

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.65m

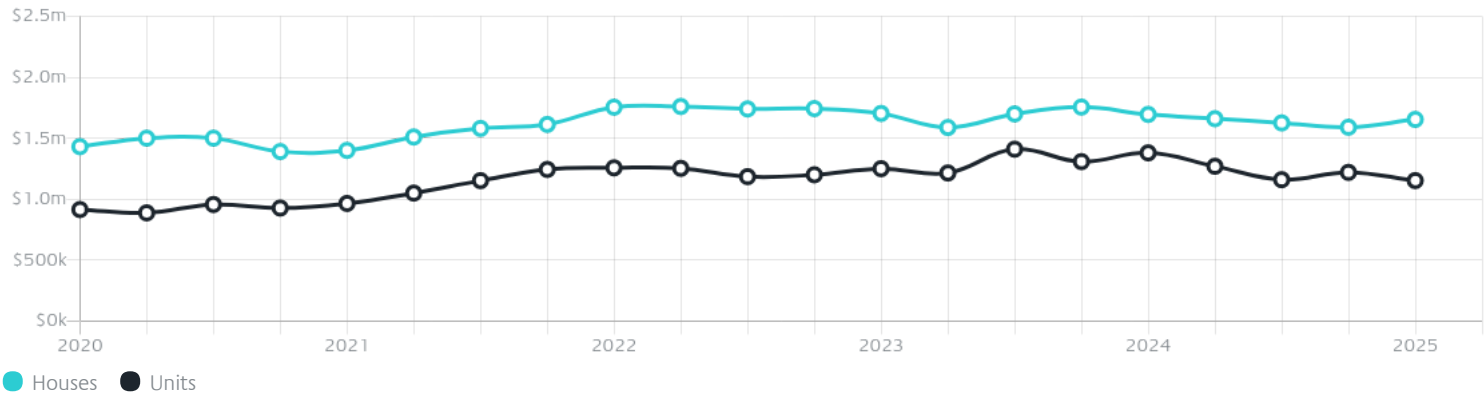
Quarterly Price Change
4.01% ↑

Median Unit Price*

Median
\$1.15m

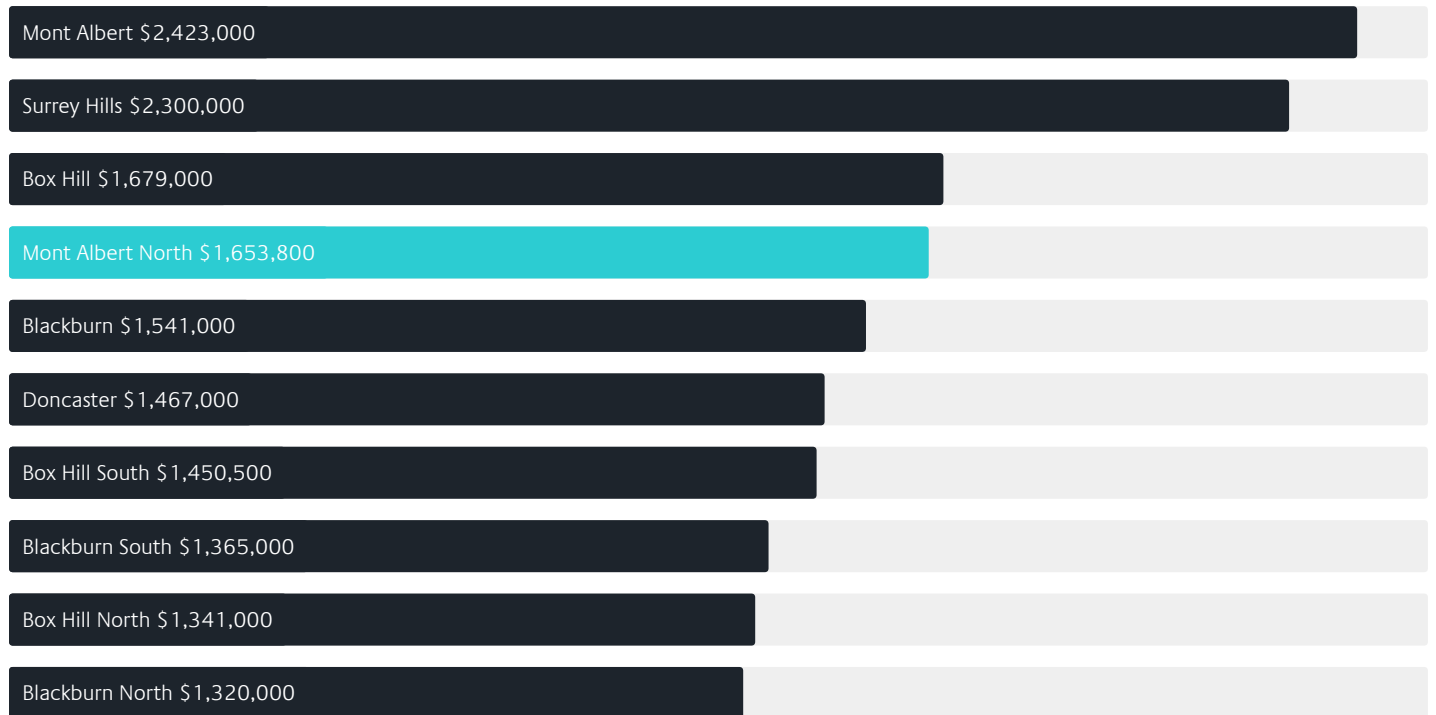
Quarterly Price Change
-5.53% ↓

Quarterly Price Change*

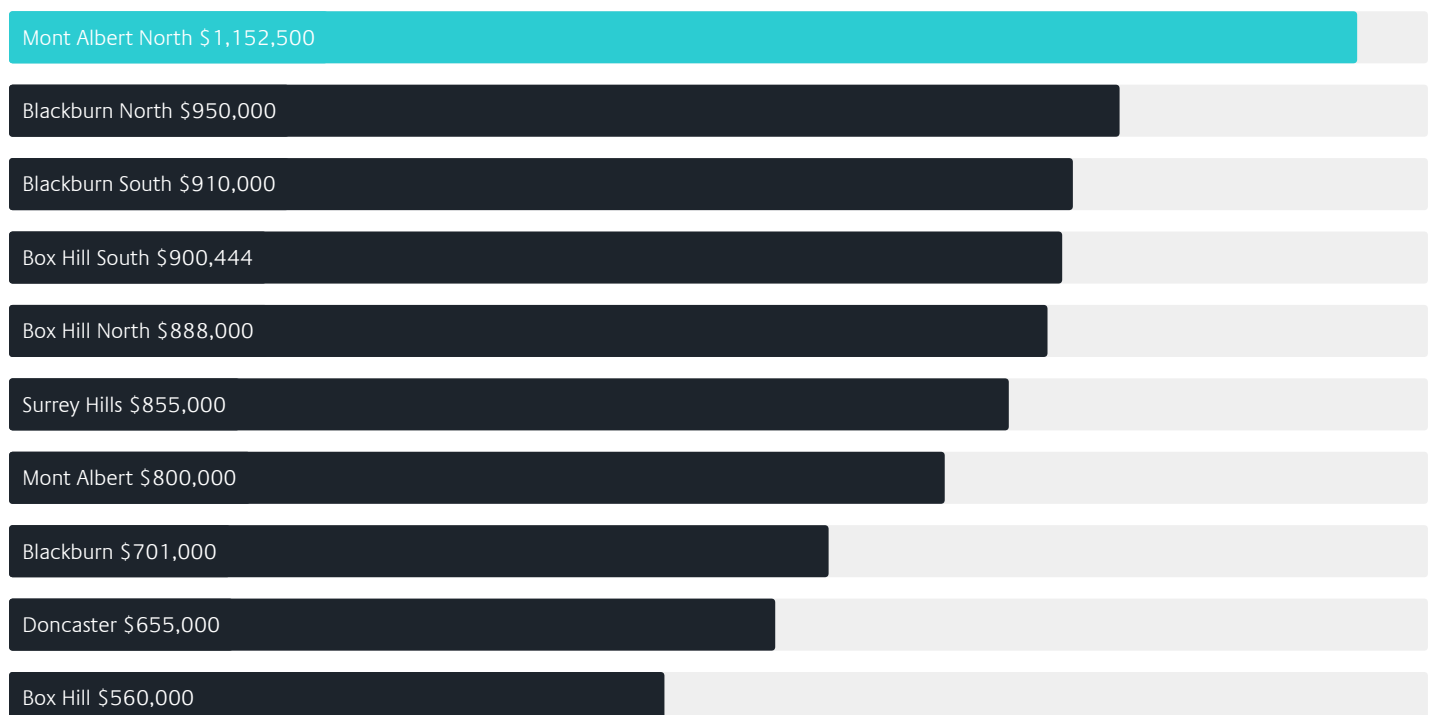


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 74%
● Private 26%

Auction Clearance Rate*

61.54%

Median Days on Market^

29 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*

\$778

Population Growth^

1.93%

Rental Yield*

2.2%

Median Age^







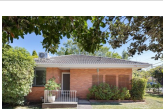
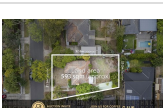
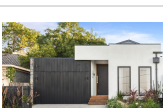

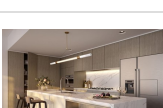

43 years

Median Household Size^











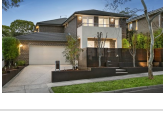

2.7 people

Sold Properties~










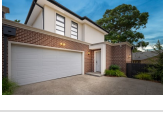


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Strabane Av Mont Albert North	4	House	\$1,860,000	08 Mar 2025
 13 Briggs St Mont Albert North	4	House	\$2,038,888	05 Mar 2025
 14 Jackson Av Mont Albert North	2	House	\$1,350,000	04 Mar 2025
 50 Bundoran Pde Mont Albert North	3	House	\$1,985,000	01 Mar 2025
 22 Jackson Av Mont Albert North	3	House	\$1,565,000	01 Mar 2025
 9 Halifax St MONT ALBERT NORTH	5	House	\$2,375,000	26 Feb 2025
 7 Hawkins Av Mont Albert North	4	House	\$1,700,000	25 Feb 2025
 36 Valda Av Mont Albert North	4	House	\$1,430,000	22 Feb 2025
 3/26 Melrose St Mont Albert North	2	Strata Unit/Villa Unit/Townhouse	\$1,280,000	22 Feb 2025
 4/12 Francesca St Mont Albert North	4	Townhouse	\$1,503,000	15 Feb 2025
 19 Manniche Av Mont Albert North	6	House	\$1,705,000	25 Jan 2025
 1/26 Melrose St Mont Albert North	4	Strata Unit/Villa Unit/Townhouse	\$1,280,000	24 Jan 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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