

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$693k

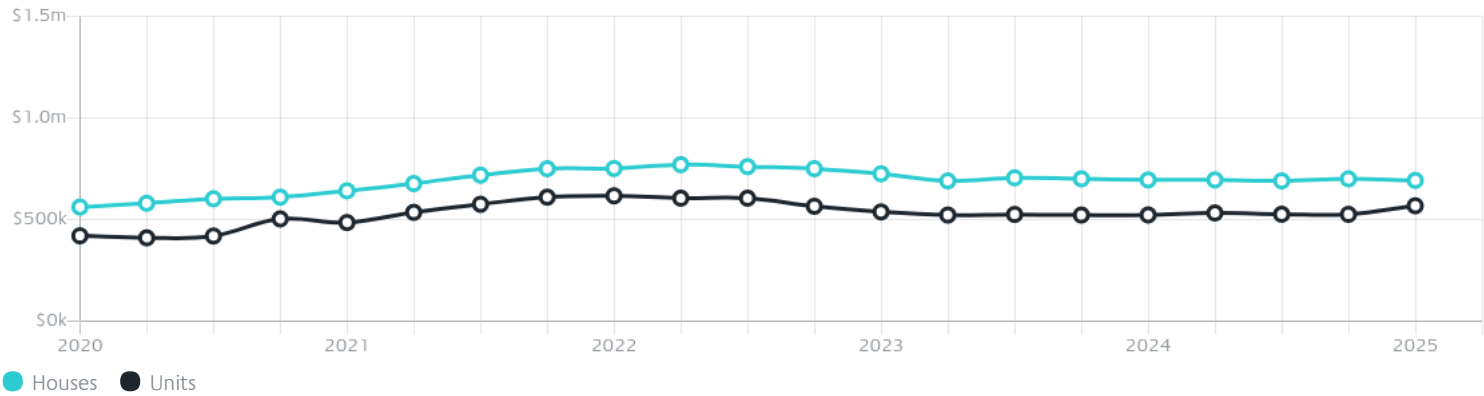
Quarterly Price Change
-1.07% ↓

Median Unit Price*

Median
\$568k

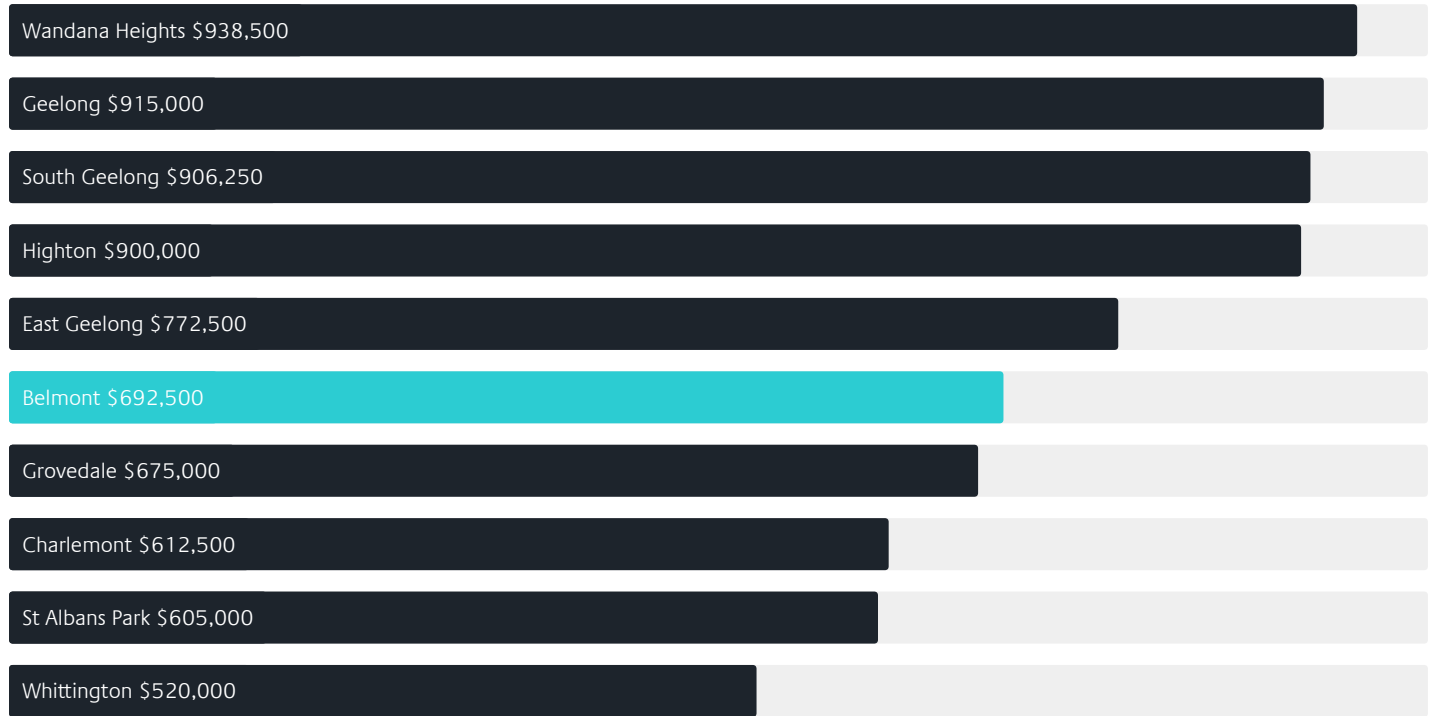
Quarterly Price Change
7.99% ↑

Quarterly Price Change*

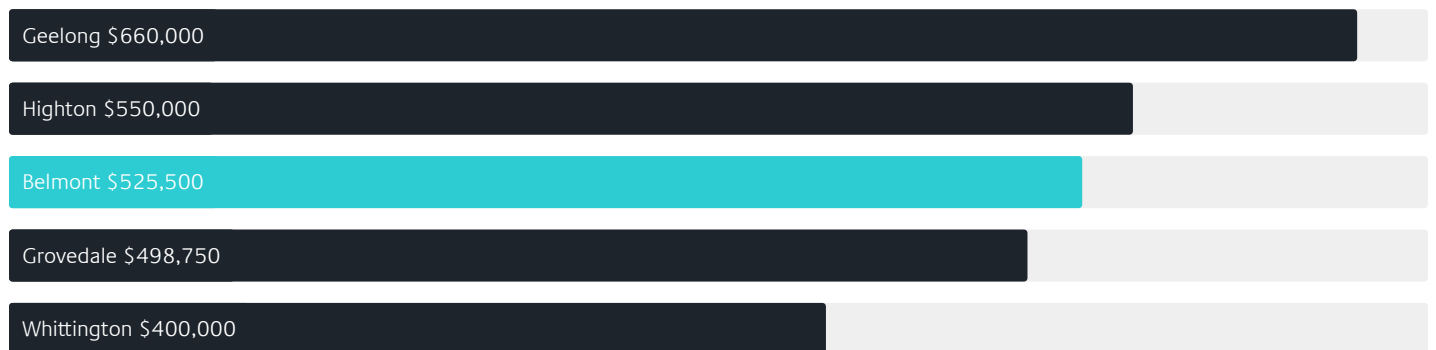


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 11%
● Private 89%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

35 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[^]











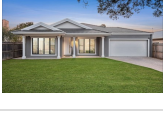

2.3 people

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
 10 Dorothy Av Belmont	4	House	\$615,000	26 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
 4/215 High St Belmont	1	Unit	\$485,000	14 Apr 2025
 49 Marjorie Av Belmont	3	House	\$635,500	14 Apr 2025
 1/11 Lloyd St Belmont	3	Townhouse	\$656,000	14 Apr 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 124 Reynolds Rd Belmont	2	House	\$525,000	02 Apr 2025
 10 Waurm Park Ct Belmont	5	House	\$940,000	29 Mar 2025
 32 Scott St Belmont	3	House	\$900,000	29 Mar 2025
 28 Sanglen Tce Belmont	4	House	\$700,000	29 Mar 2025
 21 Davis St Belmont	3	House	\$620,000	27 Mar 2025
 34 Mernda Pde BELMONT	4	House	\$605,000	27 Mar 2025
 4 Gill St Belmont	3	House	\$740,000	24 Mar 2025
 3/20 George St Belmont	2	Townhouse	\$630,000	21 Mar 2025
 42 Nagle Dr Belmont	3	House	\$600,000	20 Mar 2025
 4 Evans St Belmont	3	House	\$621,000	20 Mar 2025
 24 Hill St Belmont	4	House	\$1,100,000	20 Mar 2025
 58 Davis St Belmont	3	House	\$620,000	19 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Fairbrae Av Belmont	3	House	\$1,135,000	18 Mar 2025
 2/23 Learmouth St Belmont	2	Unit	\$510,000	14 Mar 2025
 25 Dudley St Belmont	4	House	\$750,000	14 Mar 2025
 22 Cranmere Av Belmont	3	Townhouse	\$710,000	14 Mar 2025
 27 Hill St Belmont	3	House	\$802,000	13 Mar 2025
 3/5 Mt Pleasant Rd Belmont	2	Unit	\$508,000	12 Mar 2025
 56 Marjorie Av Belmont	3	House	\$575,000	12 Mar 2025
 1/9 Dorothy Av Belmont	3	House	\$490,000	12 Mar 2025
 3 Arthur St Belmont	3	House	\$712,500	11 Mar 2025
 14 Araluen Pde Belmont	3	House	\$720,000	07 Mar 2025
 5 Carlisle St Belmont	2	House	\$565,000	06 Mar 2025
 4 Cranmere Av Belmont	3	House	\$625,000	06 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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