

Suburb **INSIGHTS**

3127
MONT ALBERT



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

2.01% ↑

Median Unit Price*

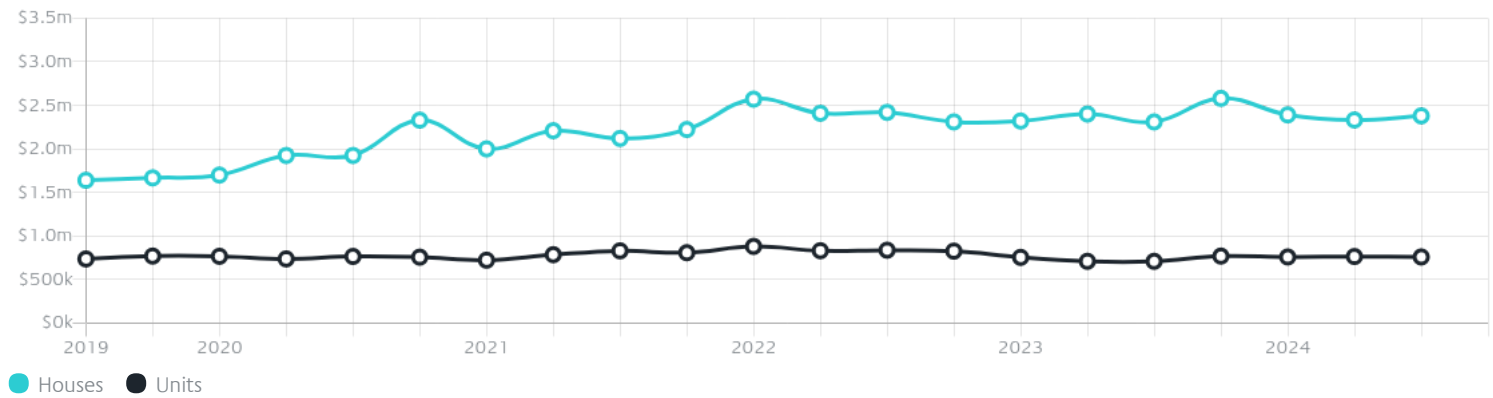
Median

\$760k

Quarterly Price Change

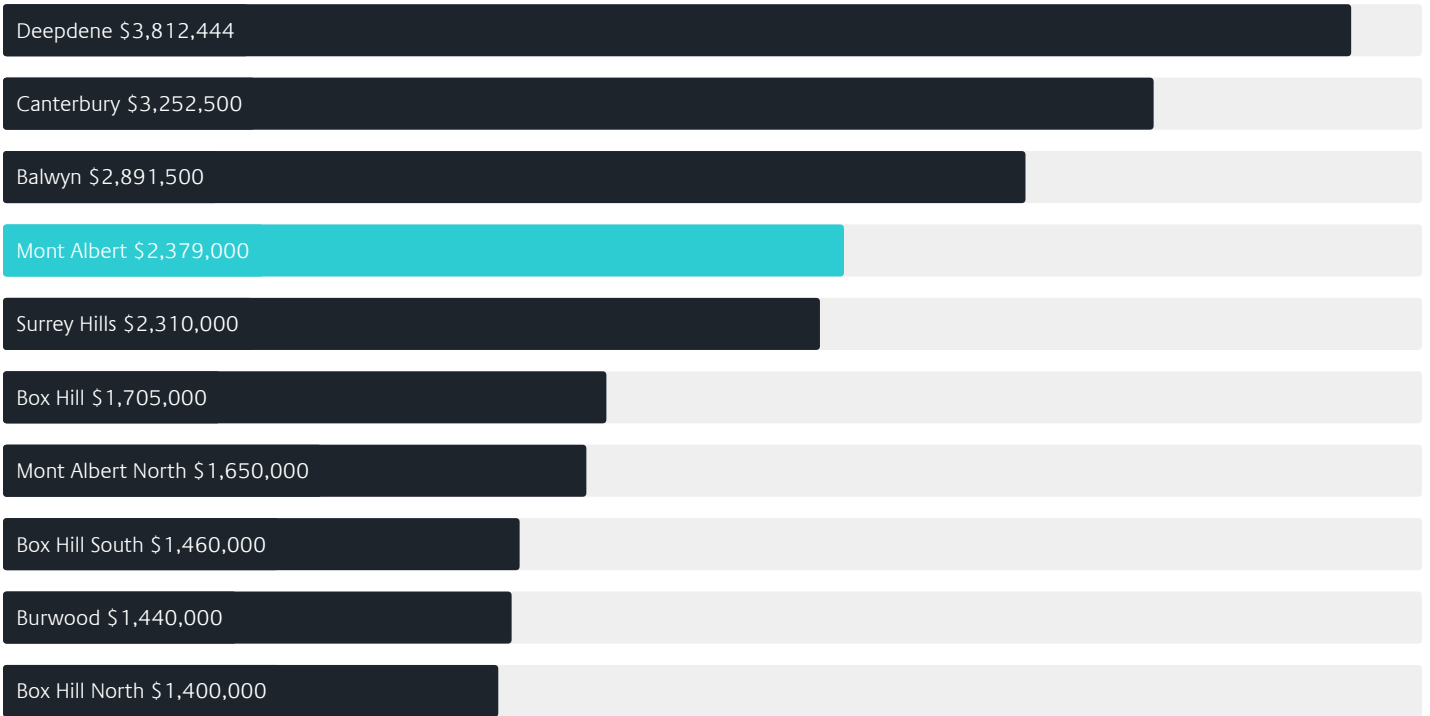
-0.65% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 82%
● Private 18%

Auction Clearance Rate^{*}

71.88%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.7 years

Insights

Dwelling Type[^]



● Houses 54% ● Units 46%

Ownership[^]



● Owned Outright 43% ● Mortgaged 32% ● Rented 25%

Population[^]

4,948

Median Asking Rent per week^{*}

\$820

Population Growth[^]

2.23%

Rental Yield^{*}

1.8%

Median Age[^]











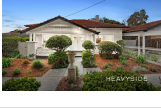

42 years

Median Household Size[^]










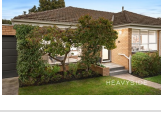
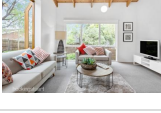

2.5 people

Sold Properties~










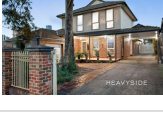
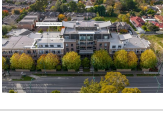

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Grace St Mont Albert	4	House	\$1,970,000	30 Nov 2024
 10 Salisbury Av Mont Albert	3	House	\$1,981,000	30 Nov 2024
 7/764 Whitehorse Rd Mont Albert	2	Unit	\$518,000	23 Nov 2024
 15/741 Whitehorse Rd Mont Albert	1	Apartment	\$280,000	18 Nov 2024
 29 Windsor Cr Mont Albert	2	House	\$1,460,000	16 Nov 2024
 29 Grange St Mont Albert	4	House	\$1,775,000	11 Oct 2024
 1b Salisbury Av Mont Albert	2	Unit	\$1,125,000	21 Sep 2024
 32a View St Mont Albert	3	House	\$1,333,000	21 Sep 2024
 37/781 Whitehorse Rd Mont Albert	2	Apartment	\$800,000	20 Sep 2024
 8 Stanhope St Mont Albert	4	House	\$2,495,000	18 Sep 2024
 63 Zetland Rd Mont Albert	5	House	\$1,800,000	17 Sep 2024
 15 Gordon St Mont Albert	4	House	\$3,030,000	14 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/17 Grace St Mont Albert	2	Unit	\$725,000	13 Sep 2024
 2/28 Zetland Rd Mont Albert	2	Apartment	\$440,000	12 Sep 2024
 1/10 Lorne Pde Mont Albert	2	Unit	\$705,000	07 Sep 2024
 15A Leopold Cr Mont Albert	4	House	\$1,950,000	07 Sep 2024
 2/12a Serpentine St Mont Albert	3	House	\$1,620,000	07 Sep 2024
 206/801 Whitehorse Rd Mont Albert	2	Unit	\$678,000	06 Sep 2024
 367 Elgar Rd Mont Albert	4	House	\$1,790,000	31 Aug 2024
 4/402 Mont Albert Rd Mont Albert	2	Unit	\$800,000	30 Aug 2024
 93 Victoria Cr Mont Albert	4	House	\$3,400,000	23 Aug 2024
 3/7 Leopold Cr Mont Albert	2	Unit	\$835,000	14 Aug 2024
 2/90 Victoria Cr Mont Albert	2	Flat/Unit/Apartment	\$850,000	14 Aug 2024
 1/33 Zetland Rd Mont Albert	2	Unit	\$956,000	20 Jul 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/11 Leopold Cr Mont Albert	2	Unit	\$800,000	20 Jul 2024
 24/741 Whitehorse Rd Mont Albert	2	Serviced Apartment	\$295,000	17 Jul 2024
 207/692 Whitehorse Rd Mont Albert	2	Apartment	\$625,000	16 Jul 2024
 11/781 Whitehorse Rd Mont Albert	2	Unit	\$660,000	08 Jul 2024
 3/14 Lorne Pde Mont Albert	2	Unit	\$805,000	06 Jul 2024
 5/803 Whitehorse Rd Mont Albert	3	Strata Unit/Villa Unit/Townhouse	\$1,653,250	04 Jul 2024
 306/801 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$1,167,000	04 Jul 2024
 11 Victoria Cr Mont Albert	4	House	\$3,492,500	03 Jul 2024
 4/11 Hotham St Mont Albert	2	Unit	\$868,000	29 Jun 2024
 82 Kenmare St Mont Albert	5	House	\$2,250,000	29 Jun 2024
 51/781 Whitehorse Rd Mont Albert	2	Apartment	\$515,000	29 Jun 2024
 9 Carlyle Cr Mont Albert	4	House	\$2,825,000	29 Jun 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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