

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.65m

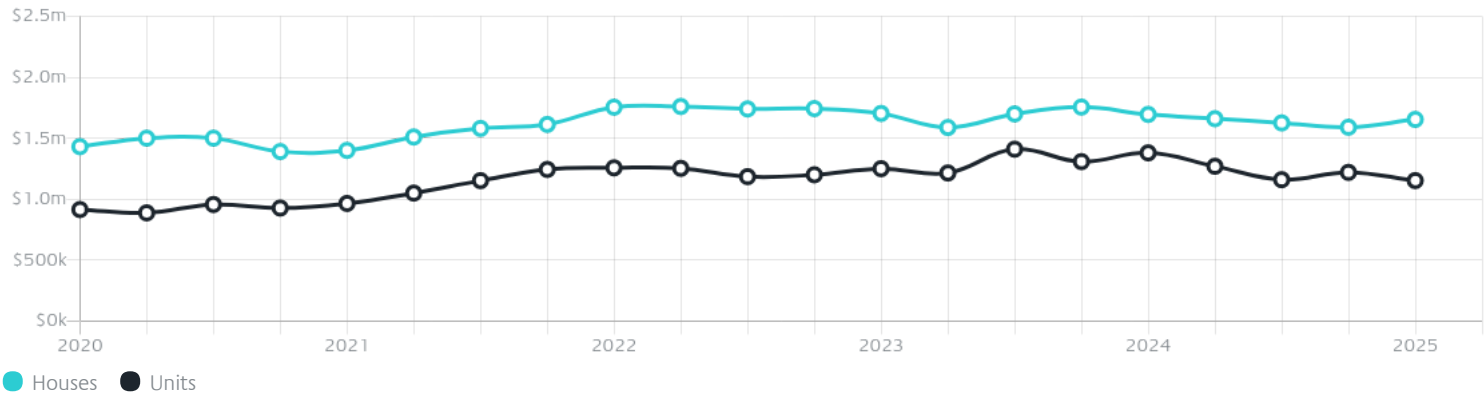
Quarterly Price Change
4.01% ↑

Median Unit Price*

Median
\$1.15m

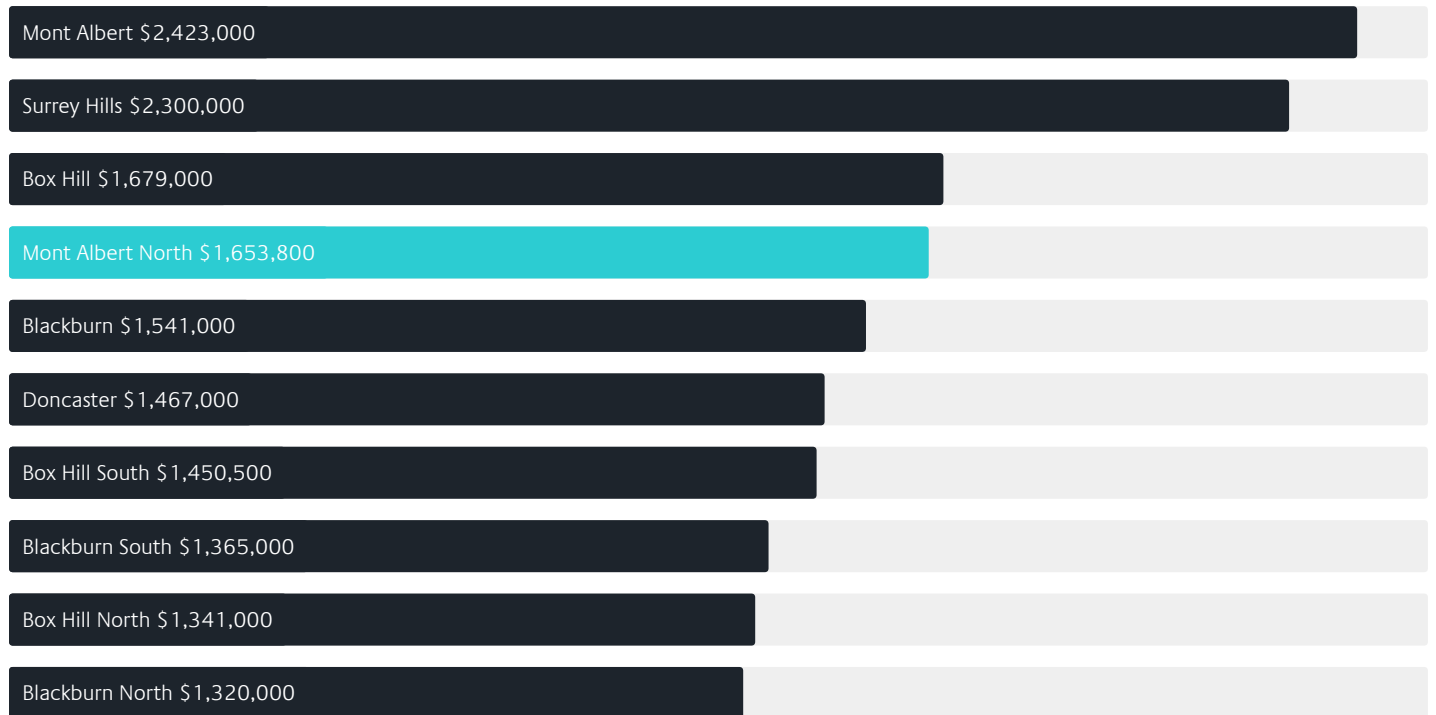
Quarterly Price Change
-5.53% ↓

Quarterly Price Change*

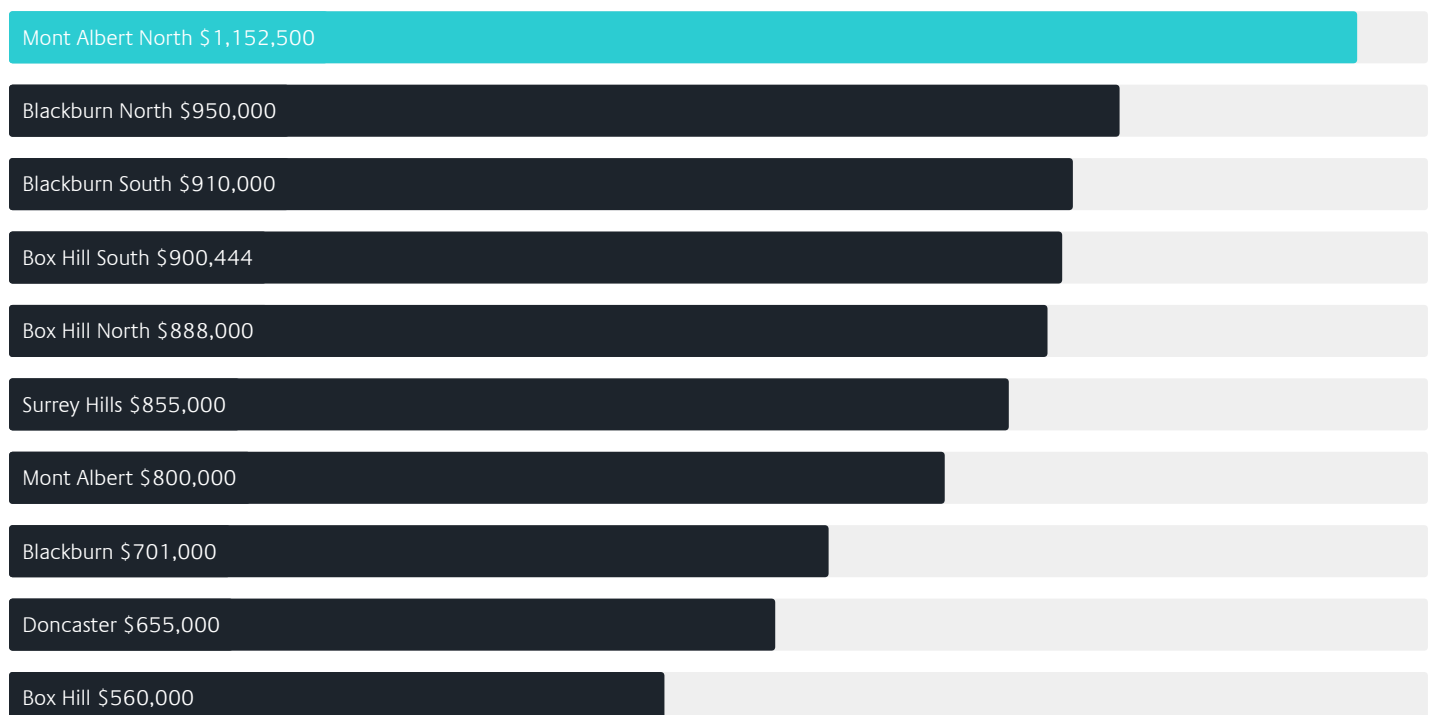


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 89%
● Private 11%

Auction Clearance Rate*

66.67%

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*

\$778

Population Growth^

1.93%

Rental Yield*

2.2%

Median Age^







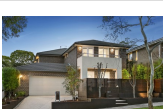


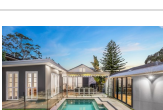

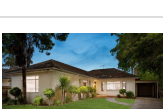
43 years

Median Household Size^













2.7 people

Sold Properties~










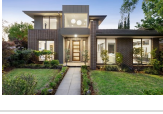
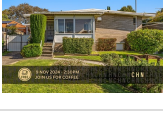

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Valda Av Mont Albert North	3	House	\$1,295,000	26 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
 14 Williamson Rd Mont Albert North	5	House	\$2,380,000	15 Mar 2025
 3 / 458 Belmore Rd Mont Albert North	3	Townhouse	\$1,155,000	15 Mar 2025
 7 Sutton Pde Mont Albert North	4	House	\$2,260,000	15 Mar 2025
 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
 50 Bundoran Pde Mont Albert North	3	House	\$1,985,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Jackson Av Mont Albert North	3	House	\$1,565,000	01 Mar 2025
 7 Hawkins Av Mont Albert North	4	House	\$1,700,000	25 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
 3/31 Belgravia Av Mont Albert North	3	Unit	\$1,550,000	19 Dec 2024
 2 Halifax St Mont Albert North	4	House	\$1,565,000	11 Dec 2024
 22 Lincoln Av Mont Albert North	4	House	\$1,575,000	09 Dec 2024
 3/2 Allison Rd Mont Albert North	2	Unit	\$639,000	07 Dec 2024
 15 Bundoran Pde Mont Albert North	4	House	\$1,500,000	04 Dec 2024
 6 Moselle St Mont Albert North	4	House	\$2,645,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/1e Braemar St Mont Albert North	4	Townhouse	\$1,685,000	30 Nov 2024
 2 Kefford Ct Mont Albert North	4	House	\$1,810,000	30 Nov 2024
 14 Scarborough Sq Mont Albert North	3	Townhouse	\$965,000	28 Nov 2024
 76 Dunloe Av Mont Albert North	3	House	\$1,900,000	26 Nov 2024
 61 Melrose St MONT ALBERT NORTH	4	House	\$1,560,000	23 Nov 2024
 10 Williamson Rd Mont Albert North	4	House	\$1,410,000	16 Nov 2024
 32 Chessell St Mont Albert North	5	House	\$2,362,000	16 Nov 2024
 2 Tie St Mont Albert North	4	House	\$1,540,000	16 Nov 2024
 24 Cairo Rd Mont Albert North	4	House	\$1,360,000	09 Nov 2024
 1 Moselle St MONT ALBERT NORTH	3	House	\$1,656,000	09 Nov 2024
 16 Cairo Rd Mont Albert North	2	House	\$1,510,000	09 Nov 2024
 2/28 Melrose St Mont Albert North	4	Townhouse	\$1,480,000	09 Nov 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
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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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