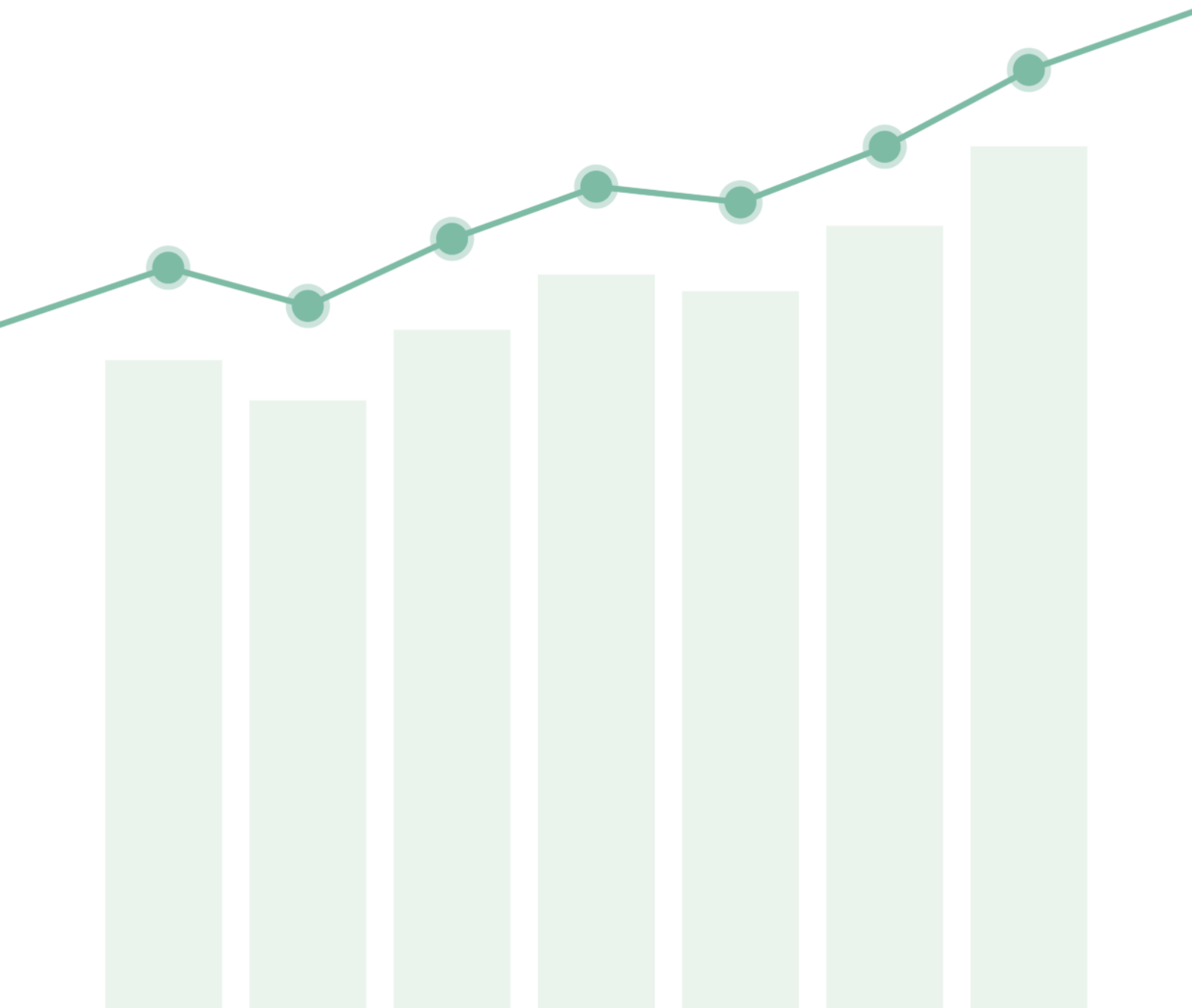


JellisCraig

BELMONT

Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price*

Median

\$689k

Quarterly Price Change

-0.03% ↓

Median Unit Price*

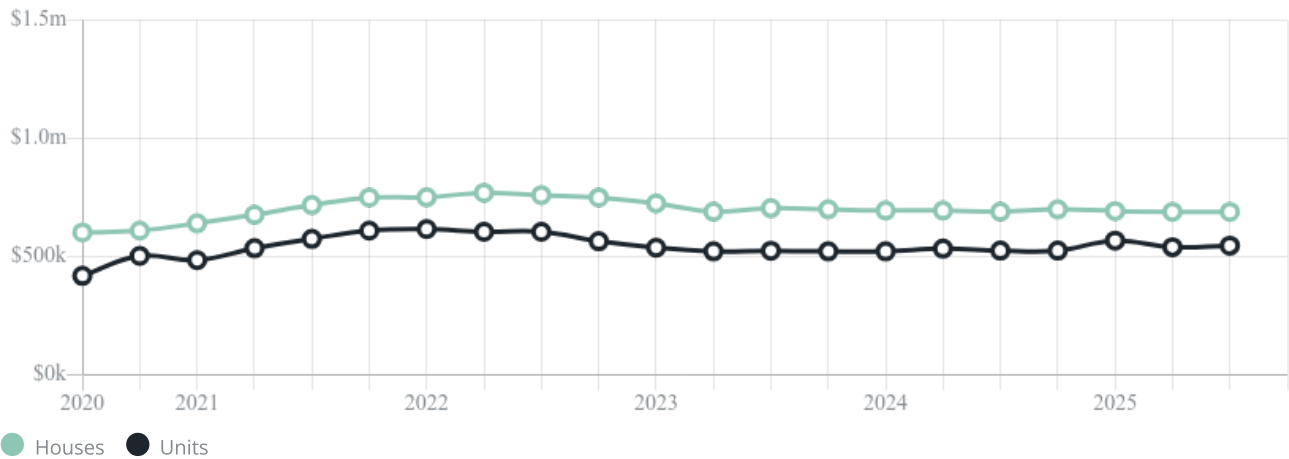
Median

\$547k

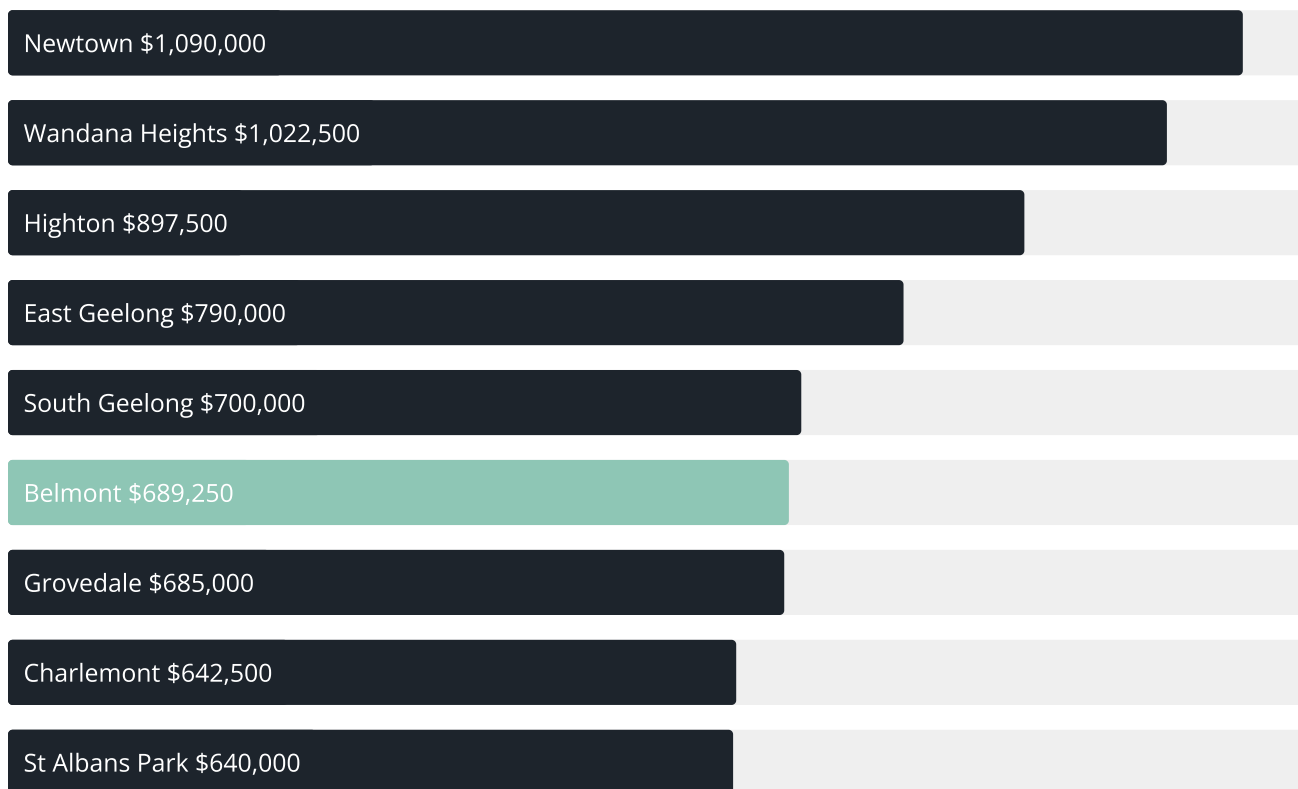
Quarterly Price Change

1.20% ↑

Quarterly Price Change*



BELMONT SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BELMONT SUBURB REPORT

Sale Method^{*}

● Auction 24%

● Private 76%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.6 years

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

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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1b South St Belmont	2	House	\$695,000	28 Nov 2025
 2B Regent St Belmont	3	Townhouse	\$745,000	27 Nov 2025
 50 Laura Av Belmont	3	House	\$830,000	22 Nov 2025
 11 Brocka Av Belmont	3	House	\$770,000	22 Nov 2025
 2/26 Roslyn Rd Belmont	2	Townhouse	\$631,000	21 Nov 2025
 4 Glyn St Belmont	3	House	\$784,000	19 Nov 2025
 61 Cambra Rd Belmont	3	House	\$700,000	15 Nov 2025
 7 Gill St Belmont	3	House	\$687,500	15 Nov 2025
 69 Apex Av Belmont	3	House	\$725,000	15 Nov 2025
 33 Laura Av Belmont	3	House	\$750,000	15 Nov 2025

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/36 Oberon Dr Belmont	2	House	\$610,000	14 Nov 2025
 3/4 The Avenue Belmont	2	Townhouse	\$647,000	13 Nov 2025
 19a South St Belmont	3	Townhouse	\$685,000	11 Nov 2025
 9 Fisher Av BELMONT	5	House	\$750,000	10 Nov 2025
 2/31 Stork Av Belmont	3	Townhouse	\$645,000	07 Nov 2025
 72 Apex Av Belmont	4	House	\$1,050,000	06 Nov 2025
 3/76 Francis St Belmont	2	Unit	\$538,000	05 Nov 2025
 1/236 High St Belmont	2	Unit	\$475,000	05 Nov 2025
 16 Fisher Av Belmont	3	House	\$635,500	01 Nov 2025
 13 Armitage Ct Belmont	5	House	\$830,000	31 Oct 2025

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/2 Kinnon Av Belmont	3	Townhouse	\$640,000	30 Oct 2025
 3/34 Sanglen Tce Belmont	2	Unit	\$480,000	29 Oct 2025
 2/6 Cranmere Av Belmont	3	Townhouse	\$690,000	29 Oct 2025
 71 Torquay Rd Belmont	3	House	\$625,000	27 Oct 2025
 59 Iona Av Belmont	2	House	\$679,000	25 Oct 2025
 5 Waurnvale Dr Belmont	4	House	\$797,000	25 Oct 2025
 72 Cambra Rd Belmont	3	House	\$630,000	24 Oct 2025
 13 Davis St Belmont	3	House	\$755,000	23 Oct 2025
 104 Reynolds Rd Belmont	3	House	\$670,000	23 Oct 2025
 3a Waurn Park Ct Belmont	3	House	\$560,000	22 Oct 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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