

JellisCraig

BELMONT

Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price*

Median

\$685k

Quarterly Price Change

-1.08% ↓

Median Unit Price*

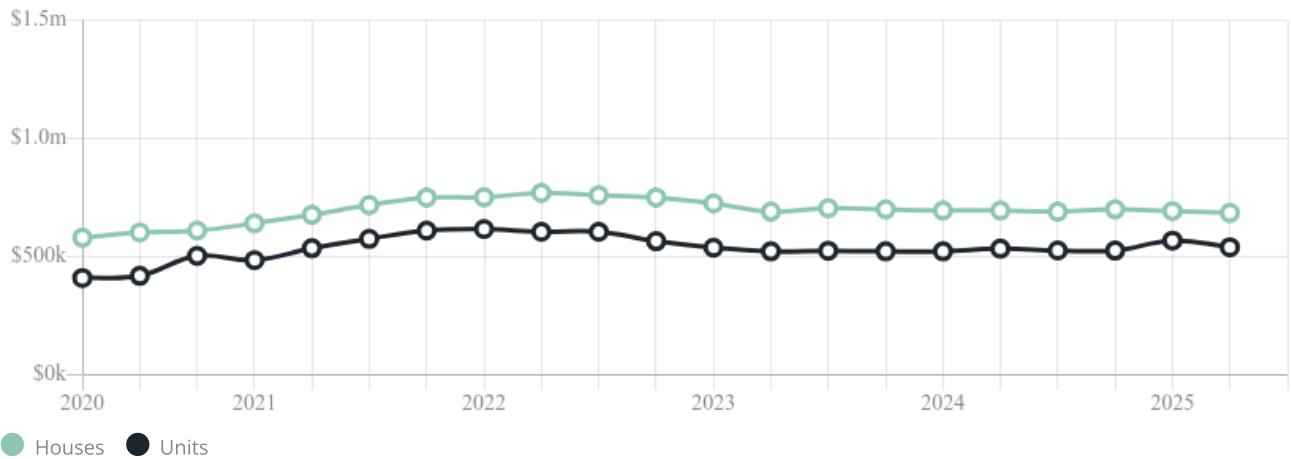
Median

\$540k

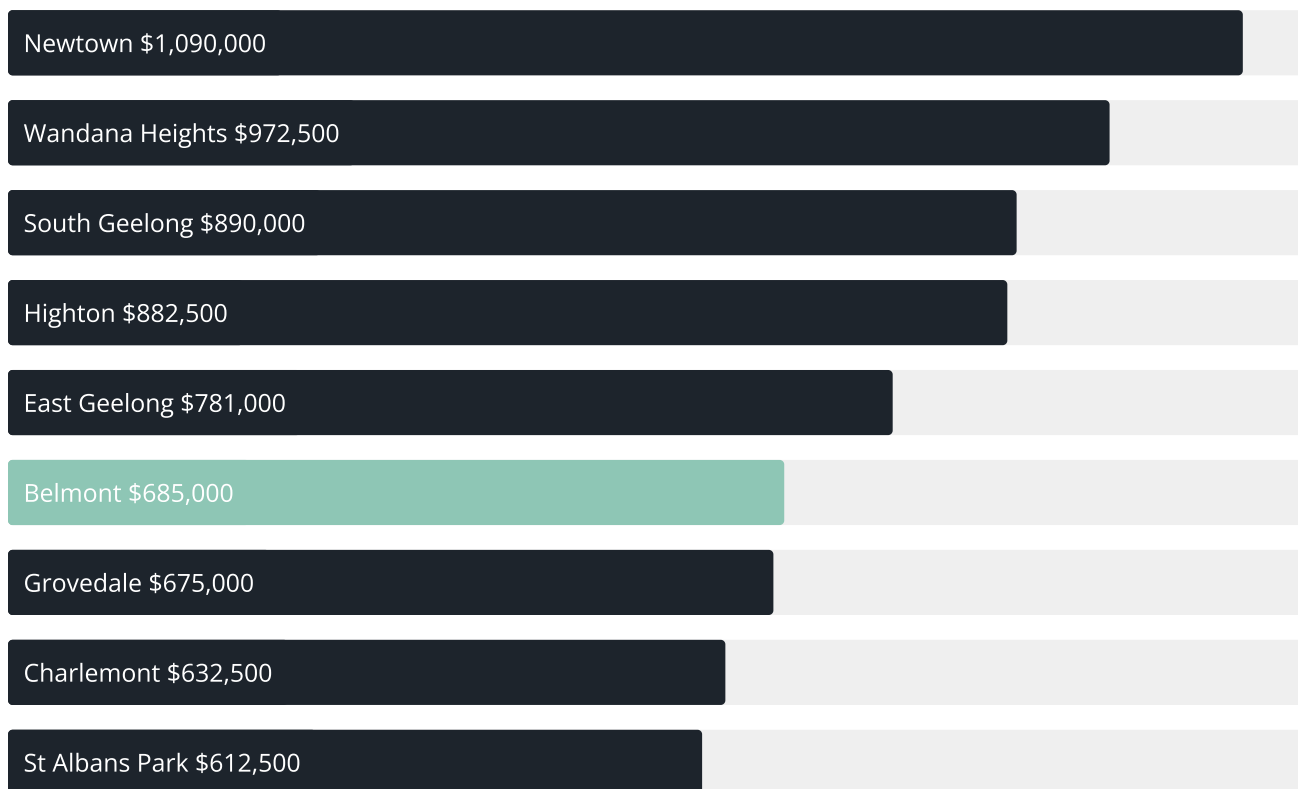
Quarterly Price Change

-4.84% ↓

Quarterly Price Change*



BELMONT SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BELMONT SUBURB REPORT

Sale Method^{*}

● Auction 15%
● Private 85%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

28 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^{*}

\$490

Median Age[^]

37 years

Rental Yield^{*}









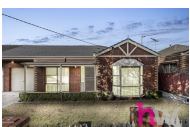

3.74%

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
 65 Laura Av Belmont	3	House	\$756,000	30 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
 1A Autumn St Belmont	2	House	\$525,000	16 Sep 2025
 14 Fairfield Av Belmont	3	House	\$748,000	16 Sep 2025
 40 Stephen St Belmont	2	Townhouse	\$580,000	16 Sep 2025
 42 Francis St Belmont	2	House	\$792,000	15 Sep 2025
 21 Shackleton St Belmont	2	House	\$725,000	14 Sep 2025
 5 Lloyd St Belmont	3	House	\$766,000	06 Sep 2025

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/27 Mt Pleasant Rd Belmont	3	House	\$731,000	05 Sep 2025
 61 James St Belmont	2	House	\$650,000	05 Sep 2025
 52 Bailey St Belmont	3	House	\$550,000	04 Sep 2025
 1/7 Jacobs St Belmont	2	Townhouse	\$690,000	04 Sep 2025
 17 Rotherham St Belmont	3	House	\$689,000	01 Sep 2025
 5 Tiverton St BELMONT	4	House	\$920,000	01 Sep 2025
 12 Rigo St Belmont	2	House	\$680,000	01 Sep 2025
 1 Armitage Ct Belmont	3	House	\$652,000	30 Aug 2025
 11 Perth St Belmont	3	House	\$765,000	30 Aug 2025
 24 Dudley St Belmont	5	House	\$725,000	30 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 20 Colac Gr Belmont	4	House	\$650,000	29 Aug 2025
 10 Davis St Belmont	2	House	\$552,000	29 Aug 2025
 23 Stork Av Belmont	4	House	\$565,000	28 Aug 2025
 38 Queen St Belmont	3	House	\$800,000	26 Aug 2025
 3/14 Mt Pleasant Rd Belmont	1	Unit	\$295,000	26 Aug 2025
 71 Kidman Av Belmont	5	House	\$760,000	26 Aug 2025
 1/16 Cornish Av Belmont	2	Unit	\$575,000	26 Aug 2025
 9 Evans St Belmont	3	House	\$871,000	23 Aug 2025
 14 Cambridge St Belmont	2	House	\$750,000	23 Aug 2025
 26 Digby Av Belmont	3	House	\$700,000	23 Aug 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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