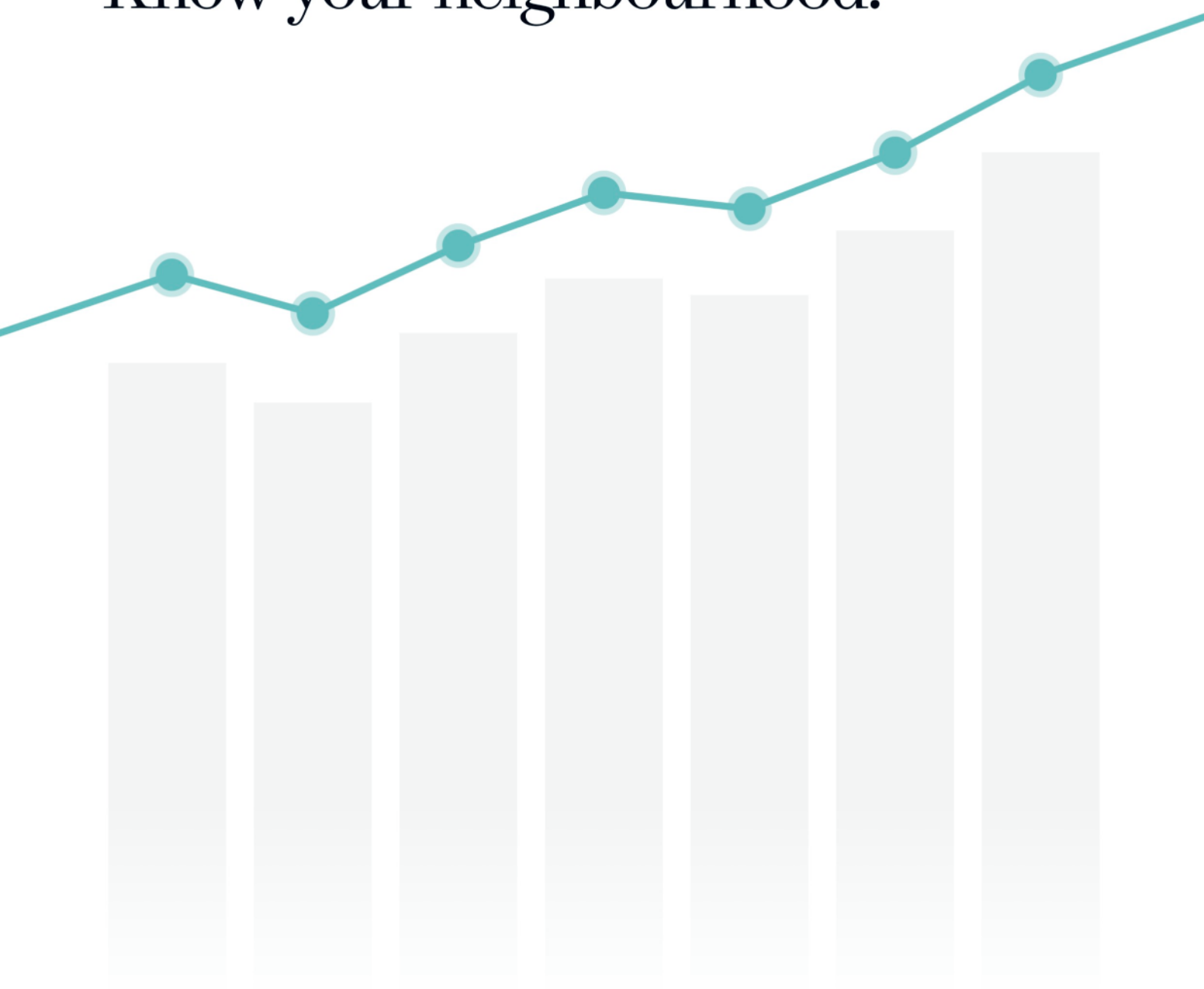


MONT ALBERT NORTH



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.59m

Quarterly Price Change

-2.18% ↓

Median Unit Price*

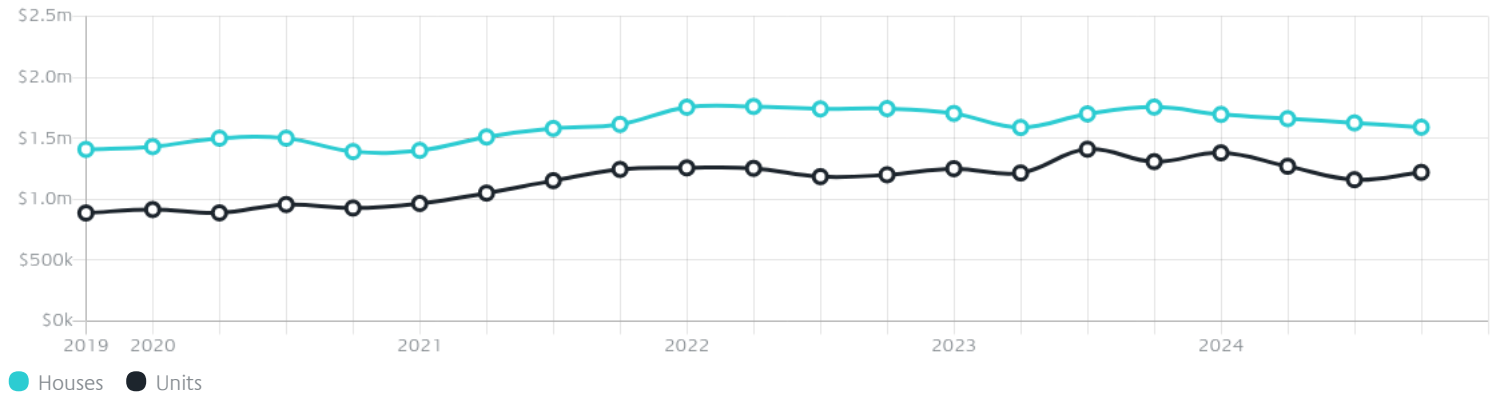
Median

\$1.22m

Quarterly Price Change

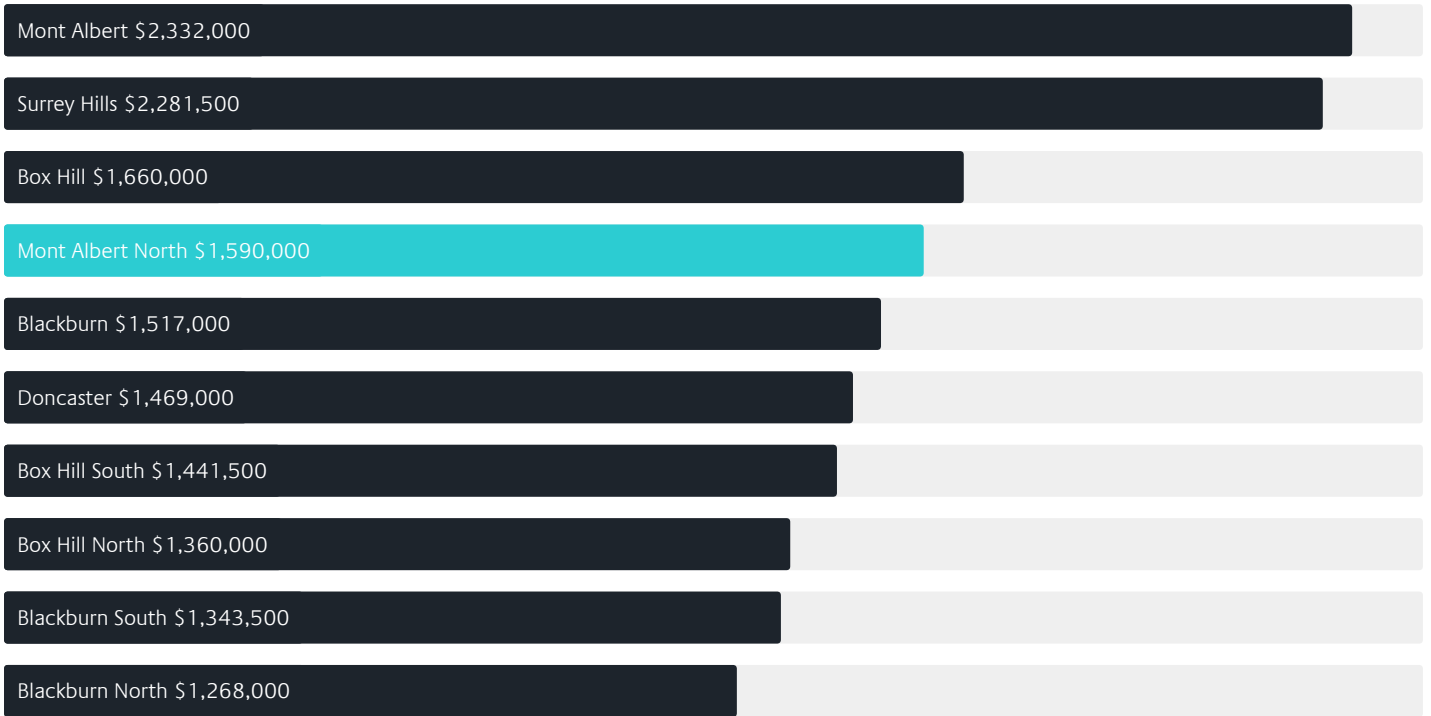
5.17% ↑

Quarterly Price Change*

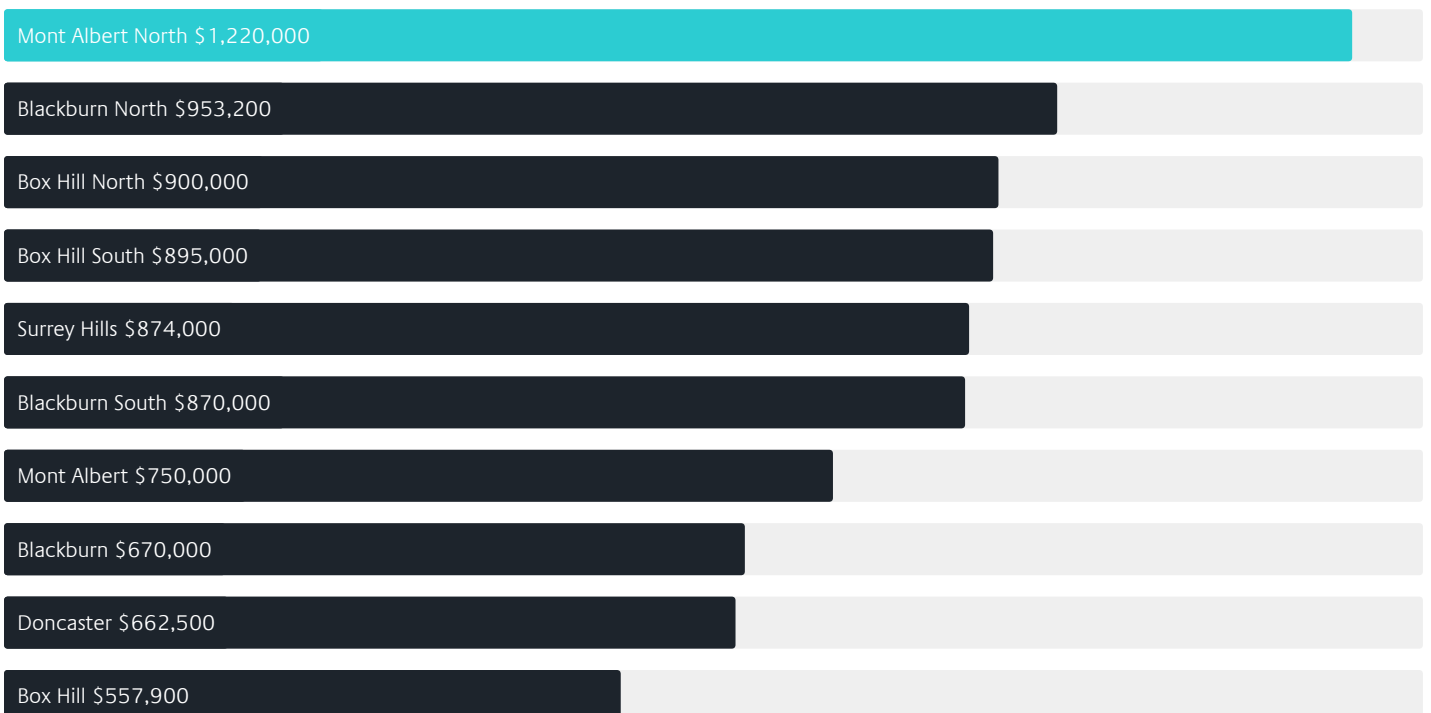


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 87%
● Private 13%

Auction Clearance Rate^{*}

80%

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^{*}

\$750

Population Growth[^]

1.93%

Rental Yield^{*}

2.2%

Median Age[^]













43 years

Median Household Size[^]













2.7 people

Sold Properties~












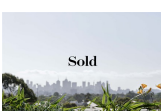
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  3/2 Allison Rd Mont Albert North | 2 | Unit | \$639,000 | 07 Dec 2024 |
|  4/1e Braemar St Mont Albert North | 4 | Townhouse | \$1,685,000 | 30 Nov 2024 |
|  19 Manniche Av Mont Albert North | 6 | House | \$1,740,000 | 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 |
|  70 Melrose St Mont Albert North | 3 | House | \$1,280,000 | 19 Oct 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|----------------------------------|-------------|-------------|
|  18a Allison Rd Mont Albert North | 3 | House | \$1,652,000 | 19 Oct 2024 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  6/97 Rostrevor Pde Mont Albert North | 3 | Townhouse | \$1,500,000 | 11 Sep 2024 |
|  27 Jackson Av Mont Albert North | 4 | House | \$1,580,000 | 11 Sep 2024 |
|  1/54 Melrose St Mont Albert North | 5 | Townhouse | \$1,811,000 | 07 Sep 2024 |
|  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 |
|  70 Rostrevor Pde Mont Albert North | 4 | Land | \$1,925,000 | 03 Aug 2024 |
|  10 Access Rd Mont Albert North | 3 | House | \$1,590,000 | 02 Aug 2024 |



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244A Whitehorse Rd, Balwyn
03 9810 5000

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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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