

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.33m

Quarterly Price Change

-3.87% ↓

Median Unit Price*

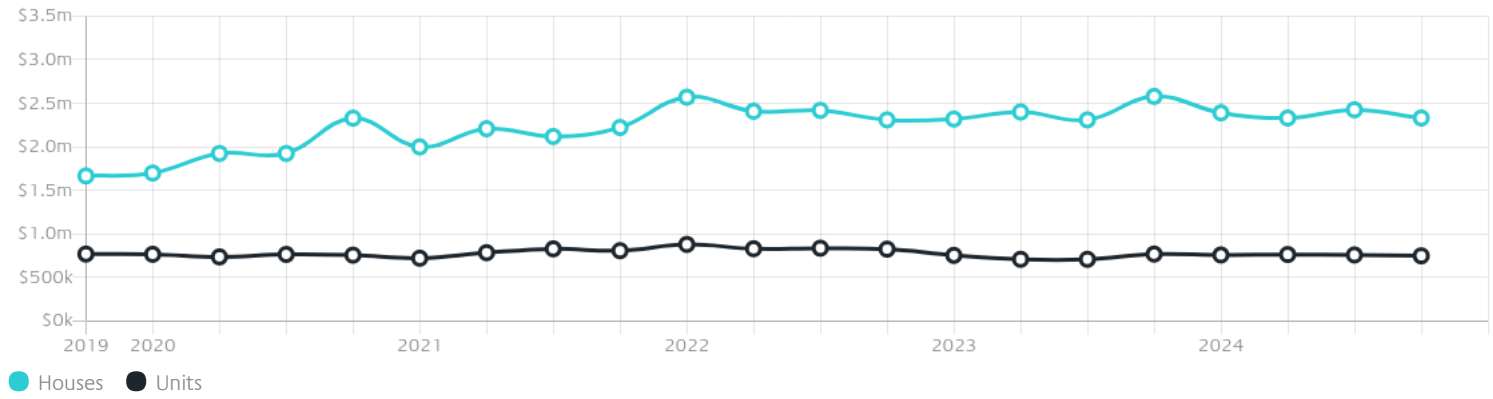
Median

\$750k

Quarterly Price Change

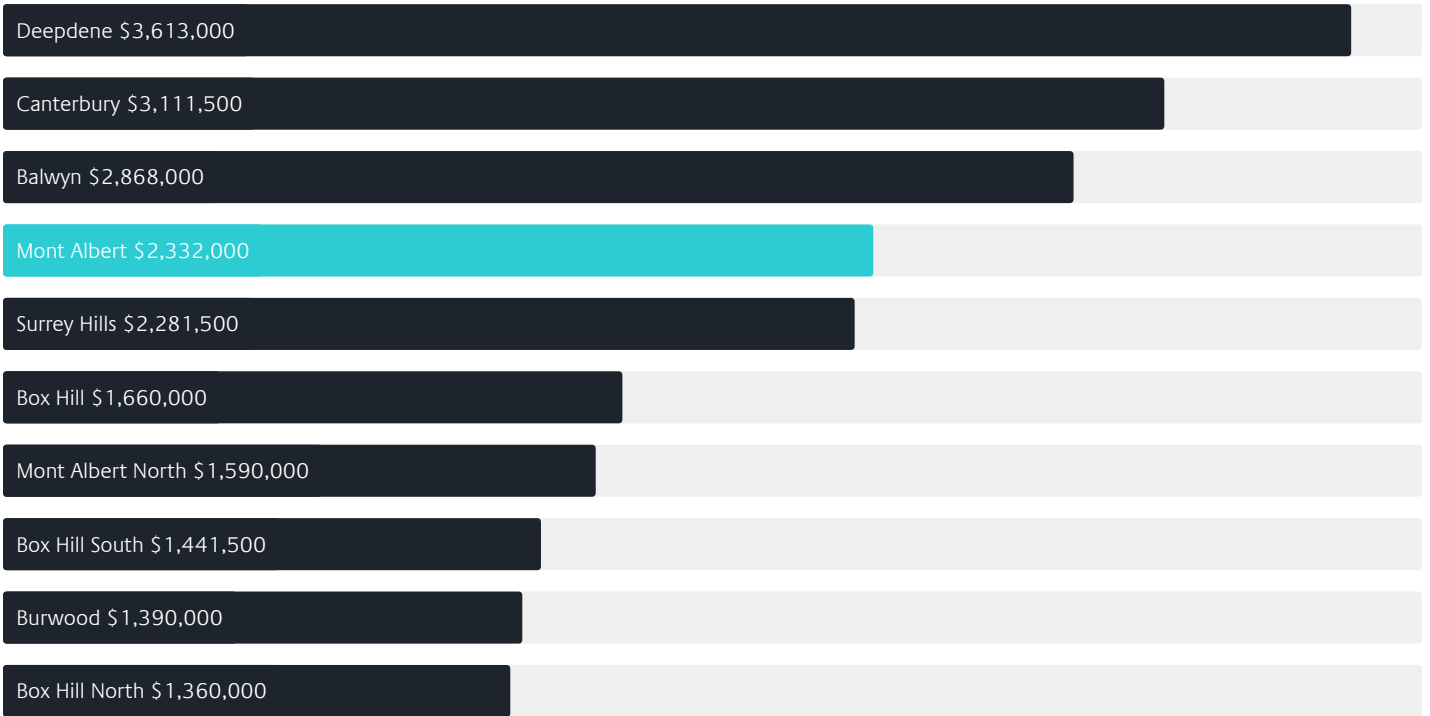
-1.31% ↓

Quarterly Price Change*

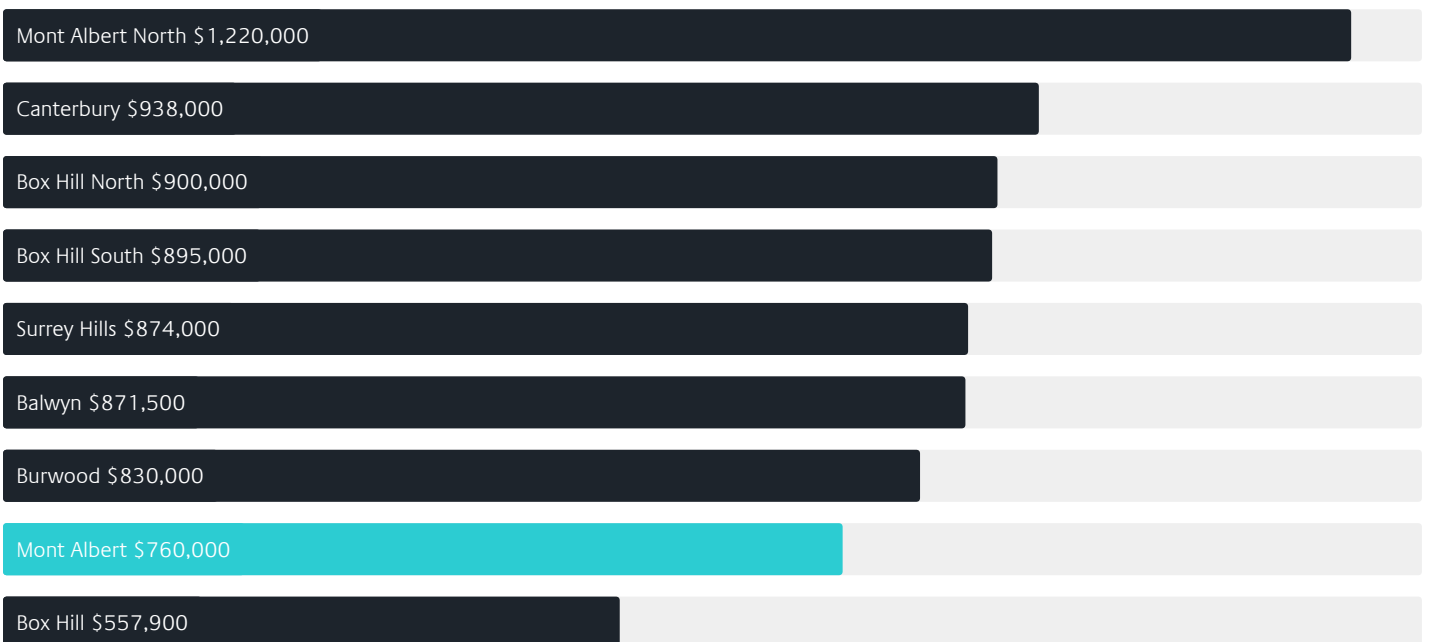


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

73.33%

Median Days on Market[^]

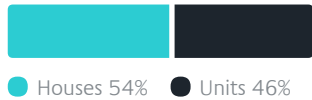
36 days

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^{*}

\$750

Population Growth[^]

2.23%

Rental Yield^{*}

1.8%

Median Age[^]










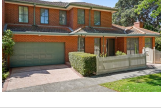
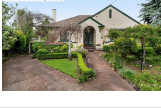

42 years

Median Household Size[^]









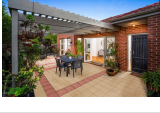



2.5 people

Sold Properties~









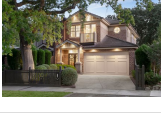



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4/92 Victoria Cr Mont Albert	2	Unit	\$690,000	08 Jan 2025
 14 St Georges Av Mont Albert	3	House	\$2,300,000	12 Dec 2024
 373 Elgar Rd Mont Albert	4	House	\$1,505,500	11 Dec 2024
 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 Gordon St Mont Albert	4	House	\$3,030,000	21 Nov 2024
 15/741 Whitehorse Rd Mont Albert	1	Apartment	\$280,000	18 Nov 2024
 2/16 Stanhope St Mont Albert	2	Unit	\$945,000	16 Nov 2024
 29 Windsor Cr Mont Albert	2	House	\$1,460,000	16 Nov 2024
 84 Victoria Cr Mont Albert	4	House	\$1,500,000	09 Nov 2024
 7a Hotham St Mont Albert	5	House	\$2,600,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/485 Elgar Rd Mont Albert	3	Unit	\$1,160,000	29 Oct 2024
 37 View St Mont Albert	4	House	\$2,420,000	26 Oct 2024
 12/781 Whitehorse Rd Mont Albert	2	Unit	\$670,000	12 Oct 2024
 29 Grange St Mont Albert	4	House	\$1,755,000	10 Oct 2024
 2/98 Kenmare St Mont Albert	3	Unit	\$1,150,000	05 Oct 2024
 4/42 Zetland Rd Mont Albert	2	Unit	\$728,000	30 Sep 2024
 1/412 Mont Albert Rd Mont Albert	2	Flat/Unit/Apartment	\$750,000	30 Sep 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

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
 2/12a Serpentine St Mont Albert	3	House	\$1,620,000	07 Sep 2024
 15A Leopold Cr Mont Albert	4	House	\$1,950,000	07 Sep 2024
 206/801 Whitehorse Rd Mont Albert	2	Unit	\$678,000	06 Sep 2024
 3/666 Whitehorse Rd Mont Albert	3	Unit	\$950,000	05 Sep 2024
 7 St Georges Av Mont Albert	4	House	\$3,050,000	02 Sep 2024
 7 Lightfoot St Mont Albert	4	House	\$2,050,000	31 Aug 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



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.