

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
\$1.04m

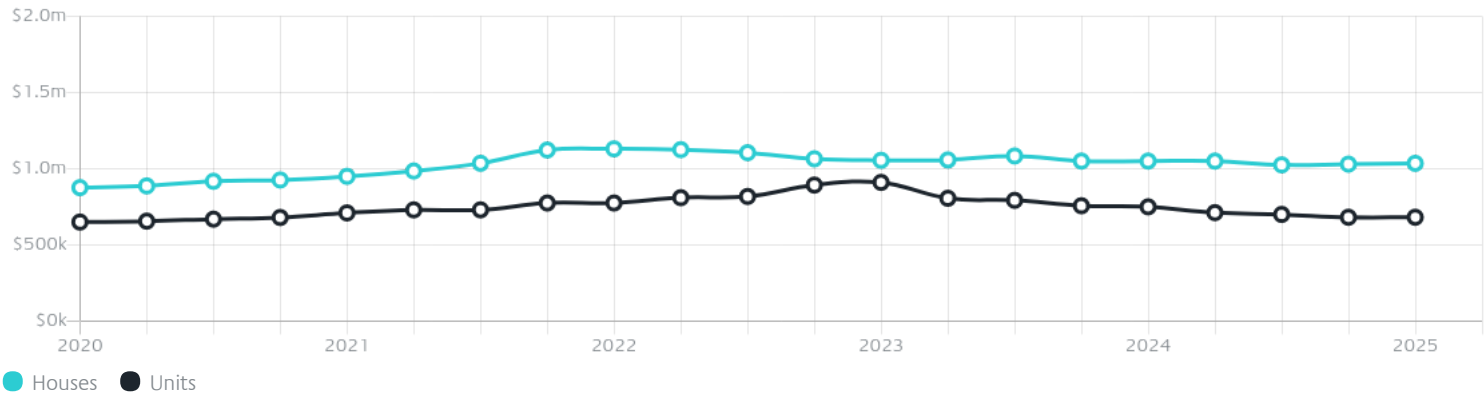
Quarterly Price Change  
0.48% ↑

## Median Unit Price\*

Median  
\$682k

Quarterly Price Change  
0.00% ↓

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 42%  
● Private 58%

Auction Clearance Rate\*

85%

Median Days on Market^

25 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\*

\$580

Population Growth^

2.53%

Rental Yield\*

2.85%

Median Age^










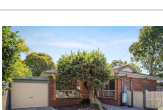

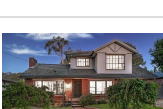
41 years

Median Household Size^













2.7 people

# Sold Properties~










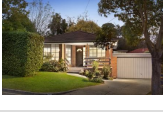
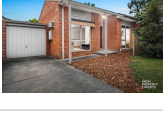

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 40h Heathmont Rd Heathmont	4	House	\$1,190,000	26 Apr 2025
 2/11 Bedford Ct Heathmont	4	Townhouse	\$1,150,000	26 Apr 2025
 1 Washusen Rd Heathmont	4	House	\$1,168,000	05 Apr 2025
 320b Canterbury Rd Heathmont	3	Townhouse	\$860,000	01 Apr 2025
 13 Wollahra Pl Heathmont	3	House	\$1,260,000	29 Mar 2025
 18 Tudor Ct Heathmont	3	House	\$850,000	28 Mar 2025
 231 Canterbury Rd Heathmont	3	Flat/Unit/Apartment	\$1,110,000	28 Mar 2025
 6/17-23 Marlborough Rd Heathmont	3	Unit	\$836,000	27 Mar 2025
 6/17 Marlborough Rd Heathmont	2	Flat/Unit/Apartment	\$836,000	27 Mar 2025
 2/9 Harriet St Heathmont	2	Unit	\$722,500	26 Mar 2025
 61 Armstrong Rd HEATHMONT	3	House	\$1,100,000	25 Mar 2025
 17 Orchid St Heathmont	5	House	\$1,215,000	24 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23A Lorient St Heathmont	3	Unit	\$1,060,000	22 Mar 2025
 6/12-14 Poulton Cl Heathmont	3	Townhouse	\$760,000	18 Mar 2025
 3/2 Lee Ct Heathmont	1	Unit	\$330,000	14 Mar 2025
 2/10 Swain Ct Heathmont	3	Unit	\$870,000	13 Mar 2025
 3 Karen Ct Heathmont	3	House	\$1,150,000	13 Mar 2025
 15 Vale St Heathmont	3	House	\$1,235,000	10 Mar 2025
 34 Coven Av Heathmont	3	House	\$1,062,000	04 Mar 2025
 32a Balfour Av Heathmont	4	House	\$955,000	01 Mar 2025
 1/11 Bedford Ct Heathmont	4	Townhouse	\$1,200,000	28 Feb 2025
 16 Tudor Ct Heathmont	3	House	\$870,000	24 Feb 2025
 7 Leoni Av Heathmont	3	House	\$1,281,000	22 Feb 2025
 6 Lee Ct Heathmont	3	House	\$1,260,000	22 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Carruthers Ct Heathmont	3	House	\$1,000,000	17 Feb 2025
 1 Salisbury Ct Heathmont	3	House	\$881,000	15 Feb 2025
 56 Waterloo St Heathmont	5	House	\$1,625,000	14 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
 4/9 Marlborough Rd Heathmont	3	Unit	\$885,000	07 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
 20a Frances St Heathmont	3	House	\$180,000	28 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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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