

# JellisCraig

BELMONT

## Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price\*

Median

\$685k

Quarterly Price Change

-1.08% ↓

Median Unit Price\*

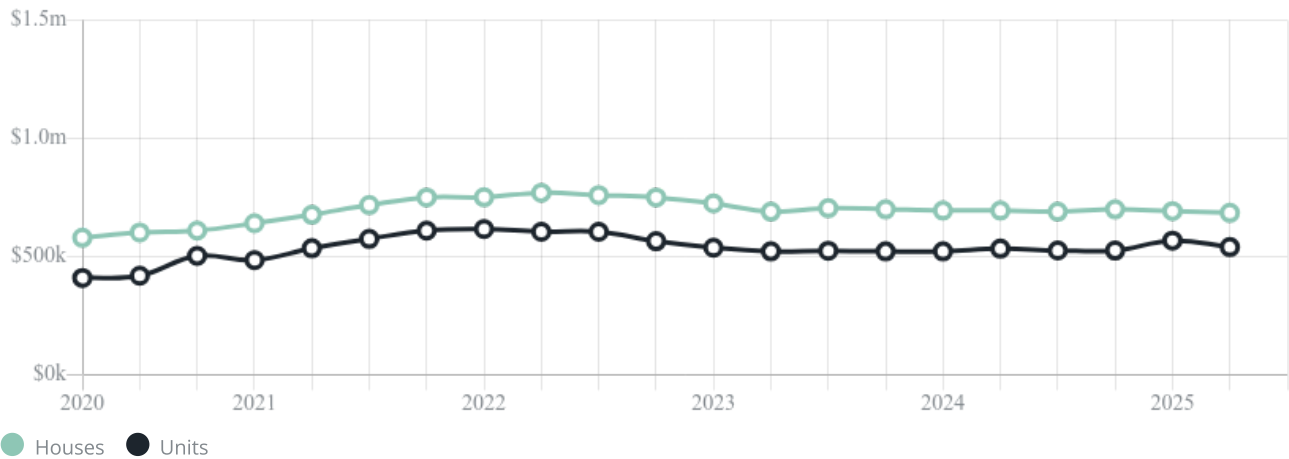
Median

\$540k

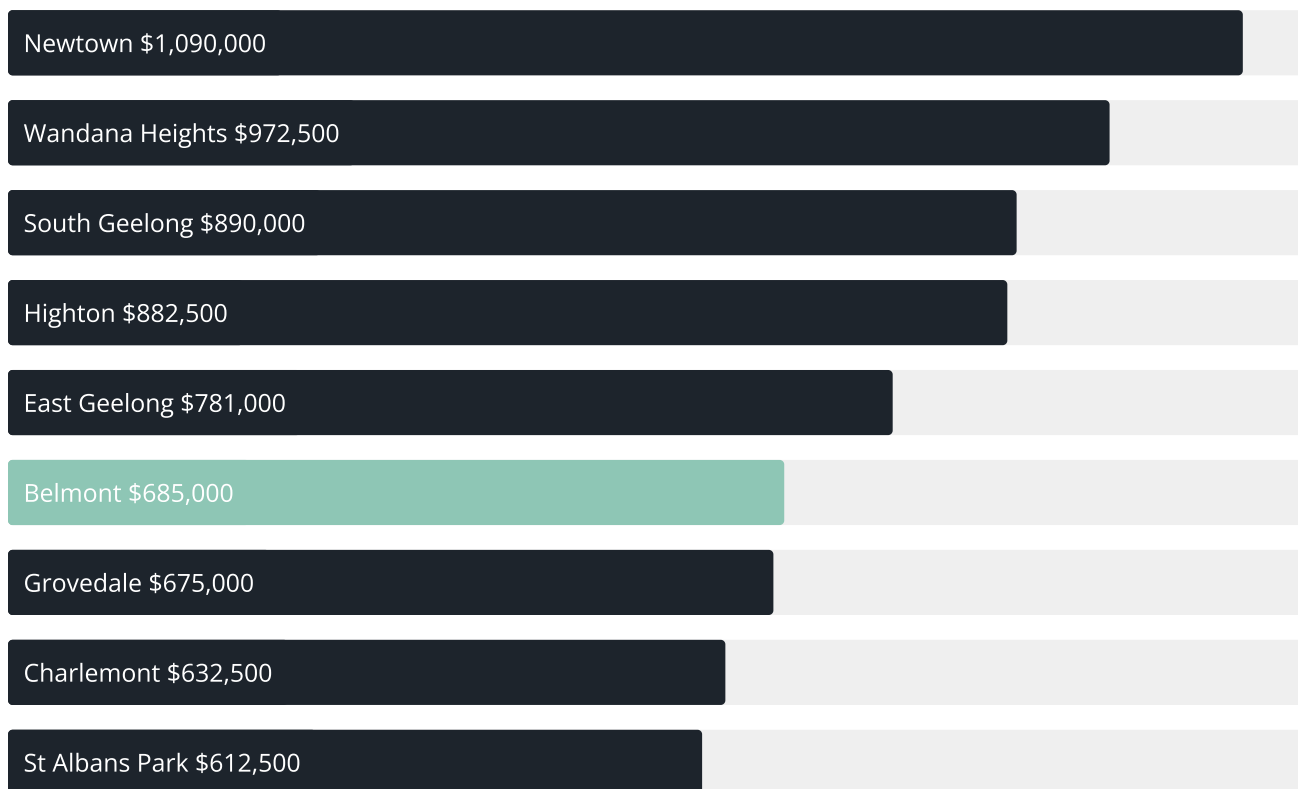
Quarterly Price Change

-4.84% ↓

Quarterly Price Change\*



## BELMONT SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BELMONT SUBURB REPORT

## Sale Method\*



● Auction 20%

● Private 80%

## Auction Clearance Rate\*

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**88.24%**

## Median Days on Market^

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**29 days**

## Average Hold Period\*

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**7.6 years**

## Dwelling Type^



● Houses 78%

● Units 22%

## Ownership^



● Owned Outright 35%

● Mortgaged 35%

● Rented 30%

## Population^

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**15,066**

## Median Asking Rent per week\*

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**\$490**

## Median Age^

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**37 years**

## Rental Yield\*

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**3.74%**











## Median Household Size^

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**2.3 people**

## BELMONT 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11 Cranmere Av Belmont	4	House	\$716,000	09 Aug 2025
 1 Milford Pl Belmont	3	House	\$840,000	04 Aug 2025
 16 Brocka Av Belmont	3	House	\$712,000	02 Aug 2025
 1/3 Bridge View St Belmont	4	House	\$1,000,000	01 Aug 2025
 141 Francis St Belmont	4	House	\$625,000	01 Aug 2025
 14 Jacobs St Belmont	2	Townhouse	\$695,000	30 Jul 2025
 25b Olwen Av Belmont	3	Townhouse	\$545,000	29 Jul 2025
 70 Davis St Belmont	3	House	\$706,000	26 Jul 2025
 1/27 The Avenue Belmont	3	House	\$754,000	24 Jul 2025
 19 Wimmera St Belmont	2	House	\$655,500	22 Jul 2025

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Elservn Av BELMONT	3	House	\$1,050,000	18 Jul 2025
 35 Nagle Dr Belmont	3	House	\$650,000	18 Jul 2025
 3/5 Hazel St Belmont	3	Townhouse	\$715,000	18 Jul 2025
 10 Victoria Tce Belmont	2	Townhouse	\$710,000	12 Jul 2025
 2/159 Roslyn Rd Belmont	1	Unit	\$270,000	11 Jul 2025
 52 Laura Av Belmont	3	House	\$1,180,000	11 Jul 2025
 2/10-12 Kinnon Av Belmont	2	Apartment	\$460,000	11 Jul 2025
 1/5 Allitt Av Belmont	2	Unit	\$585,000	10 Jul 2025
 24 Roslyn Rd Belmont	3	Townhouse	\$640,000	09 Jul 2025
 16 Kinnon Av Belmont	3	House	\$566,000	05 Jul 2025

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 39 Waurivale Dr Belmont	3	House	\$720,000	05 Jul 2025
 77 Cambra Rd Belmont	3	House	\$742,000	04 Jul 2025
 9/3 Hagan Ct Belmont	2	Unit	\$420,000	02 Jul 2025
 2/10 Cornish Av BELMONT	4	House	\$730,000	02 Jul 2025
 40 Roberts Rd Belmont	3	House	\$892,500	01 Jul 2025
 16 Oxford St Belmont	3	House	\$1,330,000	28 Jun 2025
 97 Roslyn Rd Belmont	3	House	\$636,000	27 Jun 2025
 8 Watson Av Belmont	3	House	\$480,000	23 Jun 2025
 8/159 Roslyn Rd Belmont	1	Flat/Unit/Apartment	\$267,500	23 Jun 2025
 19 Nott St BELMONT	3	House	\$700,000	21 Jun 2025



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[jellisrcraig.com.au](http://jellisrcraig.com.au)

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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