

JellisCraig

BELMONT

Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price*

Median

\$689k

Quarterly Price Change

-0.03% ↓

Median Unit Price*

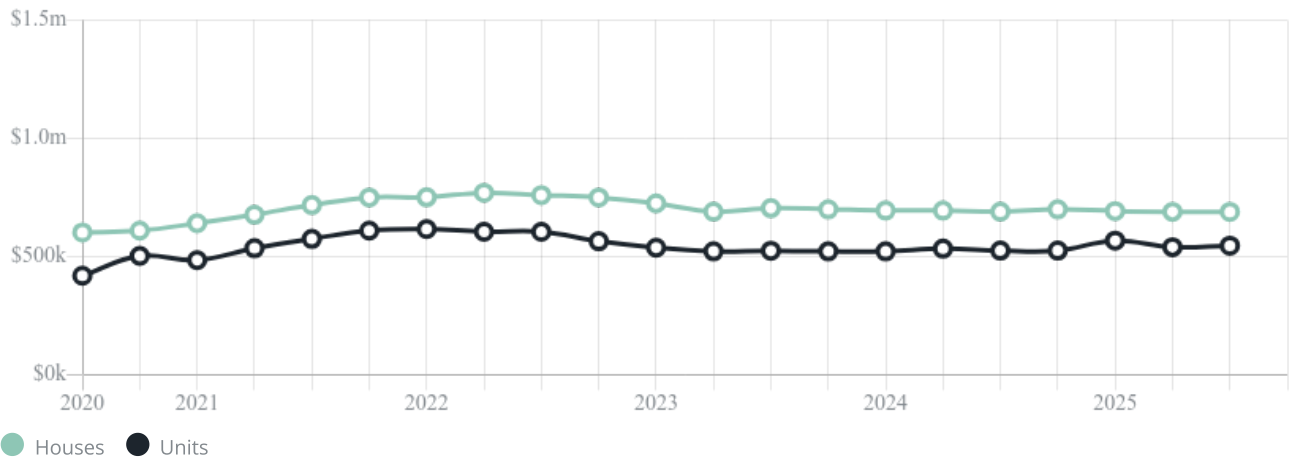
Median

\$547k

Quarterly Price Change

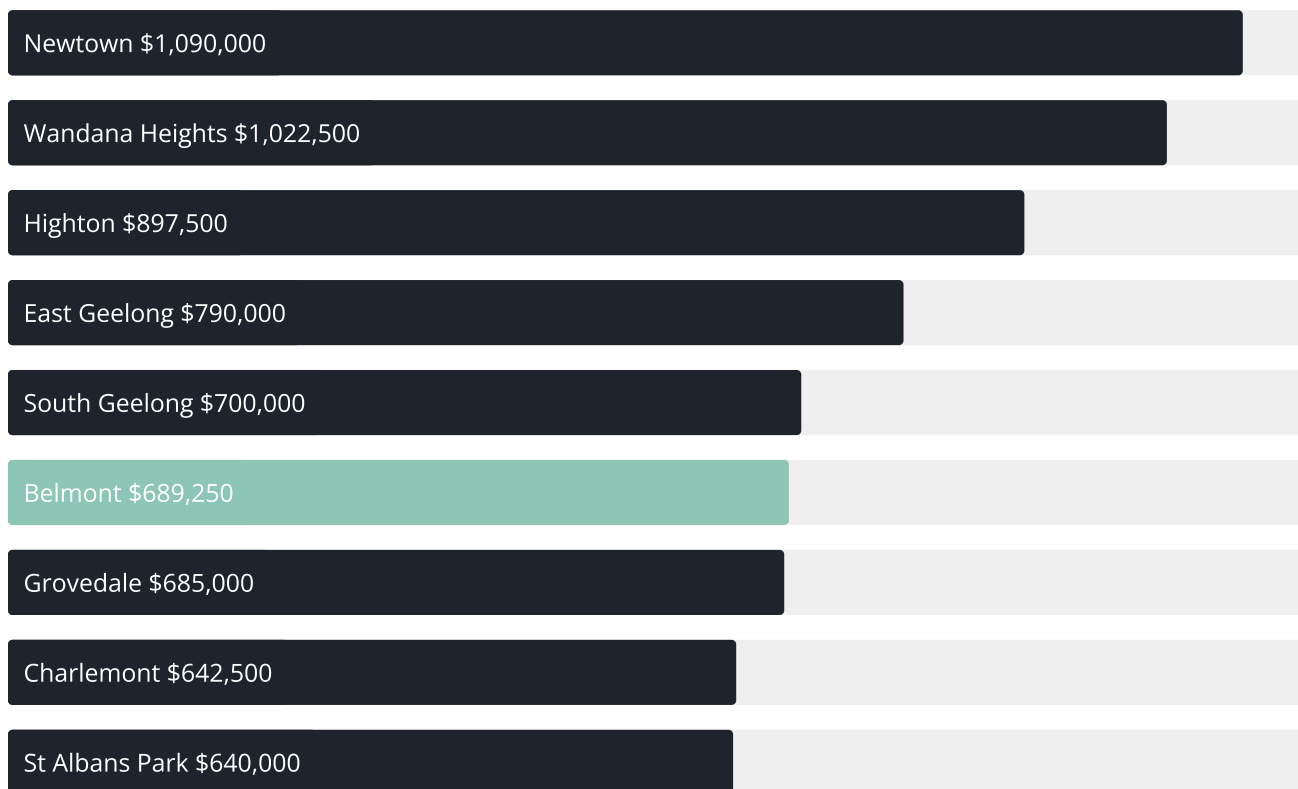
1.20% ↑

Quarterly Price Change*



BELMONT SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BELMONT SUBURB REPORT

Sale Method^{*}

● Auction 25%

● Private 75%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.6 years

Dwelling Type[^]

● Houses 78%

● Units 22%

Ownership[^]

● Owned Outright 35%

● Mortgaged 35%

● Rented 30%

Population[^]

15,066

Median Asking Rent per week^{*}

\$495

Median Age[^]

37 years

Rental Yield^{*}

3.74%

Median Household Size[^]

2.3 people

BELMONT SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 2/2 Kinnon Av Belmont	3	Townhouse	\$640,000	30 Oct 2025
 59 Iona Av Belmont	2	House	\$679,000	25 Oct 2025
 5 Waurnvale Dr Belmont	4	House	\$797,000	25 Oct 2025
 3 Torquay Rd Belmont	3	House	\$725,000	17 Oct 2025
 7 Brocka Av Belmont	3	House	\$815,000	16 Oct 2025
 15 Learmouth St Belmont	3	House	\$650,000	16 Oct 2025
 3/21 Clarke Av BELMONT	2	Unit	\$515,000	13 Oct 2025
 1/37 The Avenue Belmont	3	Unit	\$650,000	09 Oct 2025
 1/19 Dudley St Belmont	2	House	\$430,000	09 Oct 2025
 3 Cornish Av Belmont	3	House	\$710,000	08 Oct 2025

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 145 Mt Pleasant Rd Belmont	3	House	\$775,000	07 Oct 2025
 7 Allitt Av Belmont	3	House	\$820,000	04 Oct 2025
 81 Torquay Rd Belmont	3	House	\$664,000	04 Oct 2025
 2/25 Torquay Rd Belmont	2	Unit	\$455,000	02 Oct 2025
 4/20 Roslyn Rd Belmont	1	Unit	\$332,500	02 Oct 2025
 4/30-32 Spring St Belmont	3	Townhouse	\$635,000	01 Oct 2025
 1/2 Kinnon Av Belmont	3	House	\$600,000	30 Sep 2025
 65 Laura Av Belmont	3	House	\$756,000	30 Sep 2025
 47 Summit Av Belmont	3	House	\$750,000	30 Sep 2025
 43 Laura Av Belmont	1	House	\$745,000	25 Sep 2025

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Summit Av BELMONT	2	House	\$640,000	23 Sep 2025
 62 Roslyn Rd Belmont	4	House	\$980,000	23 Sep 2025
 3/3 Mt Pleasant Rd Belmont	3	Unit	\$591,888	22 Sep 2025
 16 Hill St Belmont	4	House	\$915,000	20 Sep 2025
 67 Iona Av Belmont	3	House	\$782,000	20 Sep 2025
 45 Torquay Rd Belmont	3	House	\$635,000	19 Sep 2025
 10 Mack Ct Belmont	3	House	\$680,000	19 Sep 2025
 3 Autumn St Belmont	3	House	\$658,500	17 Sep 2025
 1A Autumn St Belmont	2	House	\$525,000	16 Sep 2025
 14 Fairfield Av Belmont	3	House	\$748,000	16 Sep 2025



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

jellisrcraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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