

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.03m

Quarterly Price Change

0.48% ↑

Median Unit Price*

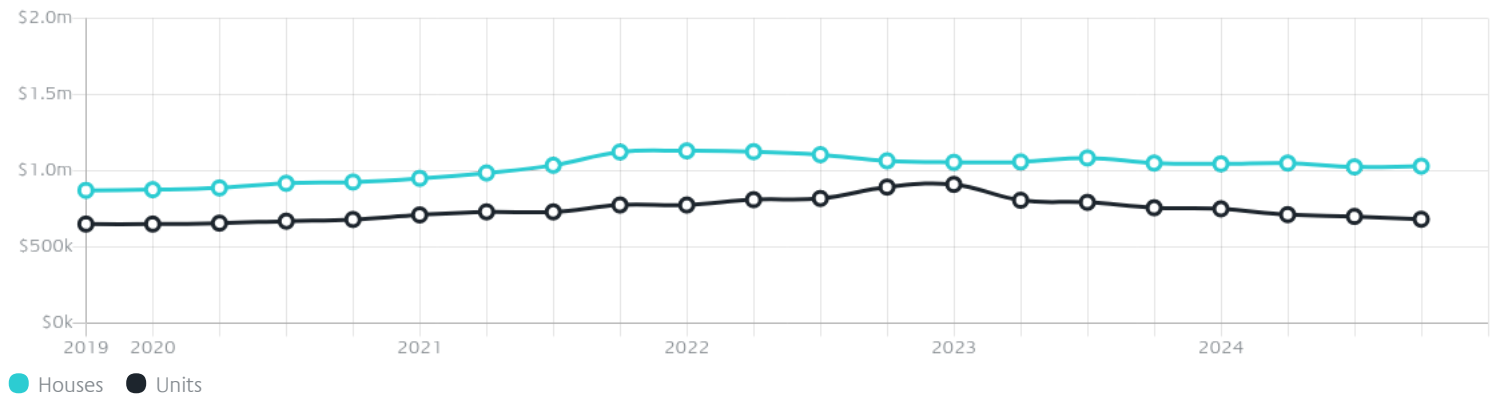
Median

\$682k

Quarterly Price Change

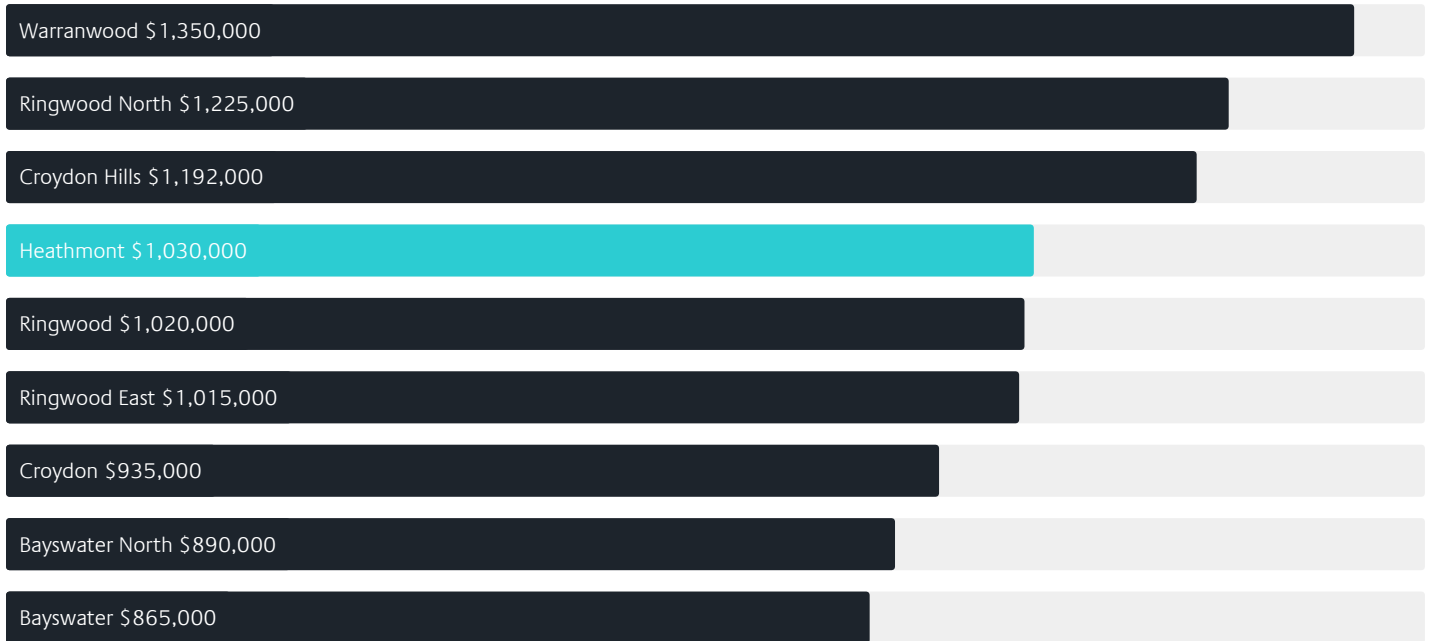
-2.64% ↓

Quarterly Price Change*

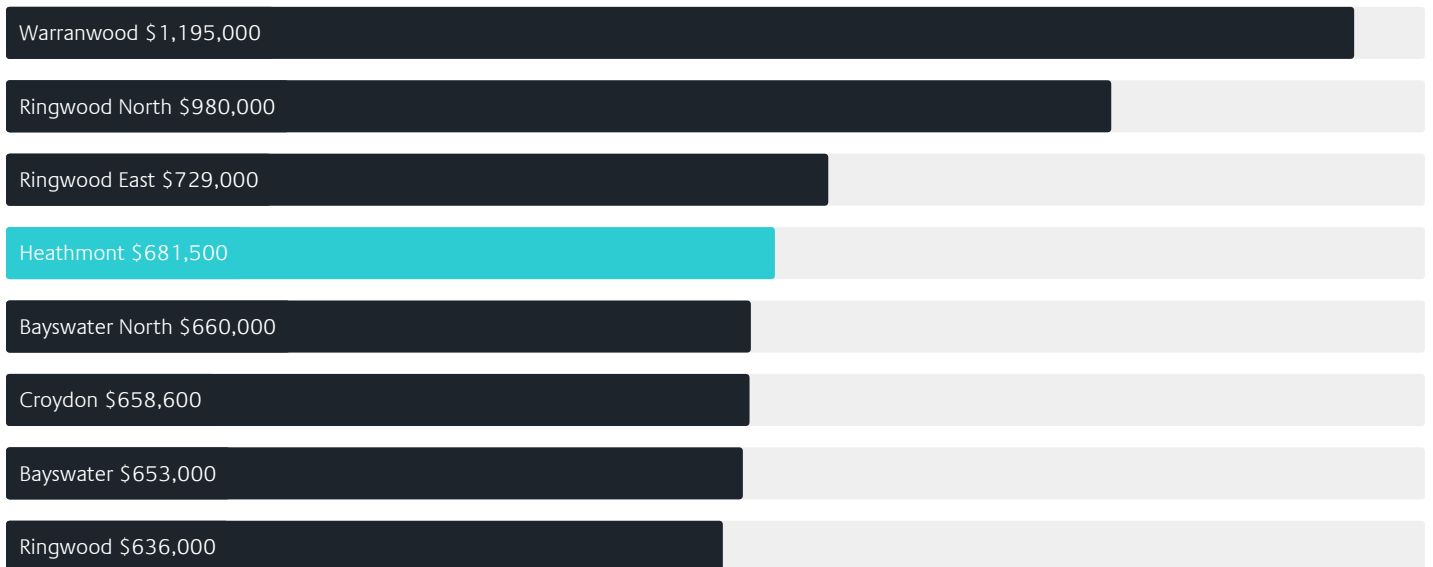


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 33%
● Private 67%

Auction Clearance Rate^{*}

63.64%

Median Days on Market[^]

29 days

Average Hold Period^{*}

8.3 years

Insights

Dwelling Type[^]



● Houses 94% ● Units 6%

Ownership[^]



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

Population[^]

9,933

Median Asking Rent per week^{*}

\$570

Population Growth[^]

2.53%

Rental Yield^{*}

2.85%

Median Age[^]













41 years

Median Household Size[^]










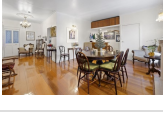
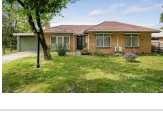

2.7 people

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

Address	Bedrooms	Type	Price	Sold
 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
 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
 4 The Boulevard Heathmont	4	House	\$1,330,000	26 Nov 2024
 36 Barnic Rd Heathmont	4	House	\$1,265,000	25 Nov 2024
 12 Barbara Ct Heathmont	3	House	\$950,000	13 Nov 2024
 2 Wainui Av Heathmont	3	House	\$900,000	08 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Valerie Ct Heathmont	4	House	\$920,000	06 Nov 2024
 14 Banksia Ct Heathmont	4	House	\$1,570,000	06 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/370 Canterbury Rd Heathmont	2	Unit	\$683,000	15 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
 2a Cumming St Heathmont	3	House	\$1,016,000	12 Oct 2024
 3/3 Orchard Gr Heathmont	2	Unit	\$630,000	05 Oct 2024
 3 Bromley Cl HEATHMONT	2	House	\$747,000	04 Oct 2024
 17 Skyline Pl Heathmont	3	House	\$980,000	30 Sep 2024
 120 Heathmont Rd Heathmont	4	House	\$1,035,000	26 Sep 2024
 13 Headline Ct Heathmont	4	House	\$3,006,000	25 Sep 2024
 1/10 Leoni Av Heathmont	1	House	\$860,000	24 Sep 2024
 17 Marden Pl Heathmont	4	House	\$1,256,000	23 Sep 2024
 21 Dickasons Rd Heathmont	4	House	\$1,255,000	21 Sep 2024



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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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