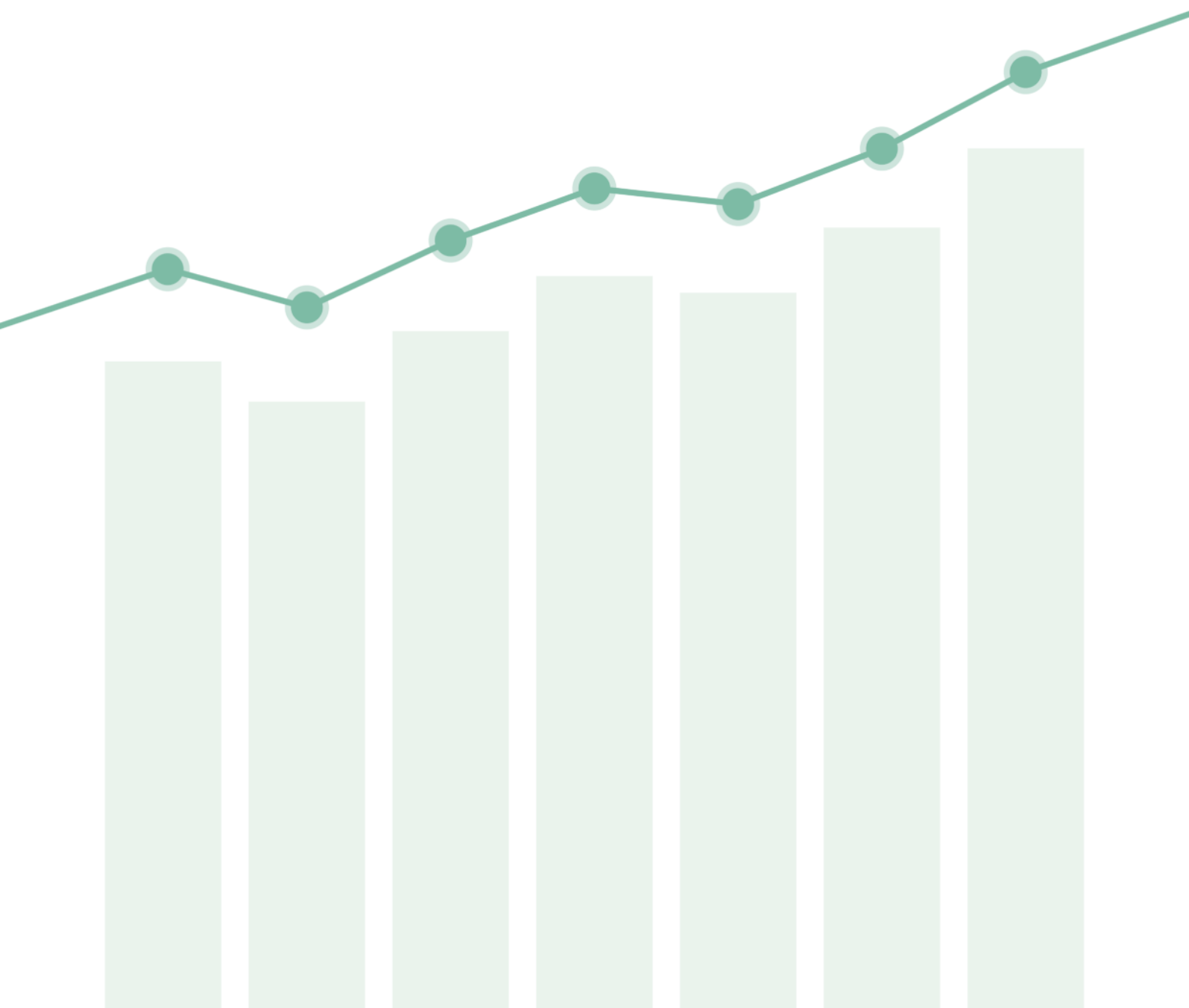


JellisCraig

MONT ALBERT NORTH

Suburb Report

Know your neighbourhood.



MONT ALBERT NORTH SUBURB REPORT

Median House Price*

Median

\$1.59m

Quarterly Price Change

-3.80% ↓

Median Unit Price*

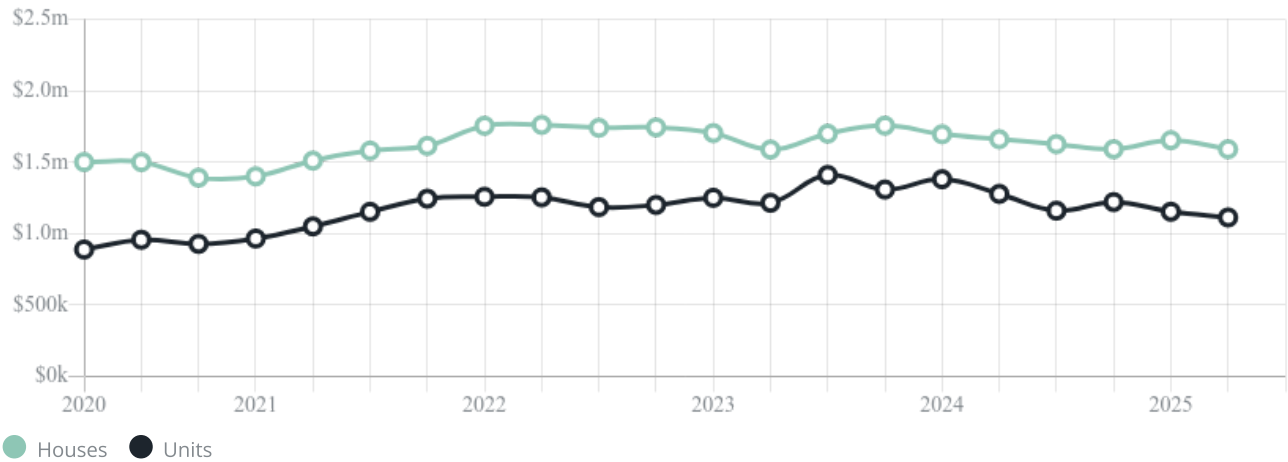
Median

\$1.11m

Quarterly Price Change

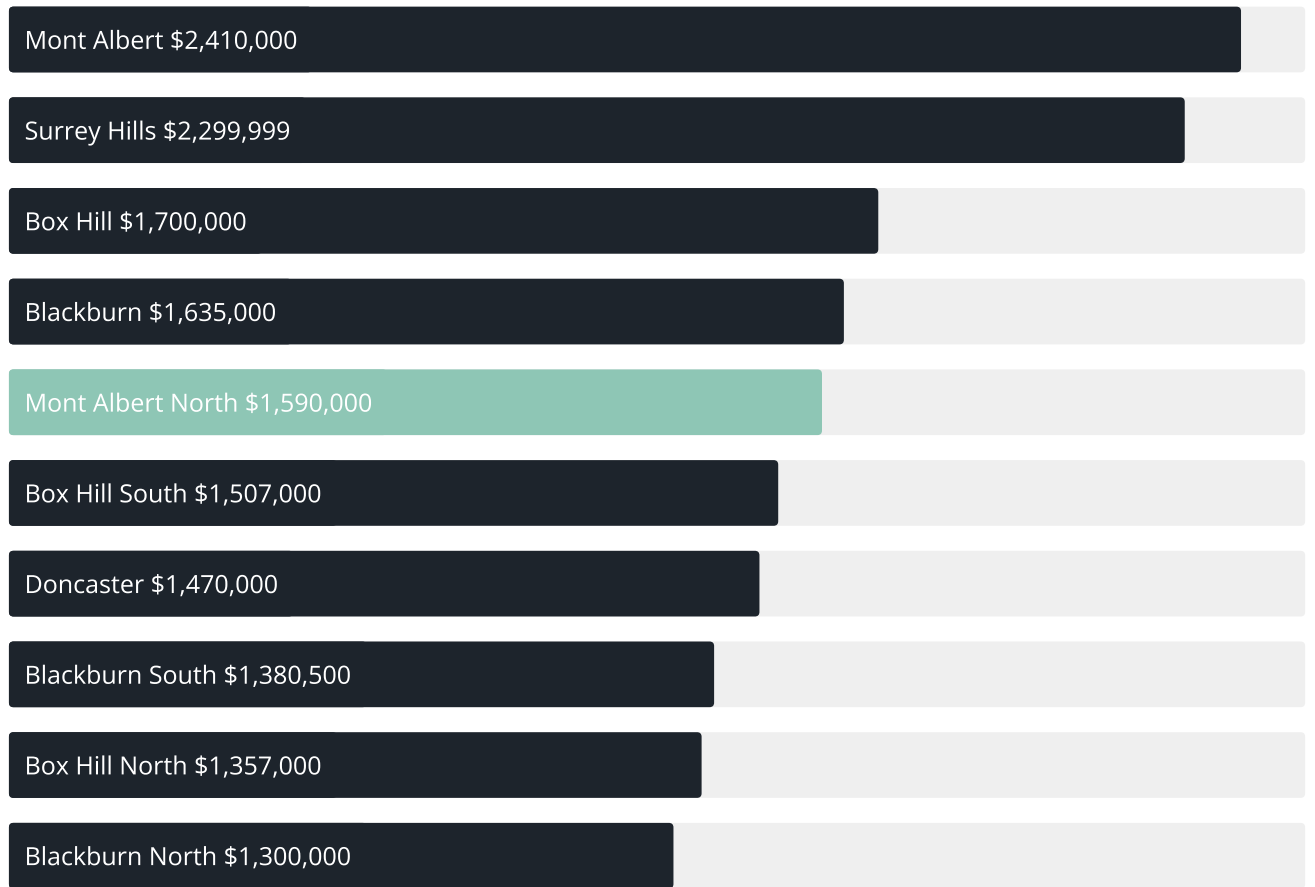
-3.47% ↓

Quarterly Price Change*

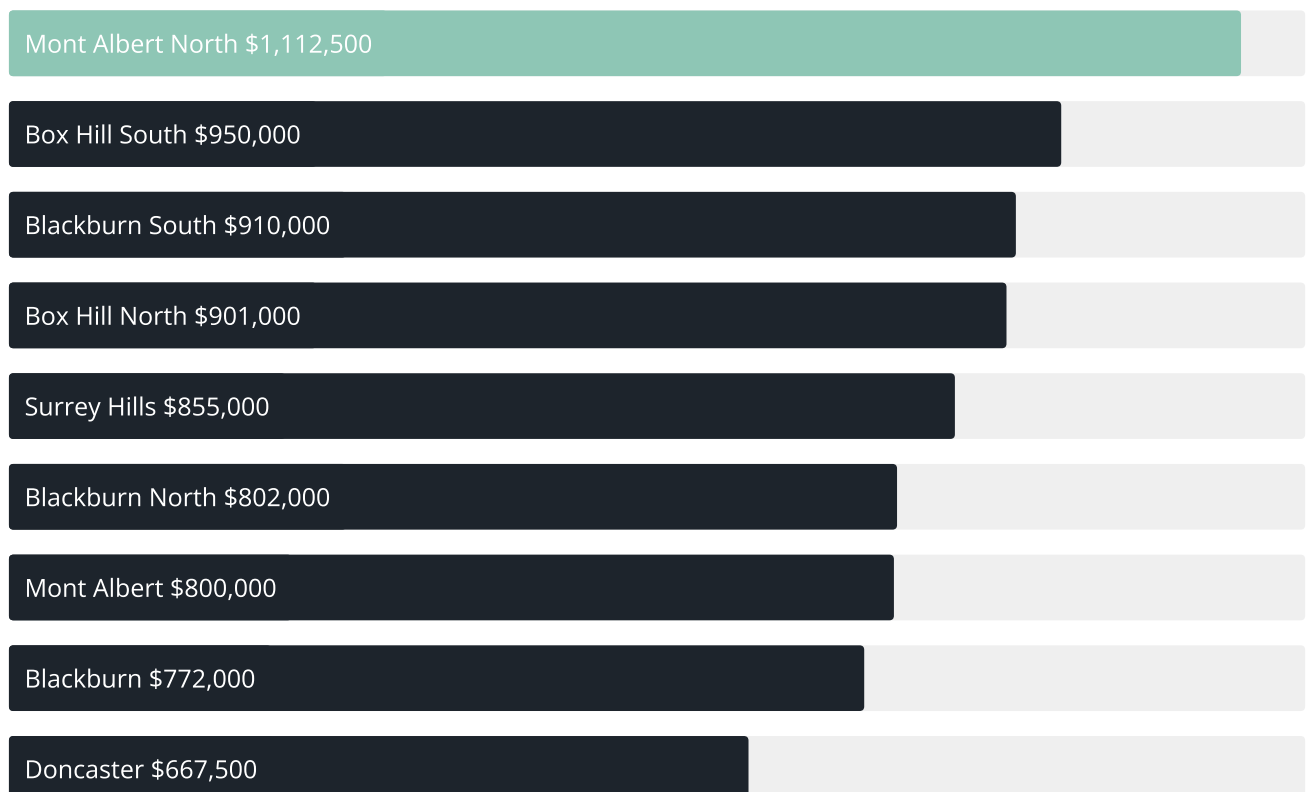


MONT ALBERT NORTH SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



MONT ALBERT NORTH SUBURB REPORT

Sale Method^{*}

● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

57.14%

Median Days on Market[^]

31 days

Average Hold Period^{*}

9.1 years

Dwelling Type[^]

● Houses 63% ● Units 37%

Ownership[^]

● Owned Outright 45% ● Mortgaged 38% ● Rented 16%

Population[^]

5,609

Median Asking Rent per week^{*}

\$790

Population Growth[^]

1.93%

Rental Yield^{*}

2.2%

Median Age[^]






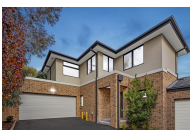




43 years

Median Household Size[^]











2.7 people

MONT ALBERT NORTH 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

Address	Bedrooms	Type	Price	Sold
 10 Sewell St Mont Albert North	5	House	\$2,550,000	11 Jul 2025
 28 Belgravia Av Mont Albert North	4	House	\$1,660,000	01 Jul 2025
 2/4 Dunloe Av Mont Albert North	2	Unit	\$935,000	28 Jun 2025
 30 Jackson Av Mont Albert North	2	House	\$1,111,000	27 Jun 2025
 7 Valda Av Mont Albert North	3	House	\$1,332,000	27 Jun 2025
 3/23 Mitchell Rd Mont Albert North	4	Townhouse	\$1,394,000	21 Jun 2025
 2/99 Kenmare St Mont Albert North	5	Townhouse	\$1,950,000	10 Jun 2025
 7/463 Belmore Rd Mont Albert North	2	Townhouse	\$615,000	02 Jun 2025
 3/33 Belgravia Av Mont Albert North	2	Unit	\$965,000	27 May 2025
 22 Chessell St Mont Albert North	3	House	\$1,405,000	24 May 2025

MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/6 Arnott St Mont Albert North	3	Unit	\$1,010,000	23 May 2025
 7 Barbara St Mont Albert North	4	House	\$2,077,000	10 May 2025
 1/406 Belmore Rd Mont Albert North	2	Unit	\$650,000	06 May 2025
 14 Valda Av Mont Albert North	3	House	\$1,295,000	26 Apr 2025
 2/8 Access Rd Mont Albert North	3	House	\$1,350,000	18 Apr 2025
 4/70 Dunloe Av MONT ALBERT NORTH	3	Unit	\$1,115,000	16 Apr 2025
 2/26 Melrose St Mont Albert North	4	Strata Unit/Villa Unit/Townhouse	\$1,158,888	16 Apr 2025
 5/463 Belmore Rd Mont Albert North	2	Townhouse	\$595,000	15 Apr 2025
 61 Relowe Cr Mont Albert North	3	House	\$1,438,000	13 Apr 2025
 42 Francesca St Mont Albert North	3	House	\$1,480,000	13 Apr 2025

MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/38 Belgravia Av Mont Albert North	3	House	\$1,382,000	12 Apr 2025
 1/12 Kerry Pde Mont Albert North	4	Townhouse	\$1,530,000	09 Apr 2025
 3 Briggs St Mont Albert North	4	House	\$2,280,000	06 Apr 2025
 57 Box Hill Cr Mont Albert North	3	House	\$1,060,000	05 Apr 2025
 81 Orchard Cr Mont Albert North	4	House	\$1,308,000	05 Apr 2025
 2/531 Elgar Rd Mont Albert North	2	House	\$682,000	05 Apr 2025
 474 Belmore Rd Mont Albert North	3	House	\$1,310,000	24 Mar 2025
 3/458 Belmore Rd Mont Albert North	3	Townhouse	\$1,155,000	15 Mar 2025
 14 Williamson Rd Mont Albert North	5	House	\$2,380,000	15 Mar 2025
 7 Sutton Pde Mont Albert North	4	House	\$2,260,000	15 Mar 2025



Balwyn Office
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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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