 50 Wimpole Cr BELLFIELD	3	House	\$1,025,000	14 Sep 2024



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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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