

Suburb **INSIGHTS**

3129
MONT ALBERT NORTH



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.65m

Quarterly Price Change

-0.60% ↓

Median Unit Price*

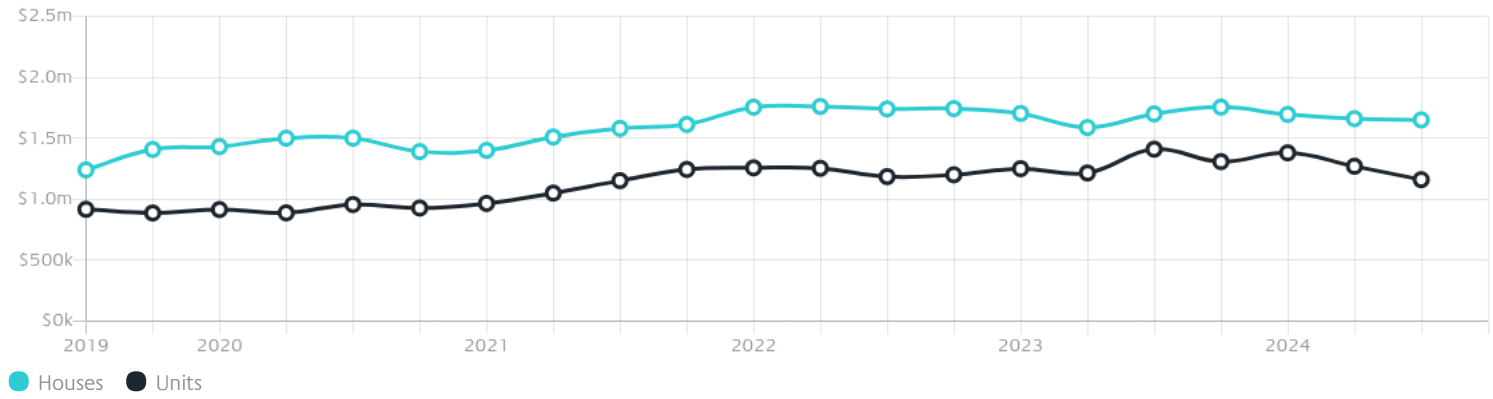
Median

\$1.16m

Quarterly Price Change

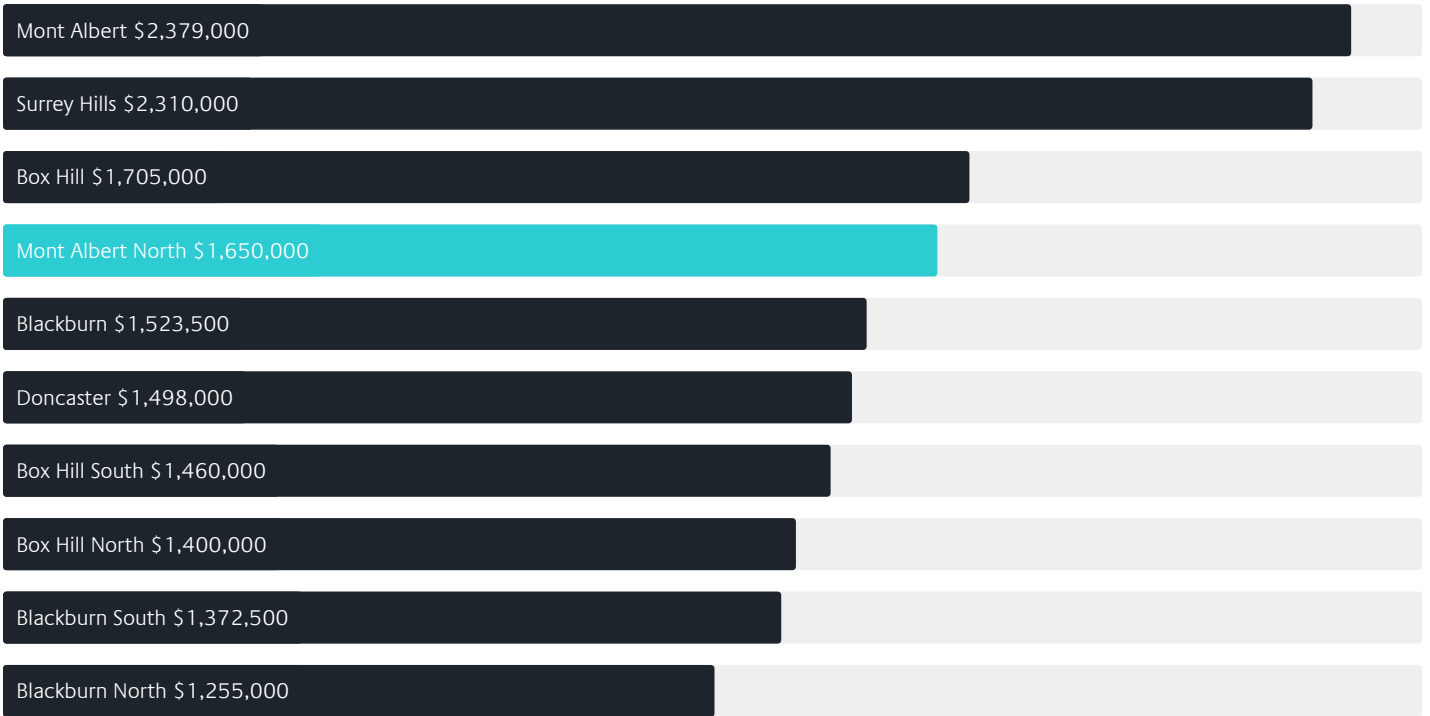
-8.66% ↓

Quarterly Price Change*

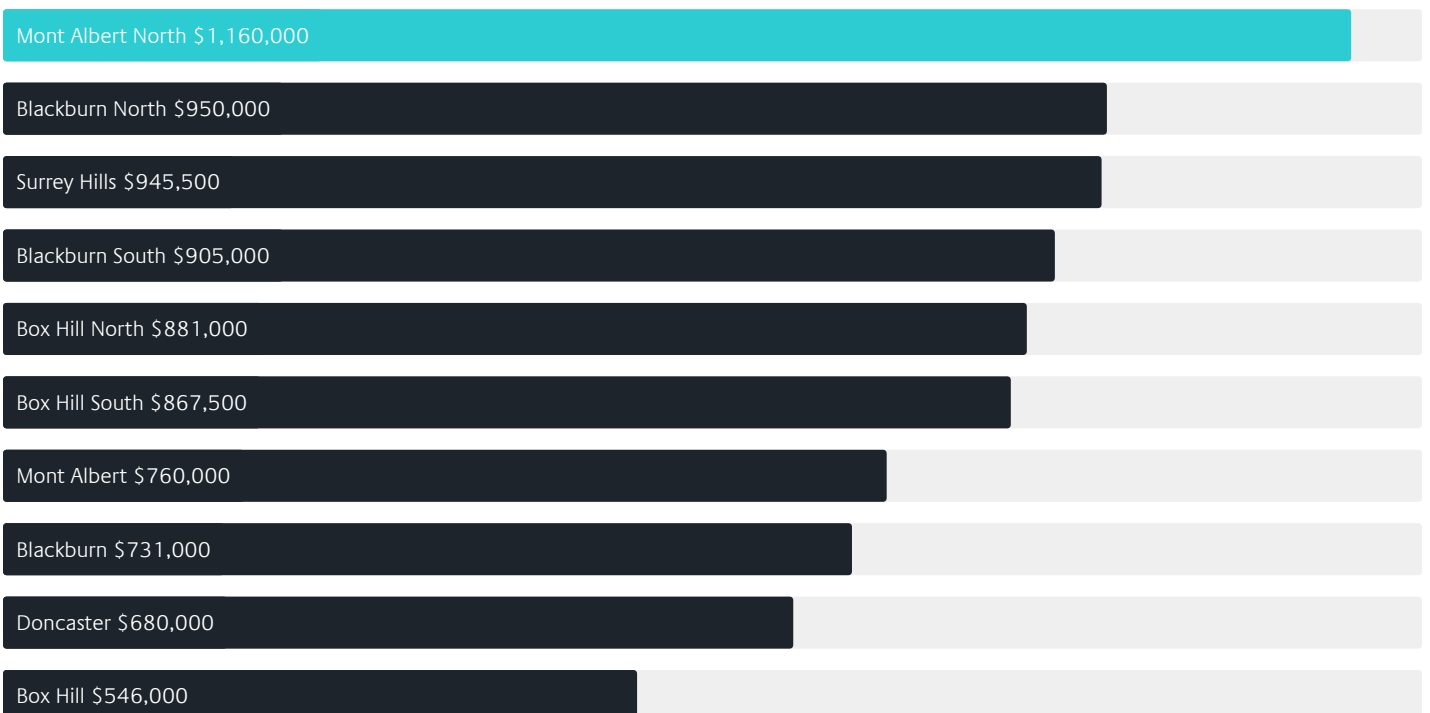


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 92%
● Private 8%

Auction Clearance Rate^{*}

75.76%

Median Days on Market[^]

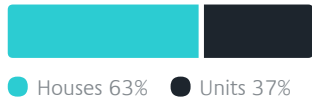
26 days

Average Hold Period^{*}

9.1 years

Insights

Dwelling Type[^]



● Houses 63% ● Units 37%

Ownership[^]



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

Population[^]

5,609

Median Asking Rent per week^{*}

\$695

Population Growth[^]

1.93%

Rental Yield^{*}

2.2%

Median Age[^]








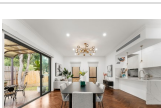

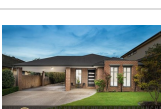
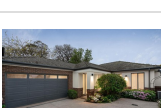
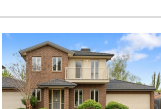
43 years

Median Household Size[^]













2.7 people

Sold Properties~










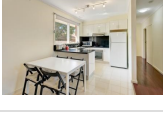


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 19 Manniche Av Mont Albert North	6	House	\$1,740,000	30 Nov 2024
 4/1e Braemar St Mont Albert North	4	Townhouse	\$1,685,000	30 Nov 2024
 76 Dunloe Av Mont Albert North	3	House	\$1,900,000	26 Nov 2024
 10 Williamson Rd Mont Albert North	4	House	\$1,410,000	16 Nov 2024
 2 Tie St Mont Albert North	4	House	\$1,540,000	16 Nov 2024
 32 Chessell St Mont Albert North	5	House	\$2,362,000	16 Nov 2024
 24 Cairo Rd Mont Albert North	4	House	\$1,360,000	09 Nov 2024
 2/28 Melrose St Mont Albert North	4	Townhouse	\$1,480,000	09 Nov 2024
 16 Cairo Rd Mont Albert North	2	House	\$1,510,000	09 Nov 2024
 10 Tyrrell St Mont Albert North	3	House	\$1,967,000	26 Oct 2024
 18a Allison Rd Mont Albert North	3	House	\$1,652,000	19 Oct 2024
 70 Melrose St Mont Albert North	3	House	\$1,280,000	19 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/482 Belmore Rd Mont Albert North	3	Unit	\$850,000	19 Oct 2024
 4/58 Belgravia Av Mont Albert North	4	Townhouse	\$1,500,000	17 Oct 2024
 3/33 Boondara Rd Mont Albert North	3	Townhouse	\$1,300,000	14 Oct 2024
 4/3 Dunloe Av Mont Albert North	3	Townhouse	\$932,500	14 Oct 2024
 14 Access Rd Mont Albert North	4	House	\$1,660,000	09 Oct 2024
 2/23 Francesca St Mont Albert North	4	Townhouse	\$1,315,000	05 Oct 2024
 7 Arnott St Mont Albert North	3	House	\$1,500,000	04 Oct 2024
 3/33 Evelina St Mont Albert North	3	Unit	\$1,380,000	19 Sep 2024
 1 Manniche Av Mont Albert North	3	House	\$1,850,000	18 Sep 2024
 491 Belmore Rd Mont Albert North	4	House	\$1,360,000	17 Sep 2024
 2/17 Francesca St Mont Albert North	4	Strata Unit/Villa Unit/Townhouse	\$1,200,000	17 Sep 2024
 1/54 Melrose St Mont Albert North	5	Townhouse	\$1,811,000	07 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 503 Belmore Rd Mont Albert North	3	House	\$2,800,000	26 Aug 2024
 1a Morrison Ct Mont Albert North	4	House	\$2,030,000	24 Aug 2024
 2/378 Belmore Rd Mont Albert North	3	Townhouse	\$1,110,000	17 Aug 2024
 29 Chessell St Mont Albert North	3	House	\$1,451,000	17 Aug 2024
 3/3 Dunloe Av Mont Albert North	3	Flat/Unit/Apartment	\$475,000	14 Aug 2024
 2/13 Valda Av Mont Albert North	3	Townhouse	\$935,000	10 Aug 2024
 1/374 Belmore Rd Mont Albert North	2	Unit	\$1,002,111	06 Aug 2024
 10 Access Rd Mont Albert North	3	House	\$1,590,000	02 Aug 2024
 6 Mayfair Mont Albert North	3	House	\$1,040,000	29 Jul 2024
 5/10-12 Mitchell Rd Mont Albert North	2	Unit	\$630,000	27 Jul 2024
 2/101 Rostrevor Pde Mont Albert North	3	Townhouse	\$1,520,000	11 Jul 2024
 4/68 Dunloe Av Mont Albert North	2	Unit	\$750,000	11 Jul 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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