

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$703k

Quarterly Price Change

1.81% ↑

Median Unit Price*

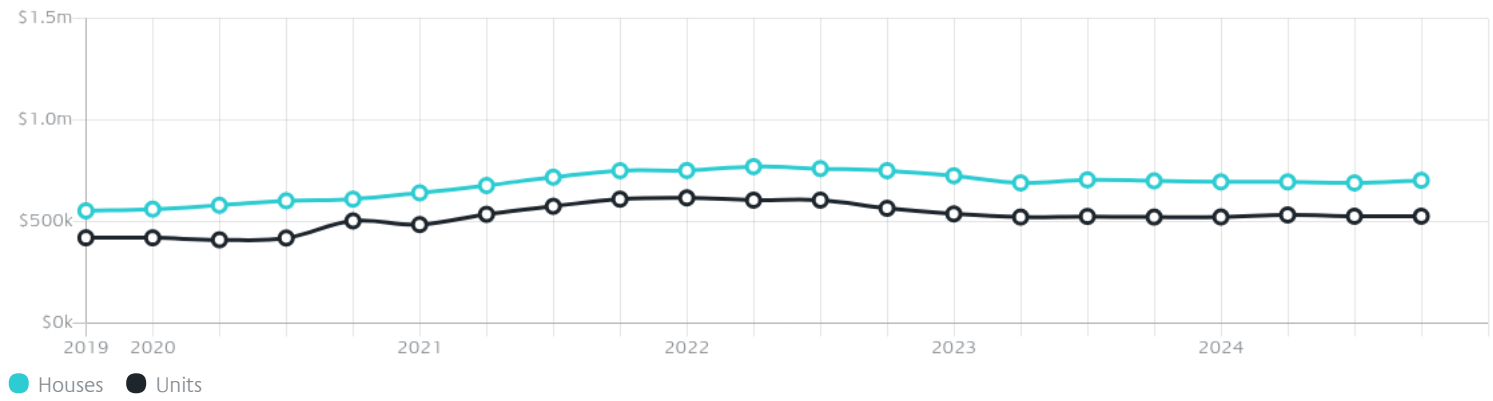
Median

\$526k

Quarterly Price Change

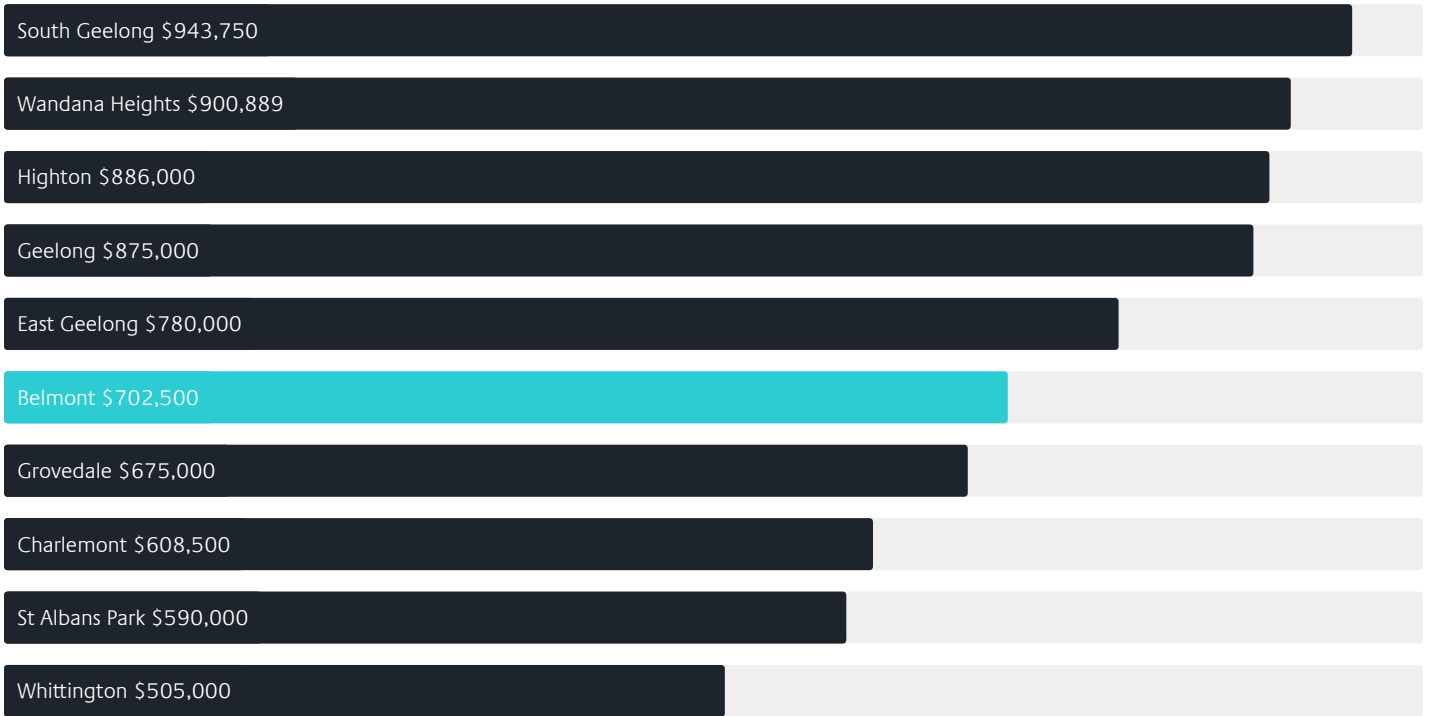
0.00% ↓

Quarterly Price Change*

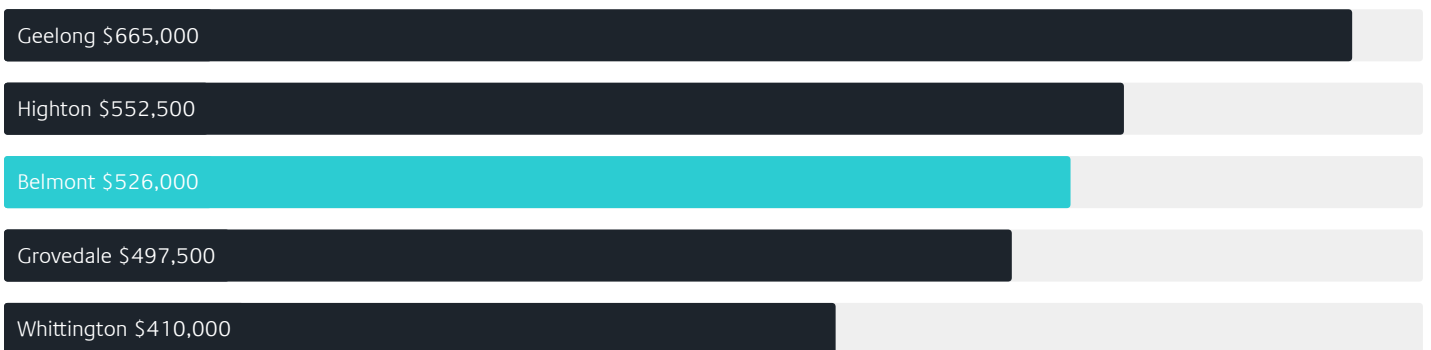


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 9%
● Private 91%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

28 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 78% ● Units 22%

Ownership[^]



● Owned Outright 35% ● Mortgaged 35% ● Rented 30%

Population[^]

15,066

Median Asking Rent per week^{*}

\$490

Median Age[^]

37 years

Rental Yield^{*}













3.74%

Median Household Size[^]













2.3 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
 4 Gill St Belmont	3	House	\$740,000	24 Mar 2025
 24 Hill St Belmont	4	House	\$1,100,000	20 Mar 2025
 42 Nagle Dr Belmont	3	House	\$600,000	20 Mar 2025
 58 Davis St Belmont	3	House	\$620,000	19 Mar 2025
 2/23 Learmouth St Belmont	2	Unit	\$510,000	14 Mar 2025
 25 Dudley St Belmont	4	House	\$750,000	14 Mar 2025
 27 Hill St Belmont	3	House	\$802,000	13 Mar 2025
 56 Marjorie Av Belmont	3	House	\$575,000	12 Mar 2025
 3/5 Mt Pleasant Rd Belmont	2	Unit	\$508,000	12 Mar 2025
 1/9 Dorothy Av Belmont	3	House	\$490,000	12 Mar 2025
 3 Arthur St Belmont	3	House	\$712,500	11 Mar 2025
 14 Araluen Pde Belmont	3	House	\$720,000	07 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Carlisle St Belmont	2	House	\$565,000	06 Mar 2025
 4 Cranmere Av Belmont	3	House	\$625,000	06 Mar 2025
 3/27 Eton Rd Belmont	2	Unit	\$570,000	05 Mar 2025
 28 Kidman Av BELMONT	3	House	\$705,000	28 Feb 2025
 7 Fairview St Belmont	2	House	\$615,000	22 Feb 2025
 14 Pavo St Belmont	2	House	\$1,082,000	22 Feb 2025
 2/31 Eton Rd Belmont	3	Townhouse	\$640,000	20 Feb 2025
 88 Apex Av Belmont	3	Townhouse	\$620,000	19 Feb 2025
 2 Sullivan Ct Belmont	3	House	\$720,000	18 Feb 2025
 1/24 Prospect Av Belmont	2	Flat/Unit/Apartment	\$455,000	17 Feb 2025
 22 Roberts Rd Belmont	3	House	\$800,000	15 Feb 2025
 1/32 Iona Av Belmont	2	Unit	\$685,000	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 29 Colac Gr Belmont	3	House	\$822,000	15 Feb 2025
 2/10 The Avenue Belmont	3	Strata Unit/Flat	\$855,000	14 Feb 2025
 1/31 Apex Av Belmont	3	Townhouse	\$600,000	13 Feb 2025
 22 Boolarong Dr Belmont	3	House	\$635,000	13 Feb 2025
 230 High St Belmont	3	House	\$670,000	13 Feb 2025
 9 Hill St Belmont	2	House	\$610,000	13 Feb 2025
 109 Mt Pleasant Rd Belmont	2	House	\$680,000	11 Feb 2025
 6 Highmont Dr Belmont	4	House	\$650,000	11 Feb 2025
 34 Hill St Belmont	3	House	\$607,000	08 Feb 2025
 58 Cambra Rd Belmont	3	House	\$670,000	07 Feb 2025
 2/26 Davis St Belmont	2	Flat/Unit/Apartment	\$585,000	06 Feb 2025
 1/1 Kinnon Av Belmont	3	House	\$620,000	05 Feb 2025



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jelliscraig.com.au

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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