

# 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\*

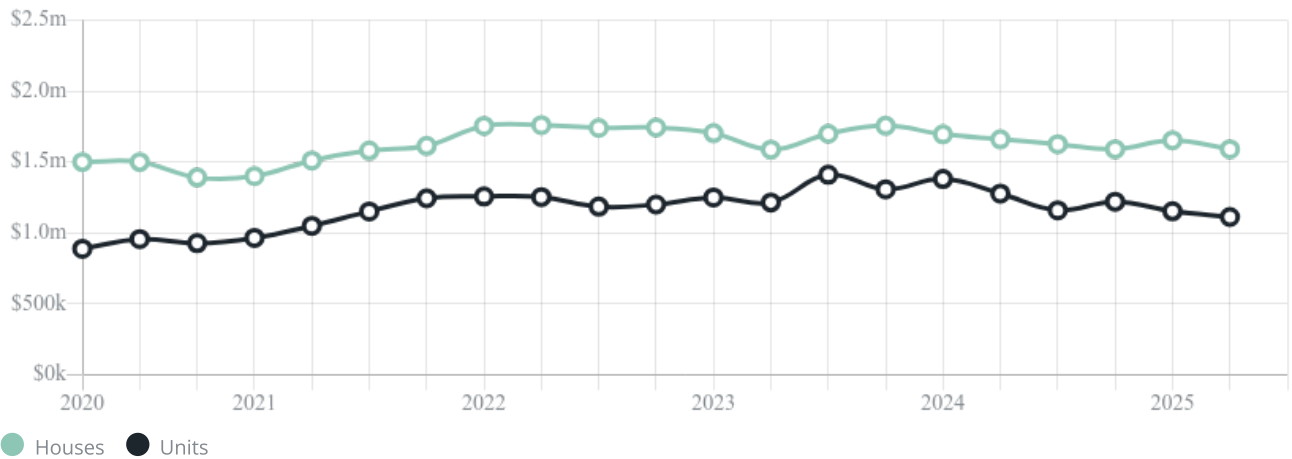
Median

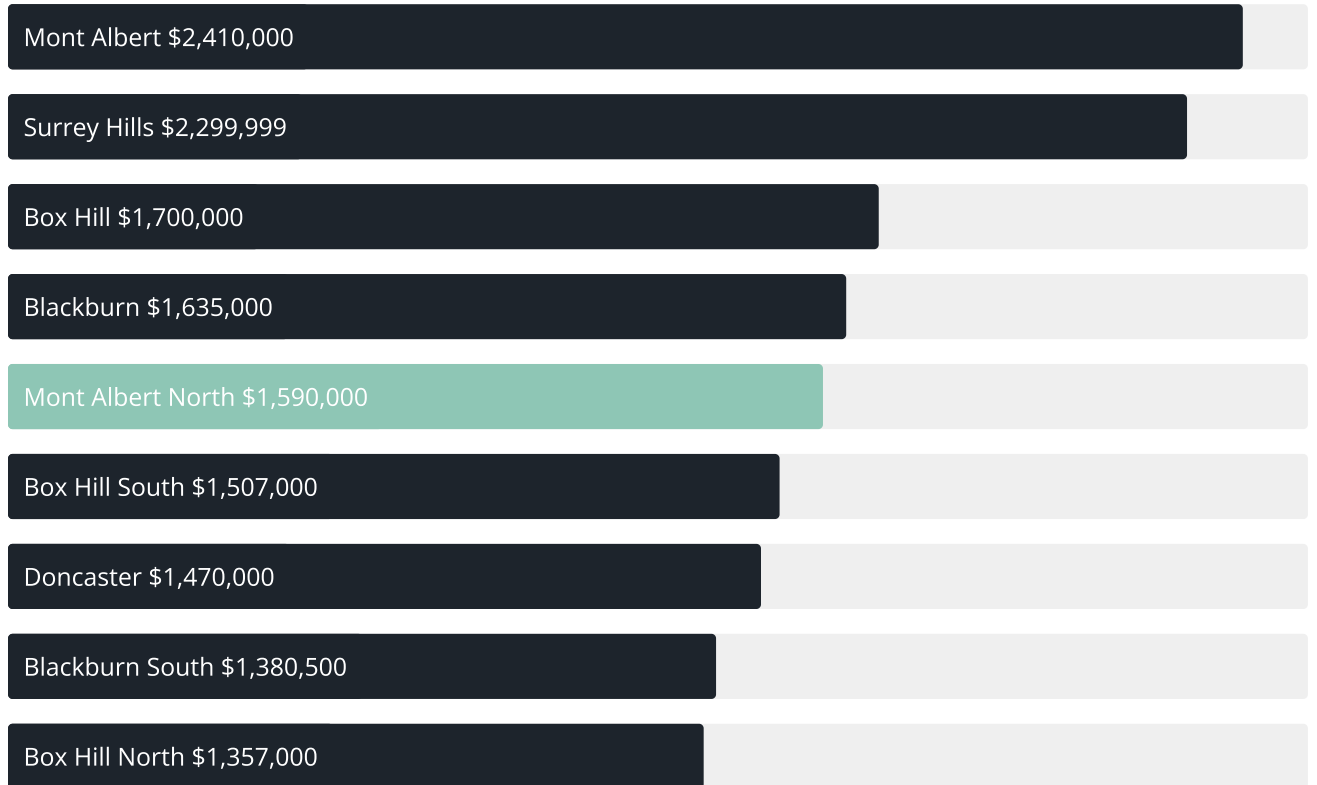
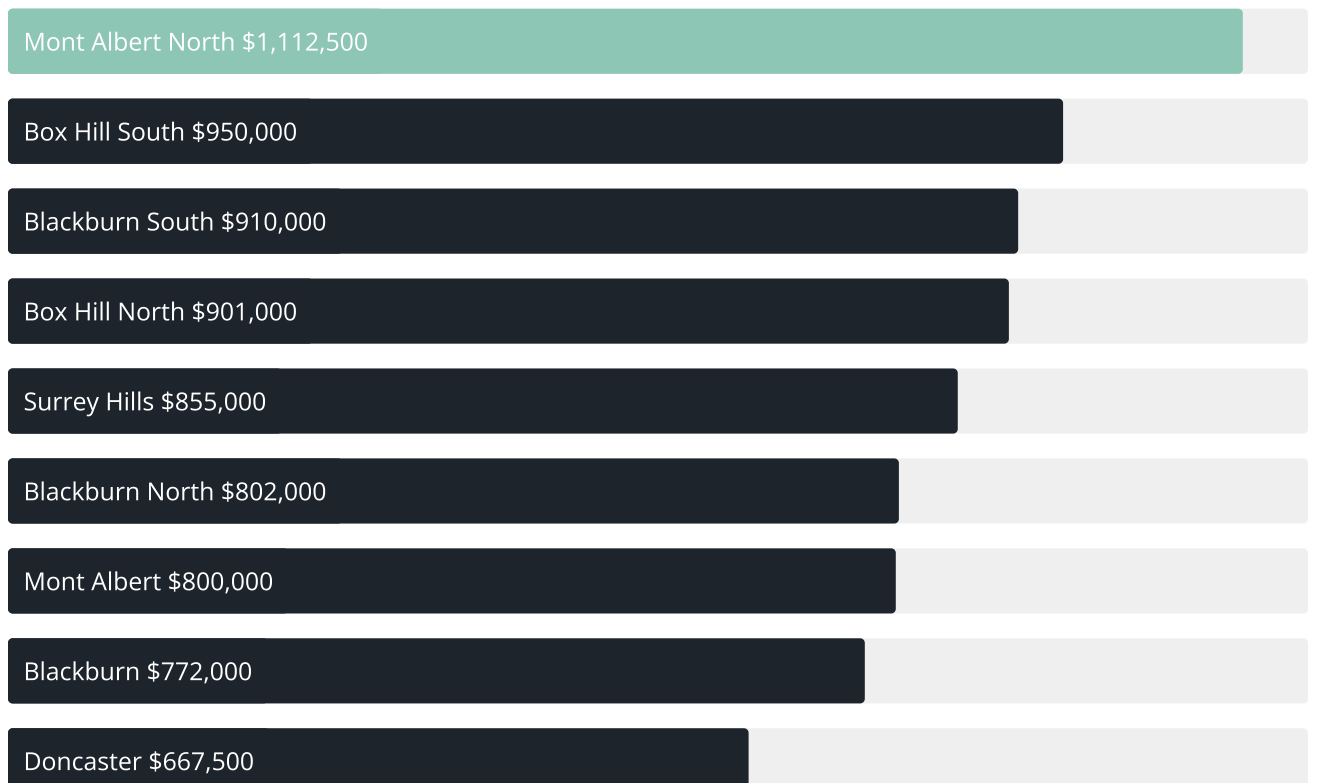
\$1.11m

Quarterly Price Change

-3.47% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MONT ALBERT NORTH SUBURB REPORT

Sale Method<sup>\*</sup>Auction Clearance Rate<sup>\*</sup>

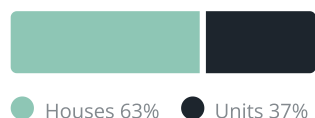
77.78%

Median Days on Market<sup>^</sup>

30 days

Average Hold Period<sup>\*</sup>

9.1 years

Dwelling Type<sup>^</sup>Ownership<sup>^</sup>Population<sup>^</sup>

5,609

Median Asking Rent per week<sup>\*</sup>

\$790

Population Growth<sup>^</sup>

1.93%

Rental Yield<sup>\*</sup>

2.2%

Median Age<sup>^</sup>







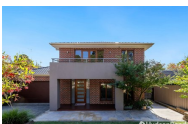



43 years

Median Household Size<sup>^</sup>











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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/46 Belgravia Av Mont Albert North	3	Unit	\$1,270,000	16 Aug 2025
 3/19 Moselle St Mont Albert North	4	Unit	\$1,540,000	16 Aug 2025
 7/48 Orchard Cr Mont Albert North	2	Unit	\$865,000	09 Aug 2025
 2/19 Sutton Pde Mont Albert North	3	Townhouse	\$1,351,000	09 Aug 2025
 1/537 Elgar Rd Mont Albert North	4	Townhouse	\$1,340,000	02 Aug 2025
 18 Scarborough Sq Mont Albert North	3	Townhouse	\$1,085,000	02 Aug 2025
 10 Sewell St Mont Albert North	5	House	\$2,550,000	11 Jul 2025
 38 Francesca St Mont Albert North	4	House	\$2,088,000	09 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

## MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 3 Hawkins Av Mont Albert North	3	House	\$1,700,000	11 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
 105 Rostrevor Pde Mont Albert North	5	House	\$1,965,000	02 Jun 2025
 34 Milne Rd Mont Albert North	2	Townhouse	\$825,000	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



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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