

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.01m**

Quarterly Price Change

**5.78% ↑**

## Median Unit Price\*

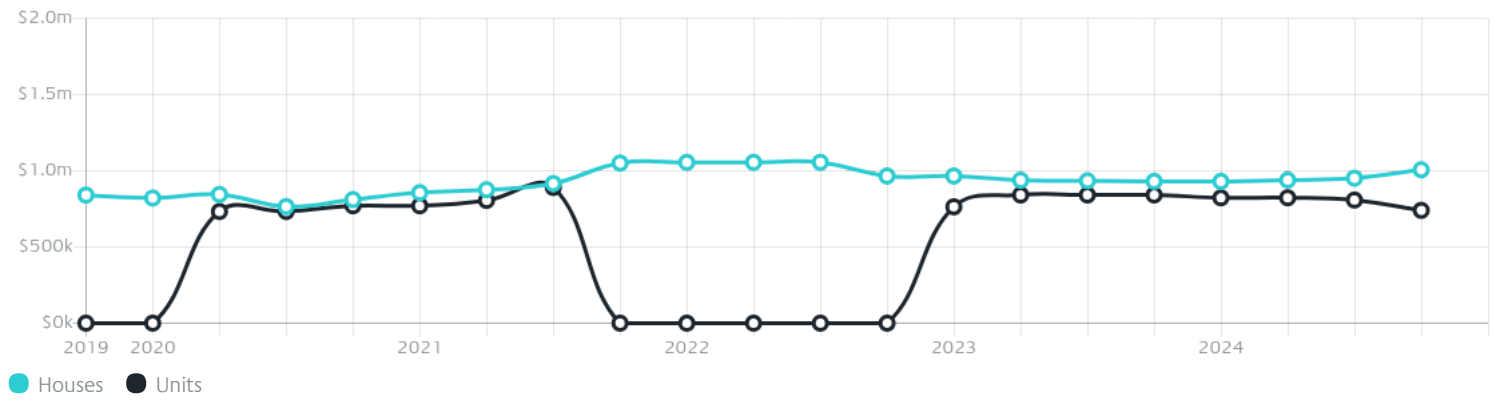
Median

**\$740k**

Quarterly Price Change

**-8.35% ↓**

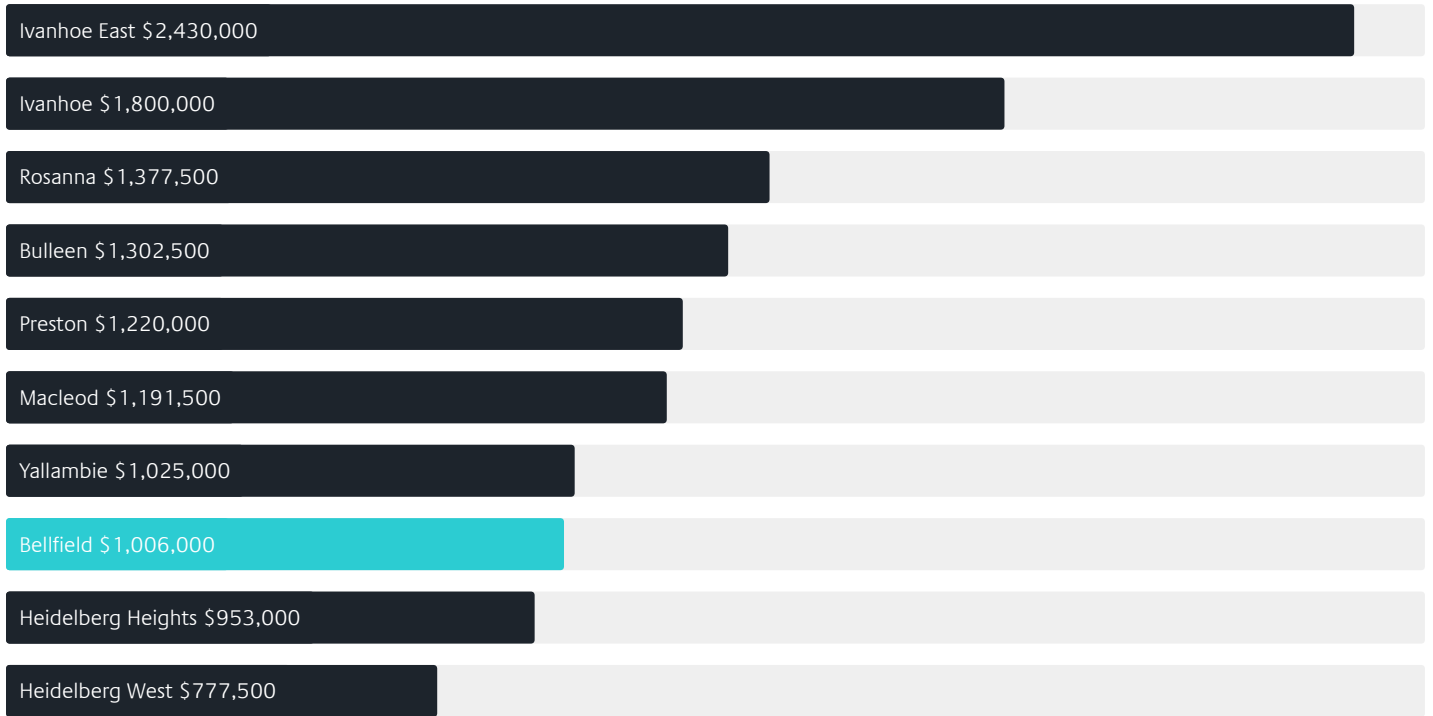
## Quarterly Price Change\*



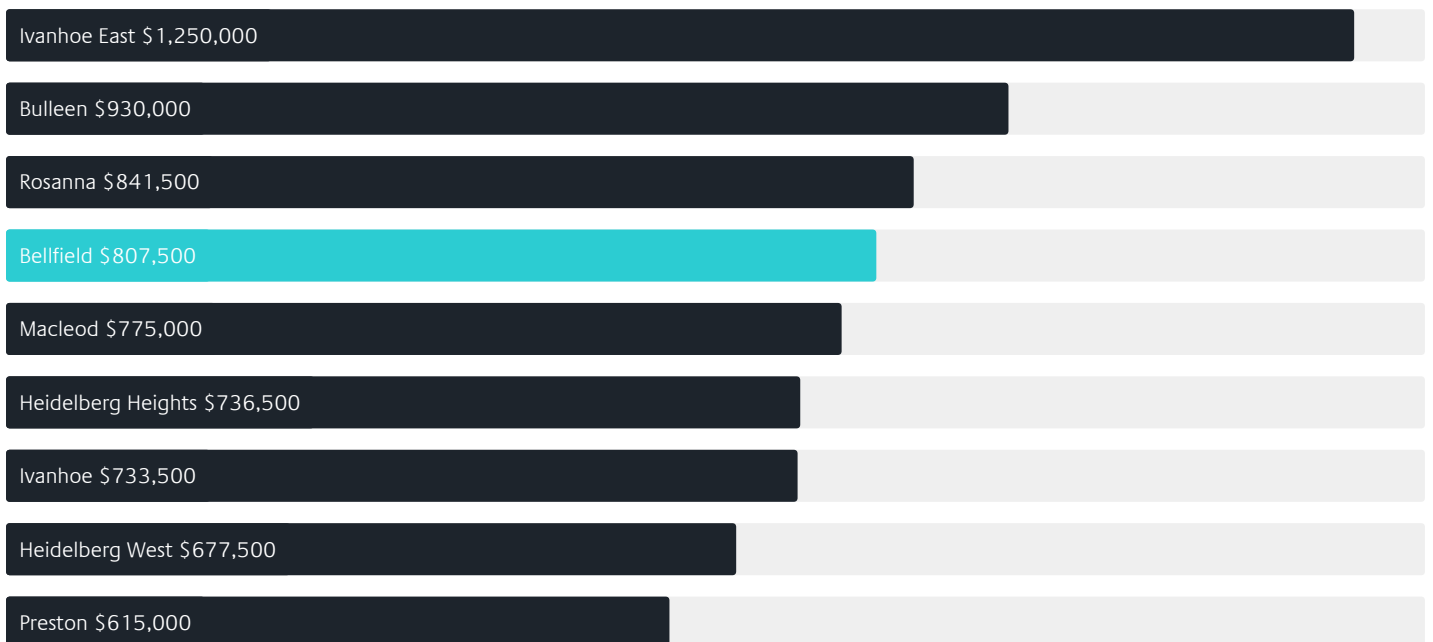
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 13%  
● Private 88%

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

50%

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

36 days

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

5.6 years

# Insights

Dwelling Type<sup>^</sup>



● Houses 75% ● Units 25%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

1,996

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

\$680

Population Growth<sup>^</sup>

11.32%

Rental Yield<sup>\*</sup>

3.56%

Median Age<sup>^</sup>













36 years

Median Household Size<sup>^</sup>









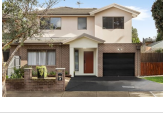
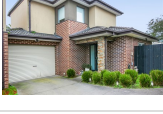


2.6 people

# 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](https://jellisraig.com.au/suburbinsights)









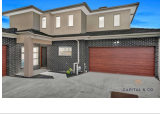


Address	Bedrooms	Type	Price	Sold
 6 Mcgrath St Bellfield	4	House	\$1,050,000	13 Feb 2025
 56 Perkins Av Bellfield	2	House	\$1,045,000	09 Feb 2025
 1 / 16 Griffiths St Bellfield	4	Townhouse	\$1,100,000	07 Feb 2025
 35 Wilkinson Cr Bellfield	3	House	\$735,000	29 Jan 2025
 351 Bell St Bellfield	3	House	\$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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 5/44 Plunkett St Bellfield	2	Townhouse	\$640,000	14 May 2024
 7 Okeefe St Bellfield	3	House	\$925,000	06 Apr 2024
 20 Plunkett St Bellfield	4	House	\$1,555,000	23 Mar 2024
 2/8 Toohey St Bellfield	4	Townhouse	\$970,000	22 Mar 2024
 20 Ashe Cr Bellfield	3	House	\$900,000	12 Mar 2024
 40 Plunkett St Bellfield	3	Townhouse	\$1,080,000	09 Mar 2024

# Jellis Craig

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Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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