

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$693k

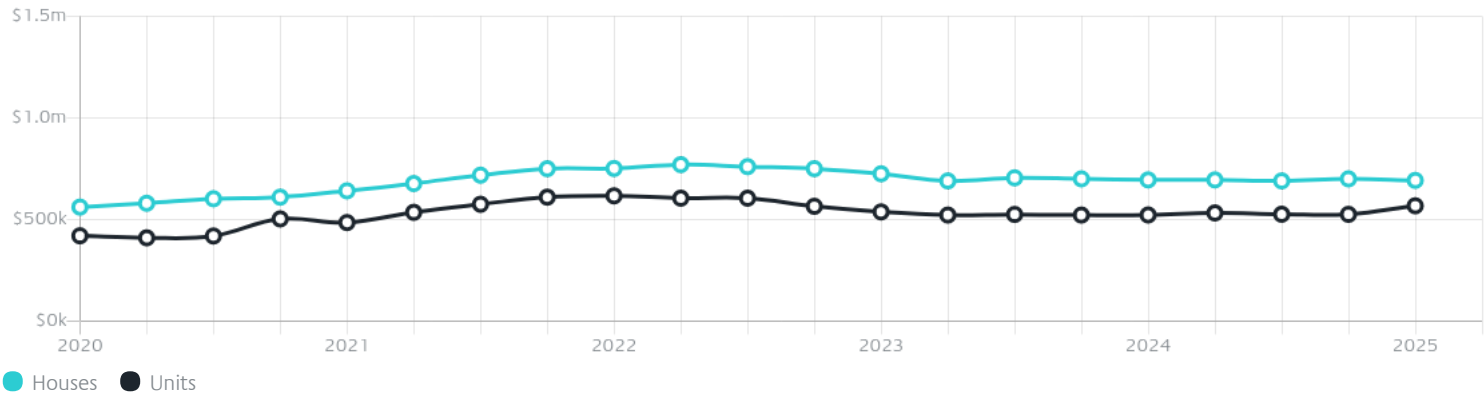
Quarterly Price Change
-1.07% ↓

Median Unit Price*

Median
\$568k

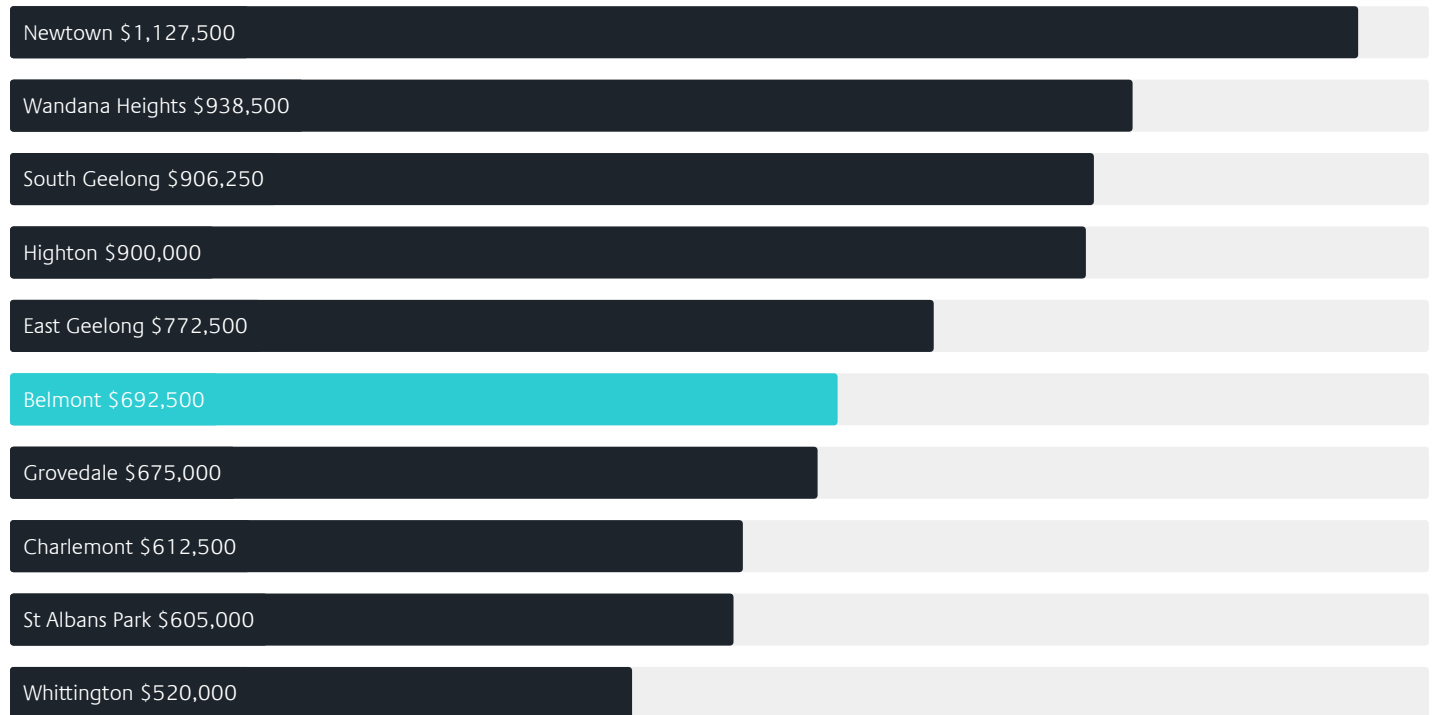
Quarterly Price Change
7.99% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 16%
● Private 84%

Auction Clearance Rate^{*}

75%

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^{*}

\$485

Median Age[^]

37 years

Rental Yield^{*}








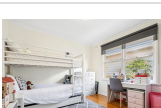


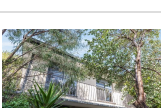
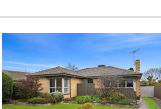
3.74%

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
 16 Oxford St Belmont	3	House	\$1,330,000	28 Jun 2025
 8 Watson Av Belmont	3	House	\$480,000	23 Jun 2025
 3/17 Colac Gr Belmont	2	Unit	\$450,000	17 Jun 2025
 1/2 Herbert St BELMONT	3	House	\$585,000	16 Jun 2025
 19 Glyn St Belmont	4	House	\$735,000	13 Jun 2025
 1B Leonard St Belmont	3	House	\$925,000	12 Jun 2025
 182 Roslyn Rd Belmont	3	House	\$650,000	12 Jun 2025
 56 Cambra Rd Belmont	3	House	\$668,740	10 Jun 2025
 25 Davis St Belmont	4	House	\$1,190,000	07 Jun 2025
 2 Glyn St Belmont	3	House	\$689,500	06 Jun 2025
 4/7 Sanglen Tce Belmont	1	Unit	\$355,000	04 Jun 2025
 12 Digby Av Belmont	3	House	\$892,000	03 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Hereford Dr BELMONT	3	House	\$635,000	03 Jun 2025
 40 Learmouth St Belmont	4	House	\$760,000	02 Jun 2025
 1/2-8 Vivian St Belmont	2	Unit	\$519,000	31 May 2025
 56 Summit Av Belmont	3	House	\$625,000	31 May 2025
 50 Summit Av Belmont	3	House	\$625,000	31 May 2025
 1/29 Laura Av Belmont	3	House	\$548,000	30 May 2025
 6/4-6 Hazel St Belmont	3	Townhouse	\$700,000	30 May 2025
 26 Corio St Belmont	2	House	\$735,000	28 May 2025
 1 Walker St Belmont	3	House	\$535,000	26 May 2025
 6 Brocka Av Belmont	3	House	\$720,000	24 May 2025
 8 Glenys Ct Belmont	4	House	\$720,000	22 May 2025
 5 Glyn St Belmont	3	House	\$651,000	22 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 37 Walpole Av Belmont	3	House	\$670,000	21 May 2025
 46 Reynolds Rd Belmont	3	House	\$640,000	20 May 2025
 5/52 Torquay Rd Belmont	2	Unit	\$520,500	20 May 2025
 10 Queen St Belmont	2	House	\$610,000	19 May 2025
 19 Olwen Av Belmont	3	House	\$661,000	15 May 2025
 2/12 Southdown Cr Belmont	3	House	\$608,000	13 May 2025
 9 Glenys Ct BELMONT	3	House	\$675,000	13 May 2025
 26 Leonard St Belmont	4	House	\$900,000	10 May 2025
 38 Oxford St Belmont	3	House	\$1,007,000	10 May 2025
 3 Pavo St Belmont	4	House	\$1,200,000	09 May 2025
 9 Arbour Gr Belmont	3	House	\$660,000	08 May 2025
 79 James St Belmont	3	House	\$701,000	08 May 2025



Geelong Office
205 Pakington Street, Geelong West
(03) 5222 7772

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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