

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$703k

Quarterly Price Change

1.81% ↑

Median Unit Price*

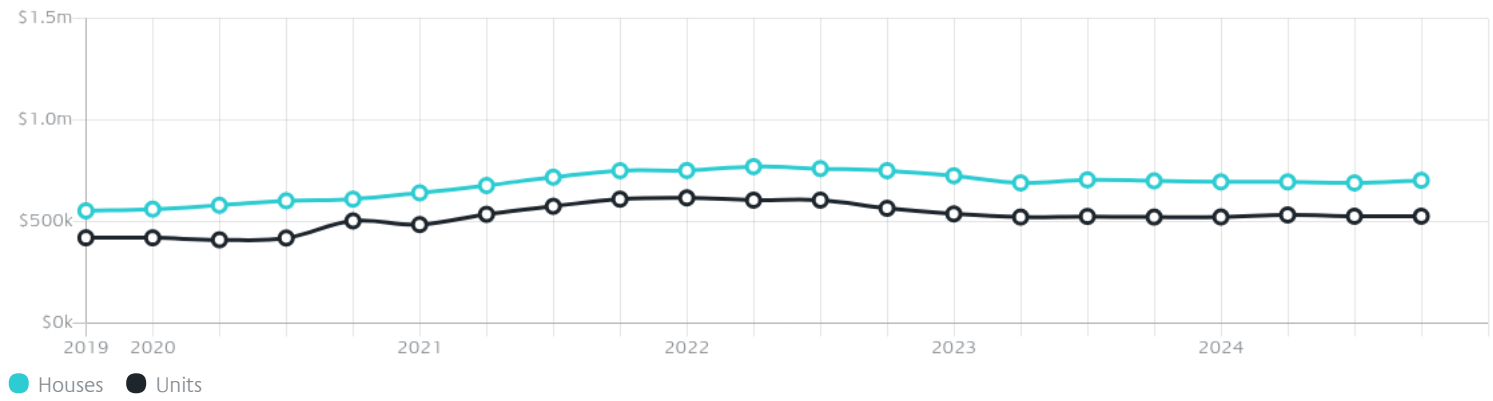
Median

\$526k

Quarterly Price Change

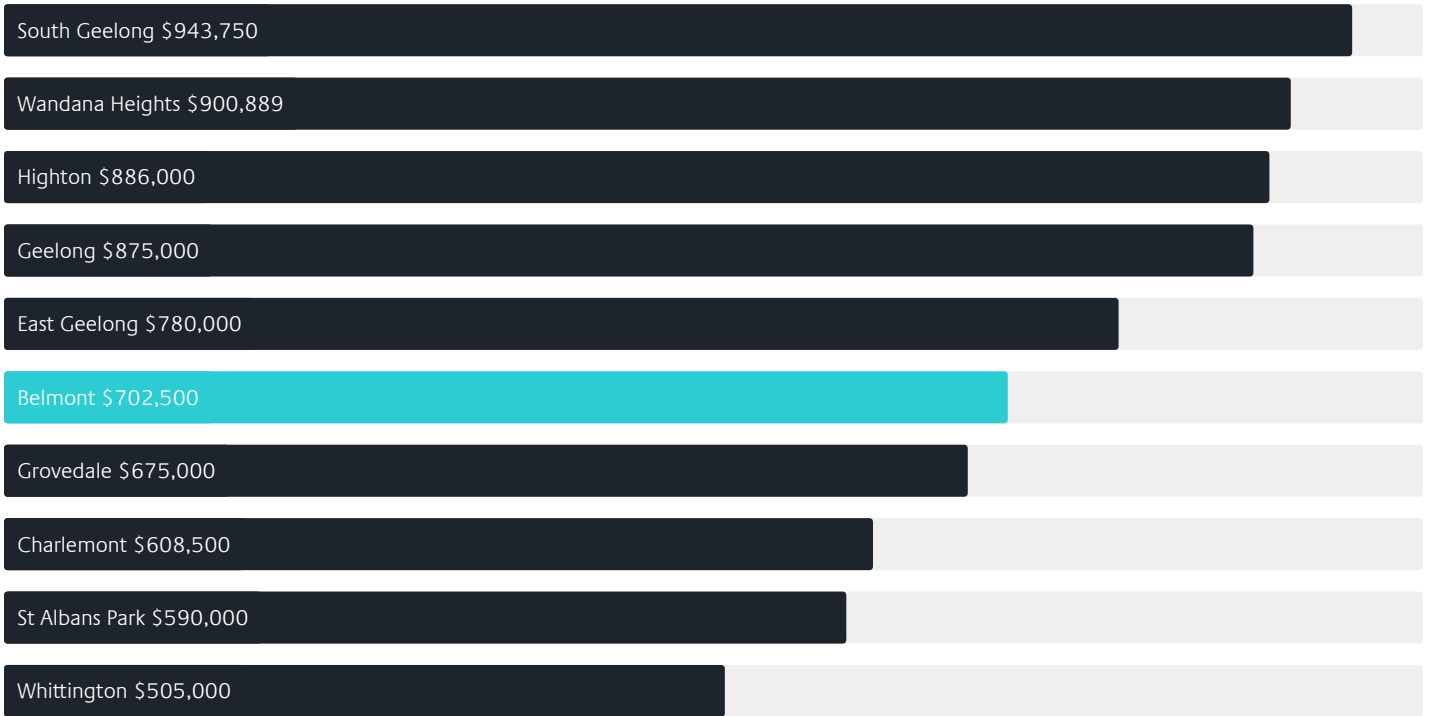
0.00% ↓

Quarterly Price Change*

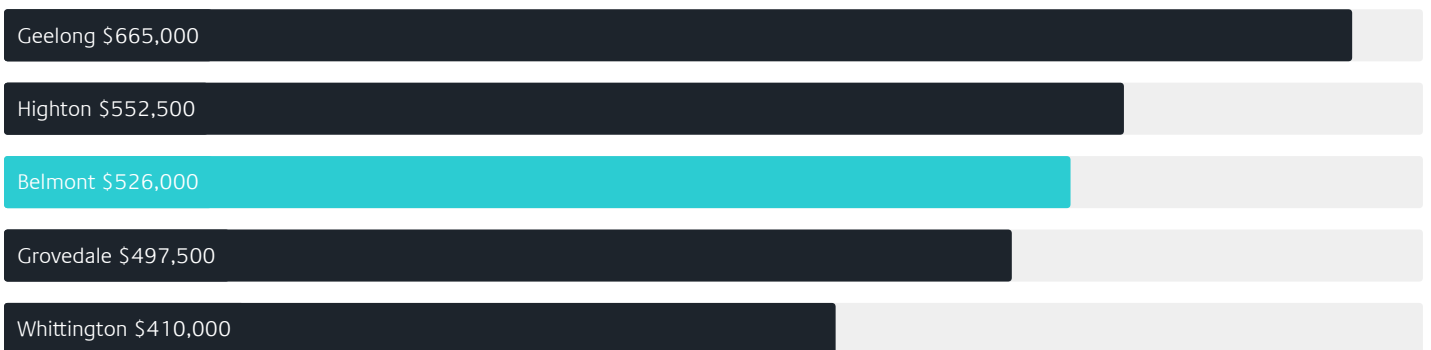


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 20%
● Private 80%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

29 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
 14 Pavo St Belmont	2	House	\$1,082,000	22 Feb 2025
 2/31 Eton Rd Belmont	3	Townhouse	\$640,000	20 Feb 2025
 2 Sullivan Ct Belmont	3	House	\$720,000	18 Feb 2025
 22 Roberts Rd Belmont	3	House	\$800,000	15 Feb 2025
 1/32 Iona Av Belmont	2	Unit	\$685,000	15 Feb 2025
 230 High St Belmont	3	House	\$670,000	13 Feb 2025
 22 Boolarong Dr Belmont	3	House	\$635,000	13 Feb 2025
 9 Hill St Belmont	2	House	\$610,000	13 Feb 2025
 109 Mt Pleasant Rd Belmont	2	House	\$680,000	11 Feb 2025
 6 Highmont Dr Belmont	4	House	\$650,000	11 Feb 2025
 34 Hill St Belmont	3	House	\$607,000	08 Feb 2025
 58 Cambra Rd Belmont	3	House	\$670,000	07 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/1 Kinnon Av Belmont	3	House	\$620,000	05 Feb 2025
 2/13 Summit Av Belmont	3	House	\$620,000	04 Feb 2025
 23b Apex Av Belmont	3	Villa	\$690,000	31 Jan 2025
 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
 44 Learmouth St Belmont	3	House	\$665,000	24 Jan 2025
 127 Roslyn Rd Belmont	1	House	\$535,000	24 Jan 2025
 3/9 Matilda Ct Belmont	2	Flat/Unit/Apartment	\$365,000	24 Jan 2025
 3/25 Lloyd St Belmont	3	House	\$780,000	22 Jan 2025
 1/130 Francis St BELMONT	2	Flat/Unit/Apartment	\$308,000	21 Jan 2025
 56 Kidman Av Belmont	3	House	\$610,000	15 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/32 Winter St BELMONT	2	House	\$462,500	14 Jan 2025
 53 Torquay Rd Belmont	4	House	\$625,000	31 Dec 2024
 34 Mt Pleasant Rd Belmont	3	House	\$655,000	30 Dec 2024
 7/221 Roslyn Rd Belmont	3	Unit	\$650,000	27 Dec 2024
 8 Eton Rd Belmont	3	House	\$620,000	24 Dec 2024
 36 Pavo St Belmont	3	House	\$607,000	21 Dec 2024
 59 Roslyn Rd Belmont	3	House	\$666,000	17 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
 15 Watson Av Belmont	4	House	\$742,000	14 Dec 2024
 13a George St Belmont	3	House	\$900,000	14 Dec 2024
 11 Walpole Av Belmont	4	House	\$800,000	13 Dec 2024

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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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