

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.03m**

Quarterly Price Change

**0.48% ↑**

## Median Unit Price\*

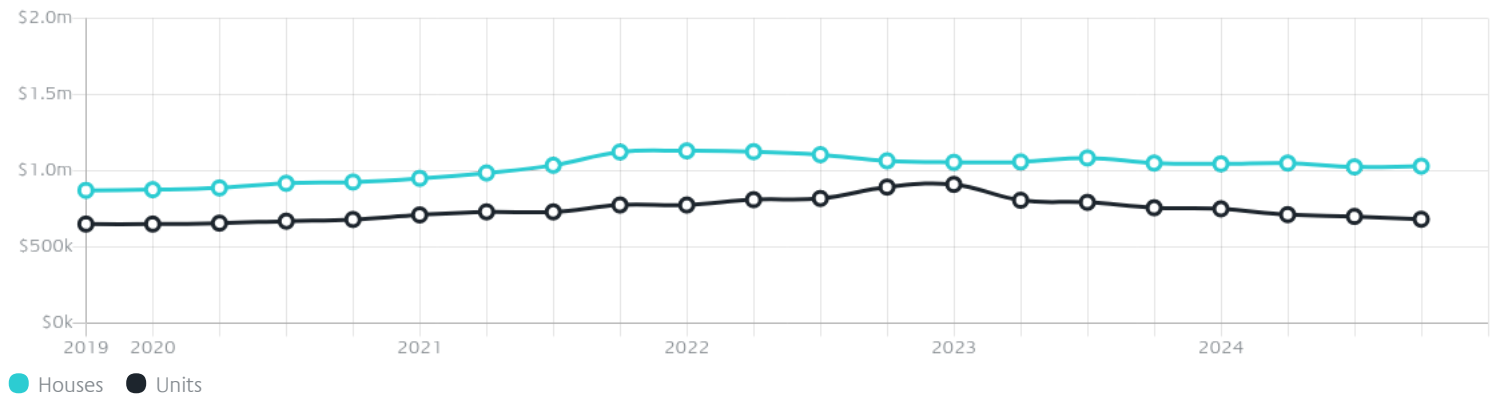
Median

**\$682k**

Quarterly Price Change

**-2.64% ↓**

## Quarterly Price Change\*



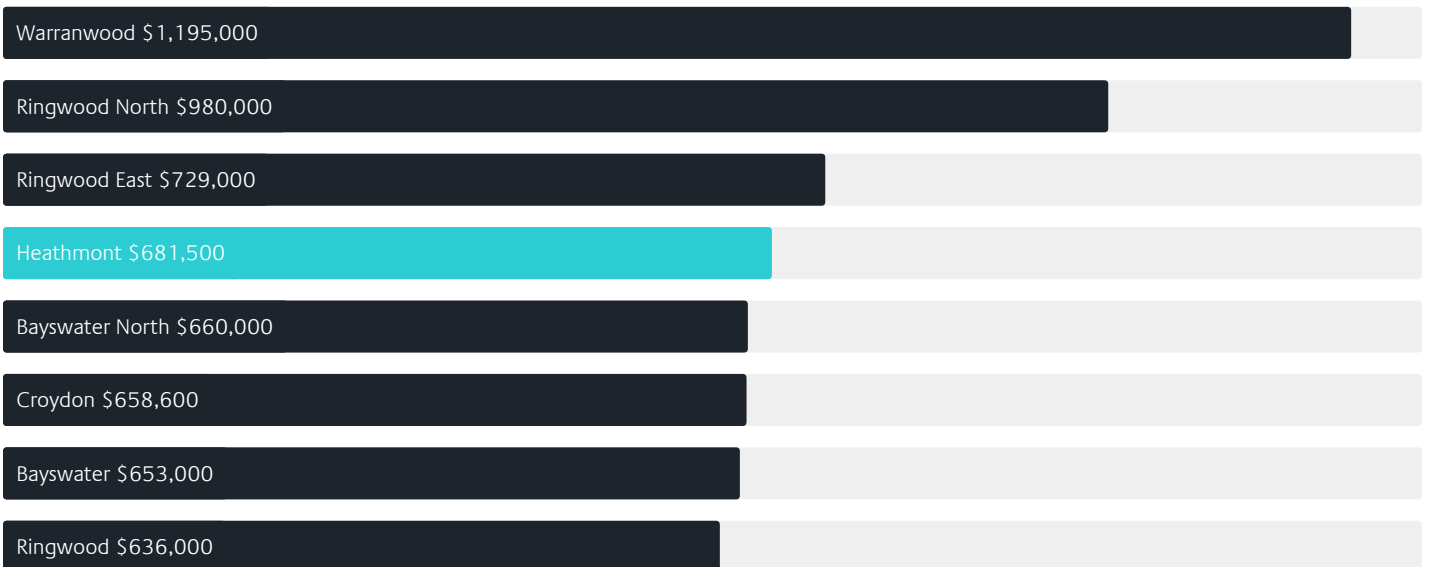
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 30%  
● Private 70%

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

70%

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

30 days

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

8.3 years

# Insights

Dwelling Type<sup>^</sup>



● Houses 94% ● Units 6%

Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 45% ● Rented 15%

Population<sup>^</sup>

9,933

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

\$570

Population Growth<sup>^</sup>

2.53%

Rental Yield<sup>\*</sup>

2.85%

Median Age<sup>^</sup>











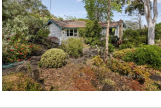

41 years

Median Household Size<sup>^</sup>











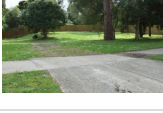

2.7 people

# Sold Properties~







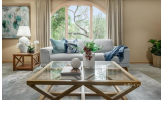





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 30 Cuthbert St Heathmont	4	House	\$1,285,000	20 Jan 2025
 186 Bedford Rd HEATHMONT	3	House	\$1,045,000	26 Dec 2024
 8 Swain Ct Heathmont	5	House	\$1,331,000	26 Dec 2024
 16 Washusen Rd Heathmont	3	House	\$1,000,000	21 Dec 2024
 2/276 Canterbury Rd Heathmont	2	Unit	\$640,000	20 Dec 2024
 177 Canterbury Rd Heathmont	3	House	\$500,000	19 Dec 2024
 13/348 Canterbury Rd Heathmont	3	Flat/Unit/Apartment	\$775,000	18 Dec 2024
 242 Canterbury Rd Heathmont	3	House	\$750,000	07 Dec 2024
 16 Adrian Ct Heathmont	4	House	\$1,080,000	03 Dec 2024
 2/285 Canterbury Rd Heathmont	2	Unit	\$575,000	02 Dec 2024
 14 Dickasons Rd Heathmont	3	House	\$780,000	28 Nov 2024
 23 Westmore Dr Heathmont	4	House	\$1,125,000	27 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 The Boulevard Heathmont	4	House	\$1,330,000	26 Nov 2024
 36 Barnic Rd Heathmont	4	House	\$1,265,000	25 Nov 2024
 111 Great Ryrie St Heathmont	4	House	\$1,010,000	20 Nov 2024
 12 Barbara Ct Heathmont	3	House	\$950,000	13 Nov 2024
 32 Stoda St Heathmont	3	House	\$1,035,000	13 Nov 2024
 2 Wainui Av Heathmont	3	House	\$900,000	08 Nov 2024
 18 Valerie Ct Heathmont	4	House	\$920,000	06 Nov 2024
 14 Banksia Ct Heathmont	4	House	\$1,570,000	06 Nov 2024
 16 Canterbury Rd Heathmont	4	House	\$912,770	05 Nov 2024
 10 Balfour Av Heathmont	3	House	\$1,100,000	02 Nov 2024
 54 Waterloo St HEATHMONT	3	House	\$1,275,000	02 Nov 2024
 17 Fairbank Av Heathmont	4	House	\$978,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Eden Av Heathmont	3	House	\$995,000	25 Oct 2024
 47 Dirkala Av Heathmont	5	House	\$1,463,000	24 Oct 2024
 2 Ross Cr HEATHMONT	4	House	\$1,130,000	23 Oct 2024
 1/17 Marlborough Rd Heathmont	3	Flat/Unit/Apartment	\$800,000	18 Oct 2024
 75 Canterbury Rd Heathmont	4	House	\$940,000	16 Oct 2024
 7 Lee Ct Heathmont	3	House	\$870,000	16 Oct 2024
 1a Washusen Rd Heathmont	4	House	\$1,010,000	16 Oct 2024
 1/370 Canterbury Rd Heathmont	2	Unit	\$683,000	15 Oct 2024
 2a Cumming St Heathmont	3	House	\$1,016,000	12 Oct 2024
 1/100 Bedford Rd Heathmont	2	Flat/Unit/Apartment	\$641,250	12 Oct 2024
 13 Coleman St Heathmont	4	House	\$952,000	12 Oct 2024
 3/3 Orchard Gr Heathmont	2	Unit	\$630,000	05 Oct 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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