

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.03m

Quarterly Price Change

0.48% ↑

Median Unit Price*

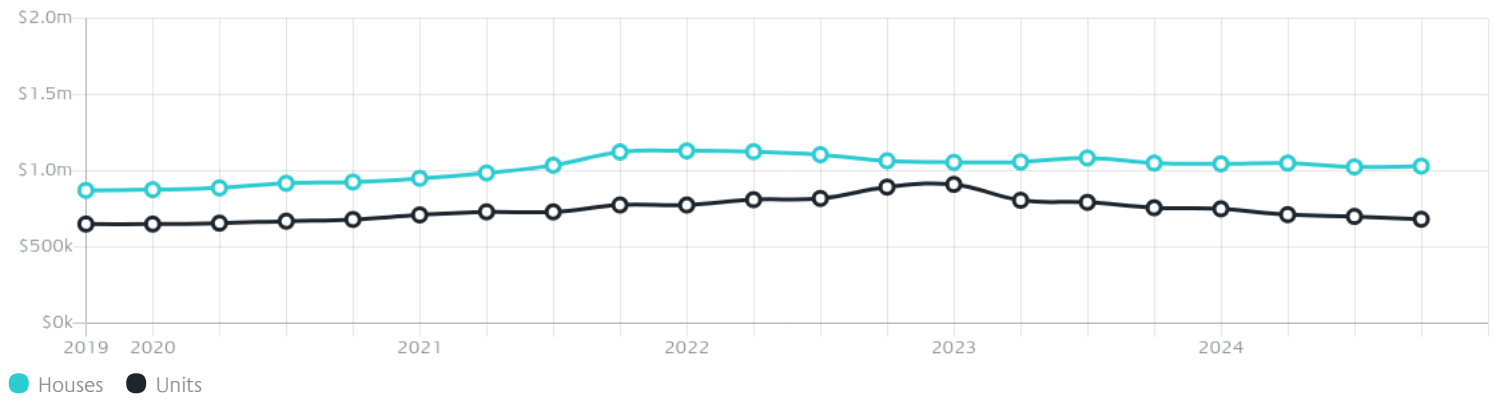
Median

\$682k

Quarterly Price Change

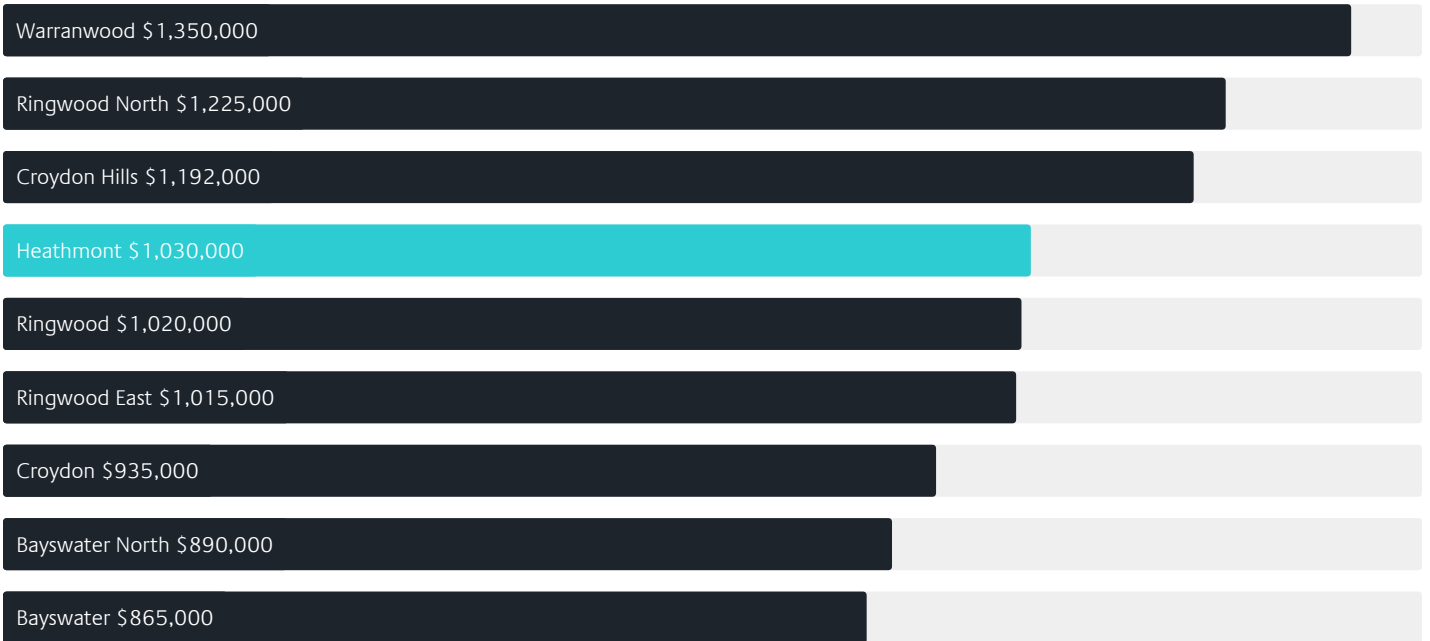
-2.64% ↓

Quarterly Price Change*

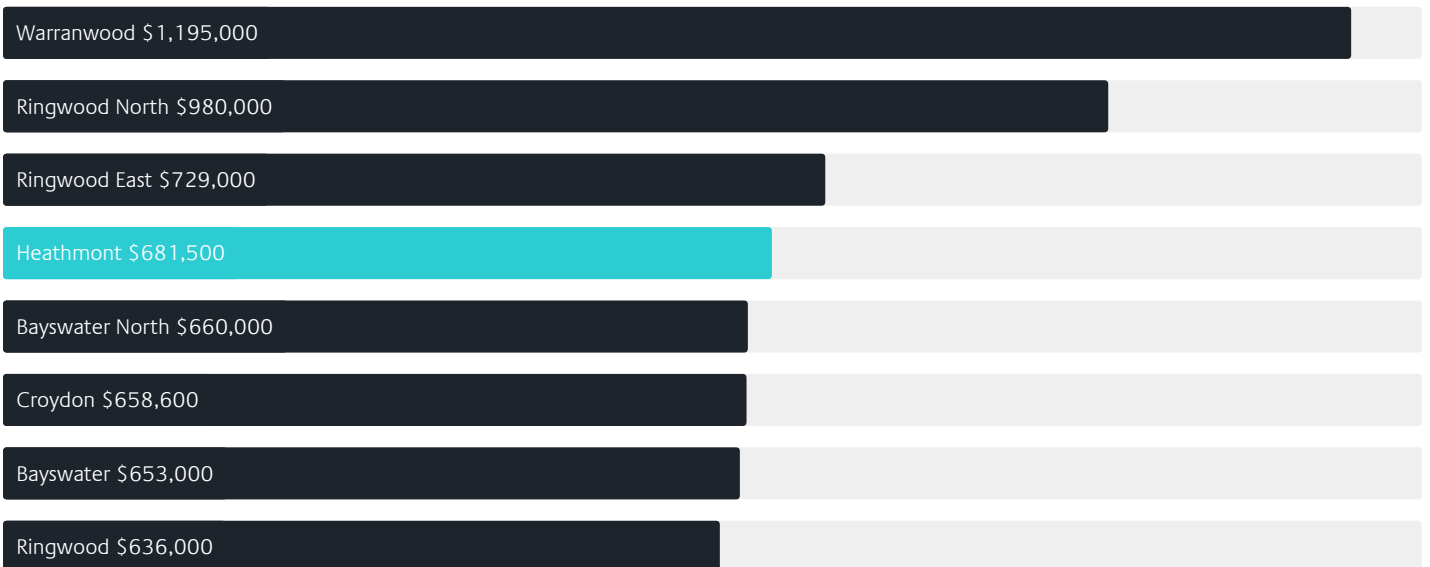


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

88.89%

Median Days on Market[^]

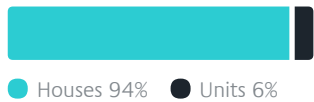
29 days

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[^]







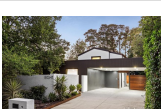
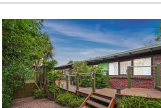

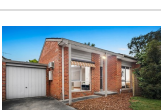


41 years

Median Household Size[^]




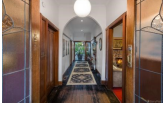




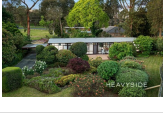

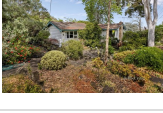

2.7 people

Sold Properties~









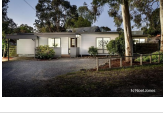



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 11 Bedford Ct Heathmont	4	Townhouse	\$1,200,000	28 Feb 2025
 6 Lee Ct Heathmont	3	House	\$1,260,000	22 Feb 2025
 7 Leoni Av Heathmont	3	House	\$1,281,000	22 Feb 2025
 1 Salisbury Ct Heathmont	3	House	\$881,000	15 Feb 2025
 4/12-14 Poulton Cl Heathmont	3	House	\$750,000	14 Feb 2025
 22 Ross Cr Heathmont	3	House	\$940,000	12 Feb 2025
 8 Anne Ct HEATHMONT	6	House	\$1,905,000	08 Feb 2025
 23 Orchard Gr Heathmont	3	House	\$1,120,000	06 Feb 2025
 1 Pleasant Dr Heathmont	3	House	\$1,080,000	30 Jan 2025
 3/1 Sunset Dr Heathmont	3	Unit	\$647,000	25 Jan 2025
 30 Cuthbert St Heathmont	4	House	\$1,285,000	20 Jan 2025
 186 Bedford Rd HEATHMONT	3	House	\$1,045,000	26 Dec 2024

Sold Properties~

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
 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
 1/259 Canterbury Rd Heathmont	3	Unit	\$600,000	10 Dec 2024
 242 Canterbury Rd Heathmont	3	House	\$750,000	07 Dec 2024
 2/3 Poulton Cl Heathmont	3	Strata Unit/Flat	\$850,000	03 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
 1/3 Poulton Cl Heathmont	4	Strata Unit/Flat	\$900,000	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
 28 Balfour Av Heathmont	6	House	\$1,888,000	07 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



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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