

# JellisCraig

BELMONT

# Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price\*

Median

\$685k

Quarterly Price Change

-1.08% ↓

Median Unit Price\*

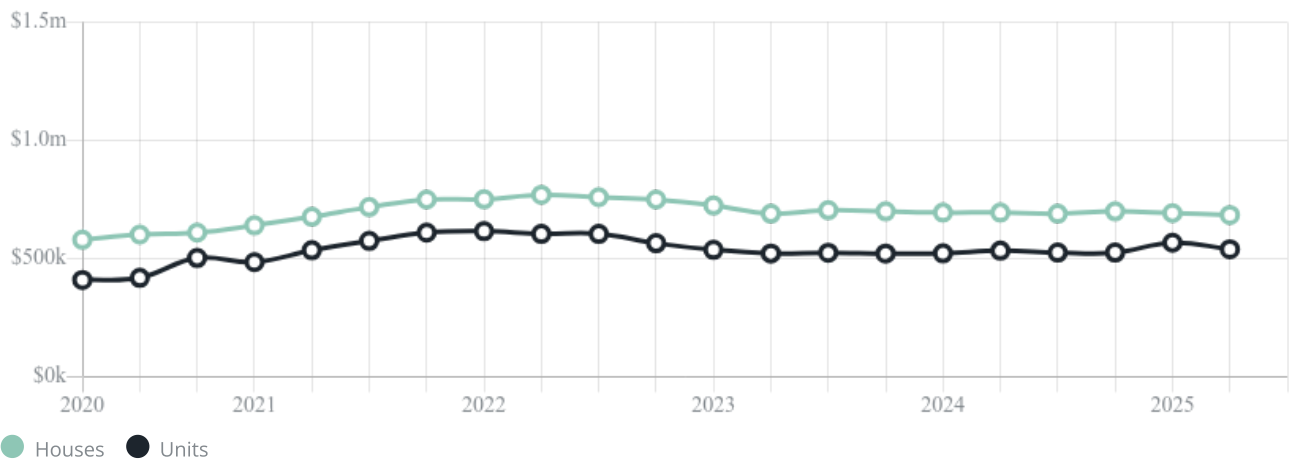
Median

\$540k

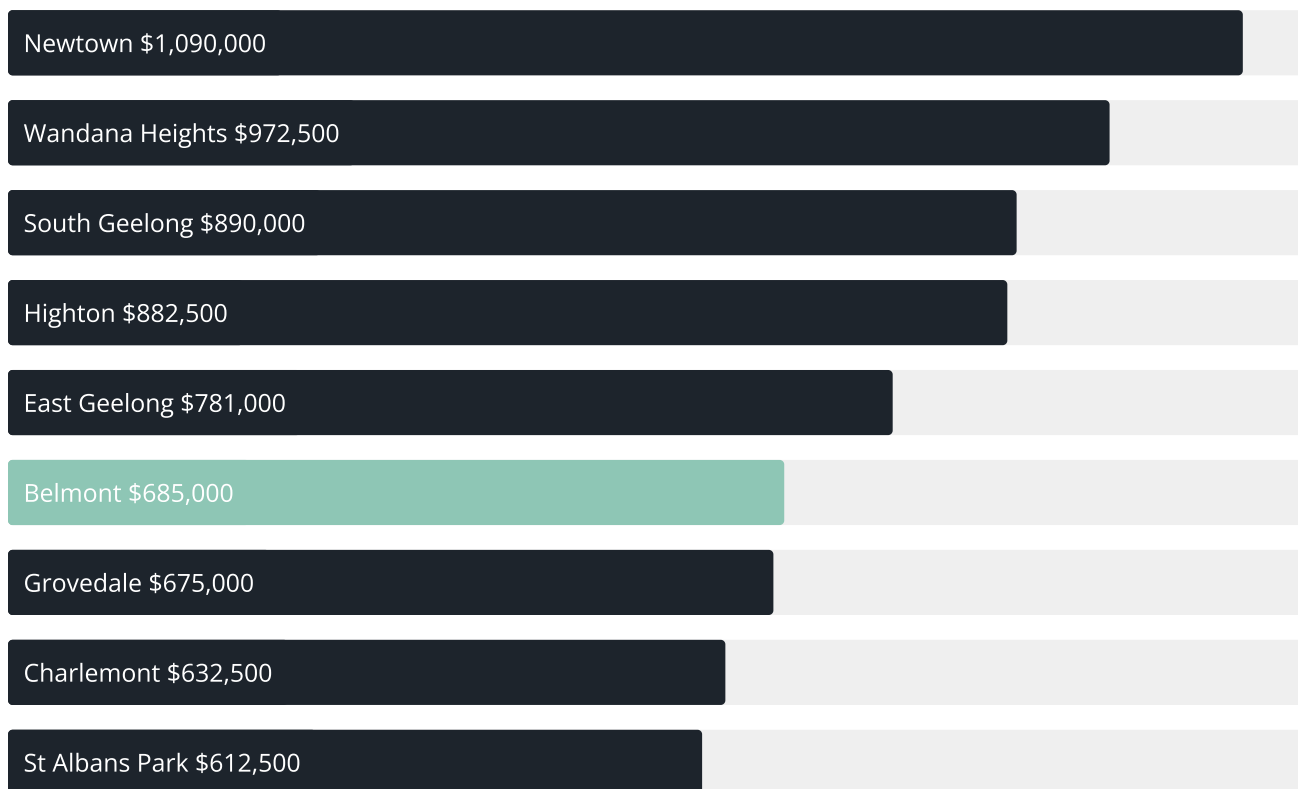
Quarterly Price Change

-4.84% ↓

Quarterly Price Change\*



## BELMONT SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BELMONT SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 17%  
● Private 83%

Auction Clearance Rate<sup>\*</sup>

93.75%

Median Days on Market<sup>^</sup>

31 days

Average Hold Period<sup>\*</sup>

7.6 years

Dwelling Type<sup>^</sup>

● Houses 78% ● Units 22%

Ownership<sup>^</sup>

● Owned Outright 35% ● Mortgaged 35% ● Rented 30%

Population<sup>^</sup>

15,066

Median Asking Rent per week<sup>\*</sup>

\$490

Median Age<sup>^</sup>

37 years

Rental Yield<sup>\*</sup>











3.74%

Median Household Size<sup>^</sup>











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 [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 Armitage Ct Belmont	3	House	\$652,000	30 Aug 2025
 11 Perth St Belmont	3	House	\$765,000	30 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
 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
 13 Cranmere Av Belmont	3	House	\$770,000	21 Aug 2025
 44 Waurnvale Dr Belmont	3	House	\$682,000	20 Aug 2025

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 65 Torquay Rd BELMONT	3	House	\$672,500	19 Aug 2025
 1 Downshire Rd Belmont	4	House	\$2,075,000	16 Aug 2025
 1/1 Charolais Ct Belmont	2	Unit	\$480,000	15 Aug 2025
 32 Cambridge St Belmont	3	House	\$752,000	14 Aug 2025
 1 Cheryl Cr Belmont	4	House	\$662,000	14 Aug 2025
 8 Mernda Pde BELMONT	2	House	\$600,000	14 Aug 2025
 30 Stephen St BELMONT	2	Townhouse	\$643,000	14 Aug 2025
 11 Cranmere Av Belmont	4	House	\$716,000	09 Aug 2025
 1/49 Summit Av Belmont	3	House	\$611,000	08 Aug 2025
 3/41a Settlement Rd Belmont	3	Townhouse	\$525,000	05 Aug 2025

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Cambra Rd Belmont	3	House	\$660,000	02 Aug 2025
 16 Brocka Av Belmont	3	House	\$712,000	02 Aug 2025
 1/3 Bridge View St Belmont	4	House	\$1,000,000	01 Aug 2025
 141 Francis St Belmont	4	House	\$625,000	01 Aug 2025
 3/21 Albert Tce Belmont	2	Unit	\$435,000	01 Aug 2025
 6/221 Roslyn Rd BELMONT	3	House	\$675,000	31 Jul 2025
 14 Jacobs St Belmont	2	Townhouse	\$695,000	30 Jul 2025
 25b Olwen Av Belmont	3	Townhouse	\$545,000	29 Jul 2025
 70 Davis St Belmont	3	House	\$706,000	26 Jul 2025
 101 Shackleton St Belmont	3	House	\$770,000	26 Jul 2025



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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