

Suburb **INSIGHTS**

3216
BELMONT



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$690k

Quarterly Price Change

-0.71% ↓

Median Unit Price*

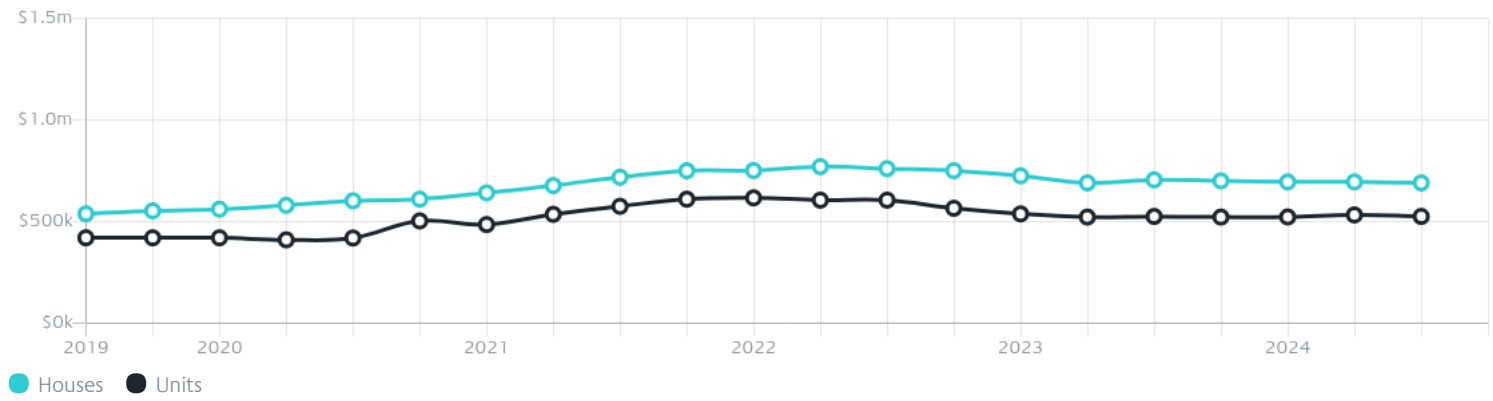
Median

\$525k

Quarterly Price Change

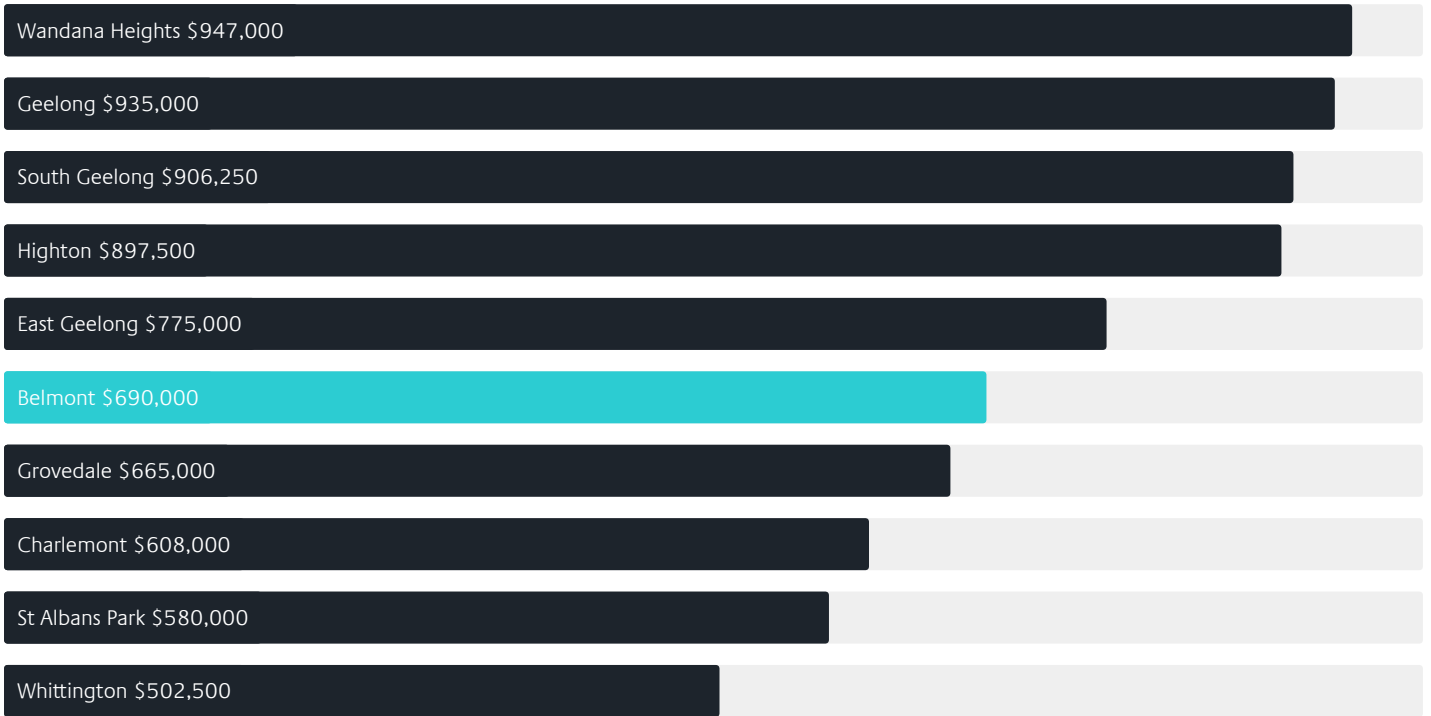
-1.40% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 17%
● Private 83%

Auction Clearance Rate^{*}

64.71%

Median Days on Market[^]

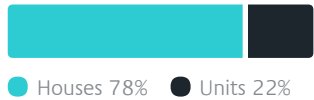
32 days

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^{*}

\$495

Median Age[^]

37 years

Rental Yield^{*}













3.74%

Median Household Size[^]


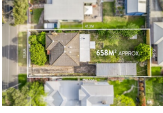










2.3 people

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
 2/2 Uno St Belmont	1	Unit	\$435,000	25 Nov 2024
 19 Cambridge St Belmont	3	House	\$720,000	22 Nov 2024
 18 Cambra Rd Belmont	3	House	\$595,000	21 Nov 2024
 47 Mernda Pde Belmont	3	House	\$580,000	21 Nov 2024
 1/42 Apex Av BELMONT	2	Unit	\$471,000	19 Nov 2024
 11 Riverview Tce Belmont	3	House	\$930,000	19 Nov 2024
 34 James St Belmont	4	House	\$540,000	18 Nov 2024
 38 Apex Av Belmont	2	House	\$609,000	16 Nov 2024
 8/156 Roslyn Rd Belmont	3	House	\$660,000	13 Nov 2024
 35 Mernda Pde Belmont	2	House	\$470,000	12 Nov 2024
 8b Roslyn Rd Belmont	3	Unit	\$750,000	11 Nov 2024
 19b South St Belmont	2	House	\$525,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 26 Seaview Pde Belmont	3	House	\$885,000	09 Nov 2024
 36 Bailey St BELMONT	3	House	\$500,000	09 Nov 2024
 22 Corio St Belmont	3	House	\$790,000	08 Nov 2024
 51 Marjorie Av BELMONT	4	House	\$830,000	08 Nov 2024
 2/25-27 Roslyn Rd Belmont	2	Unit	\$470,000	08 Nov 2024
 19 Tanunda Gr Belmont	3	House	\$740,000	08 Nov 2024
 1 17 Mt Pleasant Rd Belmont	3	House	\$780,000	07 Nov 2024
 35 Rugby St Belmont	3	House	\$610,000	05 Nov 2024
 8 Jersey Ct Belmont	5	House	\$787,000	05 Nov 2024
 3 1b Davis St Belmont	3	Unit	\$615,000	01 Nov 2024
 18 Mack Ct Belmont	5	House	\$667,500	30 Oct 2024
 2d South St Belmont	3	House	\$745,000	30 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/14 Regent St Belmont	1	Unit	\$387,000	30 Oct 2024
 23 Elsvorn Av Belmont	4	House	\$1,740,000	27 Oct 2024
 21 Hawthorn Av Belmont	3	House	\$732,000	26 Oct 2024
 8 Mckeown La Belmont	3	House	\$820,000	24 Oct 2024
 9 Pickett Cr Belmont	3	House	\$715,000	21 Oct 2024
 1/23 Morris St Belmont	3	House	\$610,000	21 Oct 2024
 25 Watson Av BELMONT	3	House	\$600,000	19 Oct 2024
 11/53-55 Mt Pleasant Rd Belmont	2	Townhouse	\$472,000	18 Oct 2024
 7 De Vere Ct Belmont	3	House	\$590,000	18 Oct 2024
 19 Kidman Av Belmont	3	House	\$630,000	17 Oct 2024
 32 Corio St Belmont	2	House	\$552,500	16 Oct 2024
 2/17 Mt Pleasant Rd Belmont	3	Townhouse	\$545,000	15 Oct 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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