

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$693k

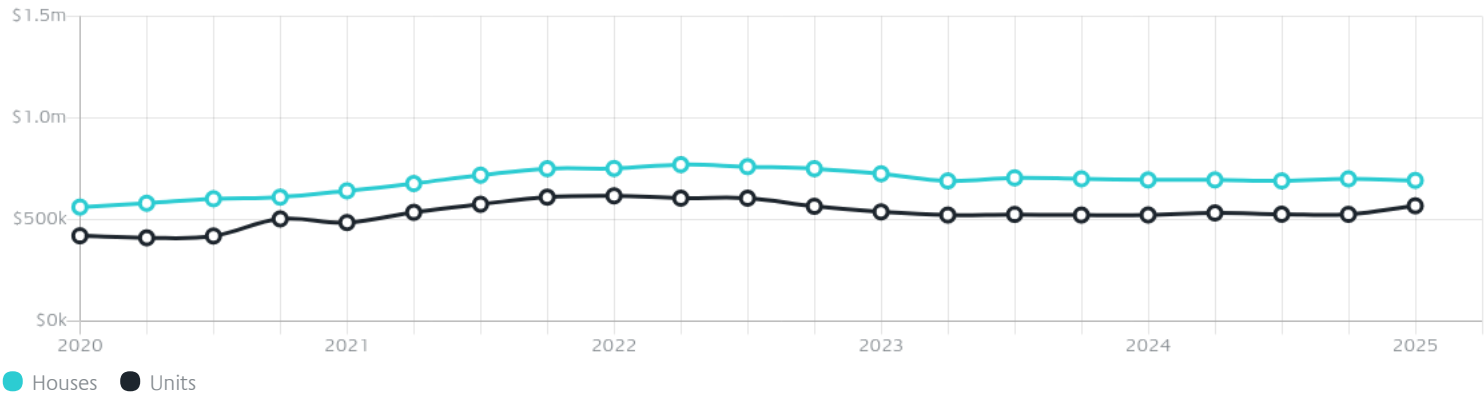
Quarterly Price Change
-1.07% ↓

Median Unit Price*

Median
\$568k

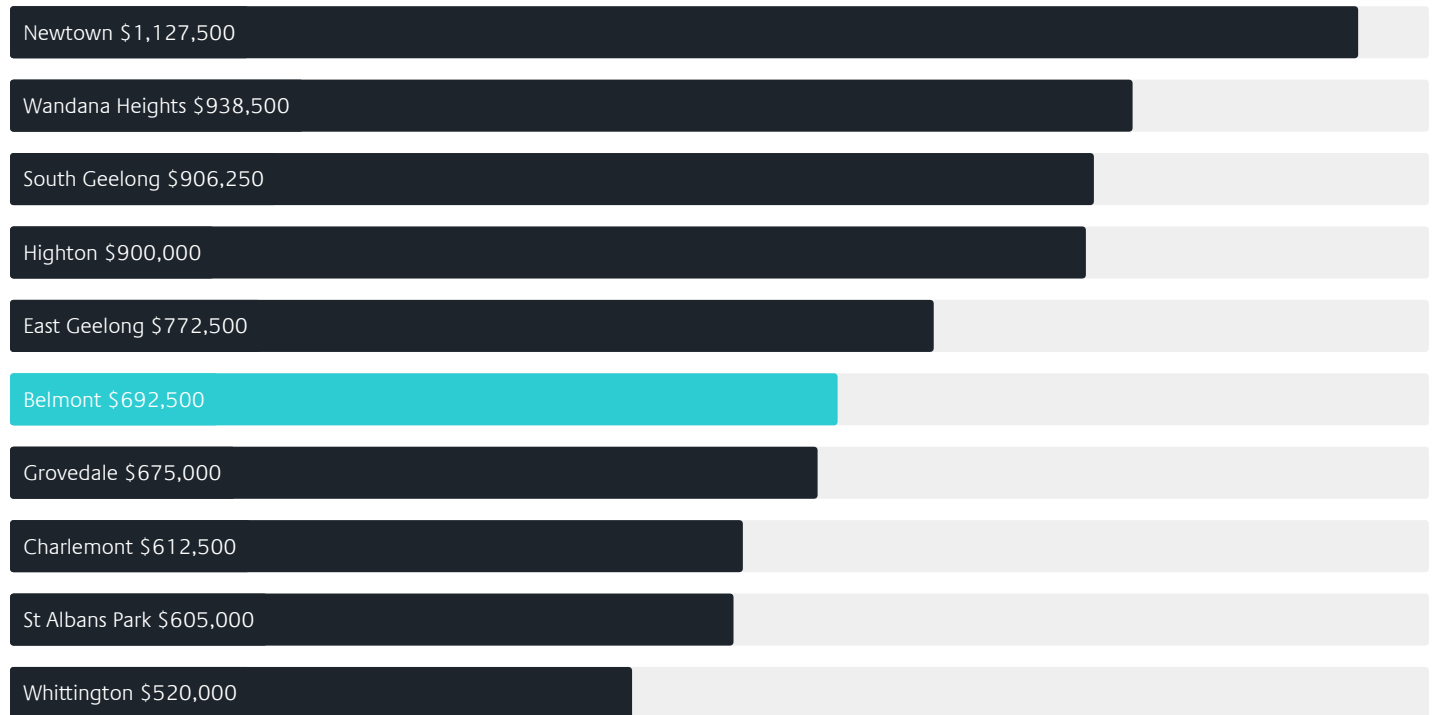
Quarterly Price Change
7.99% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

72.73%

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[^]









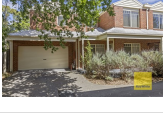

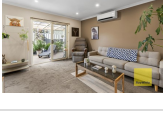

2.3 people

Sold Properties~









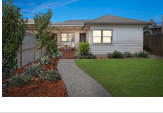
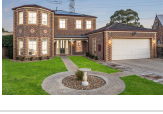


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  56 Summit Av Belmont | 3 | House | \$625,000 | 31 May 2025 |
|  1/2-8 Vivian St Belmont | 2 | Unit | \$519,000 | 31 May 2025 |
|  50 Summit Av Belmont | 3 | House | \$625,000 | 31 May 2025 |
|  1 Walker St Belmont | 3 | House | \$535,000 | 26 May 2025 |
|  6 Brocka Av Belmont | 3 | House | \$720,000 | 24 May 2025 |
|  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 |
|  38 Oxford St Belmont | 3 | House | \$1,007,000 | 10 May 2025 |
|  9 Arbour Gr Belmont | 3 | House | \$660,000 | 08 May 2025 |
|  79 James St Belmont | 3 | House | \$701,000 | 08 May 2025 |
|  2/16 Morris St Belmont | 3 | House | \$800,000 | 07 May 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  71 James St Belmont | 3 | House | \$647,000 | 02 May 2025 |
|  2 Fairfield Av Belmont | 3 | House | \$706,000 | 02 May 2025 |
|  36 Mernda Pde Belmont | 3 | House | \$750,000 | 01 May 2025 |
|  24 Seaview Pde Belmont | 4 | House | \$1,070,000 | 01 May 2025 |
|  1 / 178 Roslyn Rd Belmont | 2 | Unit | \$437,000 | 29 Apr 2025 |
|  10 Dorothy Av Belmont | 4 | House | \$615,000 | 26 Apr 2025 |
|  34 Clarke Av BELMONT | 3 | House | \$1,035,000 | 25 Apr 2025 |
|  2a Tasman Av Belmont | 2 | Unit | \$500,000 | 24 Apr 2025 |
|  3 / 69 Mt Pleasant Rd Belmont | 3 | Townhouse | \$625,000 | 17 Apr 2025 |
|  49 Marjorie Av Belmont | 3 | House | \$635,500 | 14 Apr 2025 |
|  4 / 215 High St Belmont | 1 | Unit | \$485,000 | 14 Apr 2025 |
|  1 / 11 Lloyd St Belmont | 3 | Townhouse | \$656,000 | 14 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-----------|-------------|
|  31 Iona Av Belmont | 3 | House | \$770,000 | 11 Apr 2025 |
|  6 Apaloosa Ct Belmont | 3 | House | \$600,000 | 10 Apr 2025 |
|  51 Herd Rd Belmont | 2 | House | \$620,000 | 10 Apr 2025 |
|  38 Marjorie Av Belmont | 3 | House | \$640,000 | 08 Apr 2025 |
|  4 Olwen Av Belmont | 3 | House | \$657,000 | 05 Apr 2025 |
|  9 Jersey Ct Belmont | 3 | House | \$645,000 | 03 Apr 2025 |
|  124 Reynolds Rd Belmont | 2 | House | \$525,000 | 02 Apr 2025 |
|  6 Peary St Belmont | 4 | House | \$870,000 | 02 Apr 2025 |
|  23b Rotherham St Belmont | 2 | House | \$630,000 | 31 Mar 2025 |
|  10 Waurm Park Ct Belmont | 5 | House | \$940,000 | 29 Mar 2025 |
|  28 Sanglen Tce Belmont | 4 | House | \$700,000 | 29 Mar 2025 |
|  32 Scott St Belmont | 3 | House | \$900,000 | 29 Mar 2025 |



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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