

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$703k

Quarterly Price Change

1.81% ↑

Median Unit Price*

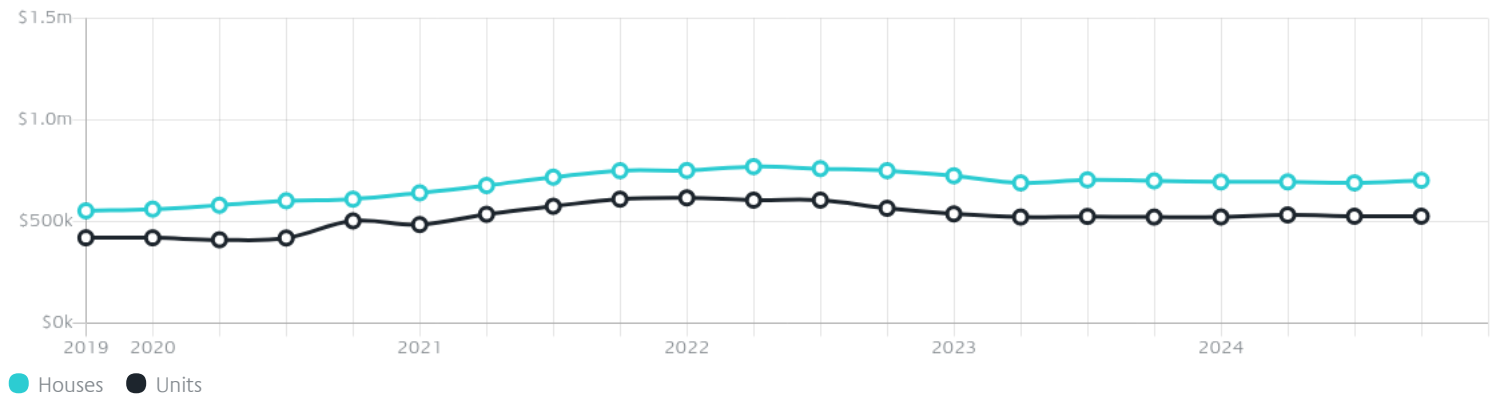
Median

\$526k

Quarterly Price Change

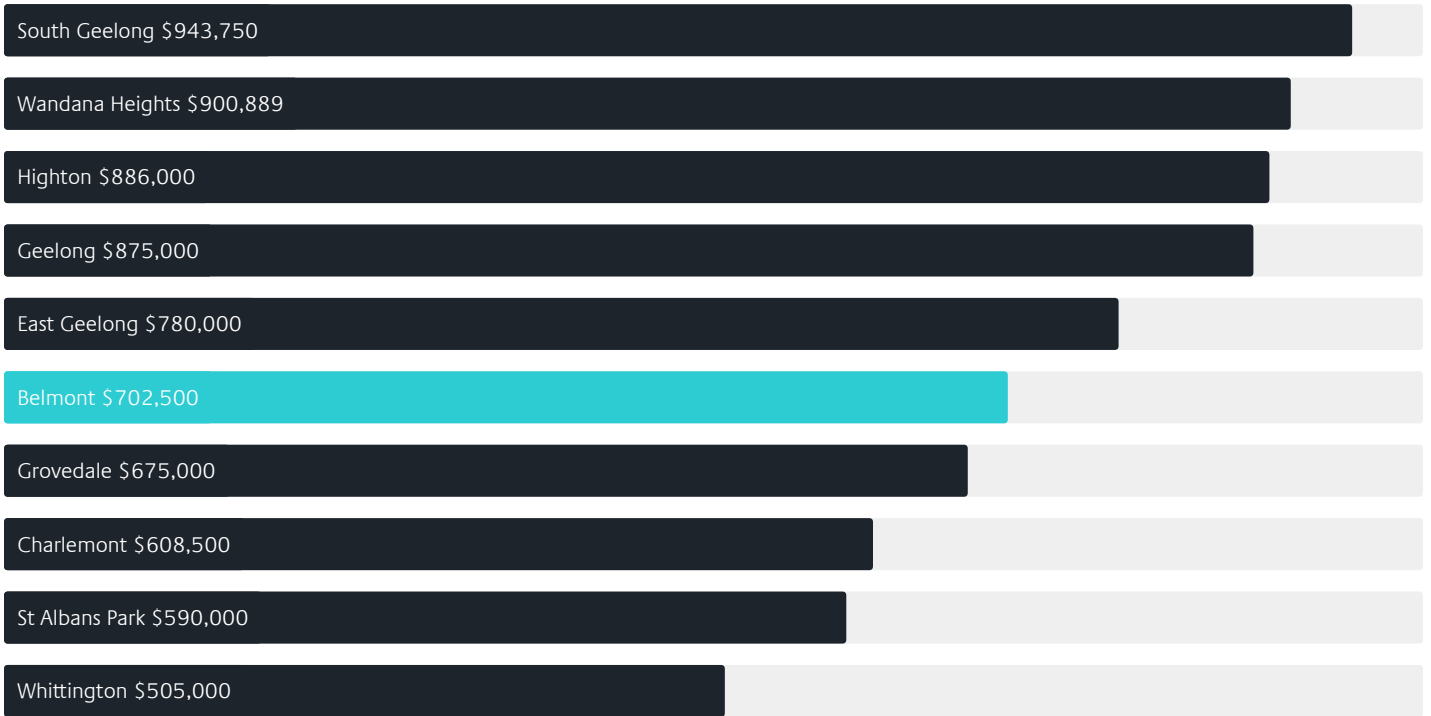
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

36 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^{*}









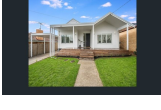



3.74%

Median Household Size[^]











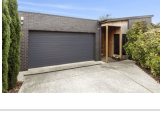

2.3 people

Sold Properties~


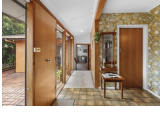








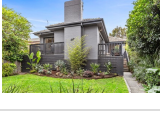

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1A Cambra Rd Belmont	3	House	\$530,000	30 Jan 2025
 1/2a Eton Rd Belmont	3	Unit	\$585,000	28 Jan 2025
 5/29 Watson Av Belmont	2	Unit	\$401,000	24 Jan 2025
 3/25 Lloyd St Belmont	3	House	\$780,000	22 Jan 2025
 56 Kidman Av Belmont	3	House	\$610,000	15 Jan 2025
 34 Mt Pleasant Rd Belmont	3	House	\$655,000	30 Dec 2024
 7/221 Roslyn Rd Belmont	3	Unit	\$650,000	27 Dec 2024
 15b George St Belmont	3	House	\$865,000	16 Dec 2024
 6 Fairbrae Av Belmont	3	House	\$1,400,000	16 Dec 2024
 13a George St Belmont	3	House	\$900,000	14 Dec 2024
 11 Walpole Av Belmont	4	House	\$800,000	13 Dec 2024
 38 Dorothy Av BELMONT	5	House	\$1,250,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/241 High St Belmont	1	Flat/Unit/Apartment	\$610,000	12 Dec 2024
 33 Rotherham St Belmont	3	House	\$810,000	09 Dec 2024
 89 Laura Av Belmont	3	House	\$685,000	09 Dec 2024
 10 Edith Ct Belmont	3	House	\$560,000	07 Dec 2024
 254 High St Belmont	4	Townhouse	\$699,000	06 Dec 2024
 21 Hereford Dr Belmont	3	House	\$770,000	06 Dec 2024
 3/38 Clarke Av Belmont	2	Unit	\$452,000	04 Dec 2024
 21/61 Bailey St Belmont	3	Unit	\$600,000	03 Dec 2024
 33 Regent St Belmont	3	House	\$745,000	30 Nov 2024
 33 Nagle Dr Belmont	3	House	\$705,000	29 Nov 2024
 14b South St Belmont	3	House	\$750,000	28 Nov 2024
 51 Pavo St Belmont	4	House	\$930,000	28 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Kinnon Av Belmont	3	House	\$610,000	26 Nov 2024
 17 Learmouth St Belmont	3	House	\$735,000	26 Nov 2024
 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
 26 Evans St Belmont	3	House	\$612,000	19 Nov 2024
 11 Riverview Tce Belmont	3	House	\$930,000	19 Nov 2024
 1/42 Apex Av BELMONT	2	Unit	\$471,000	19 Nov 2024
 34 James St Belmont	4	House	\$540,000	18 Nov 2024
 24 Riverview Tce Belmont	3	House	\$1,035,000	16 Nov 2024
 38 Apex Av Belmont	2	House	\$609,000	16 Nov 2024

Jellis Craig

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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