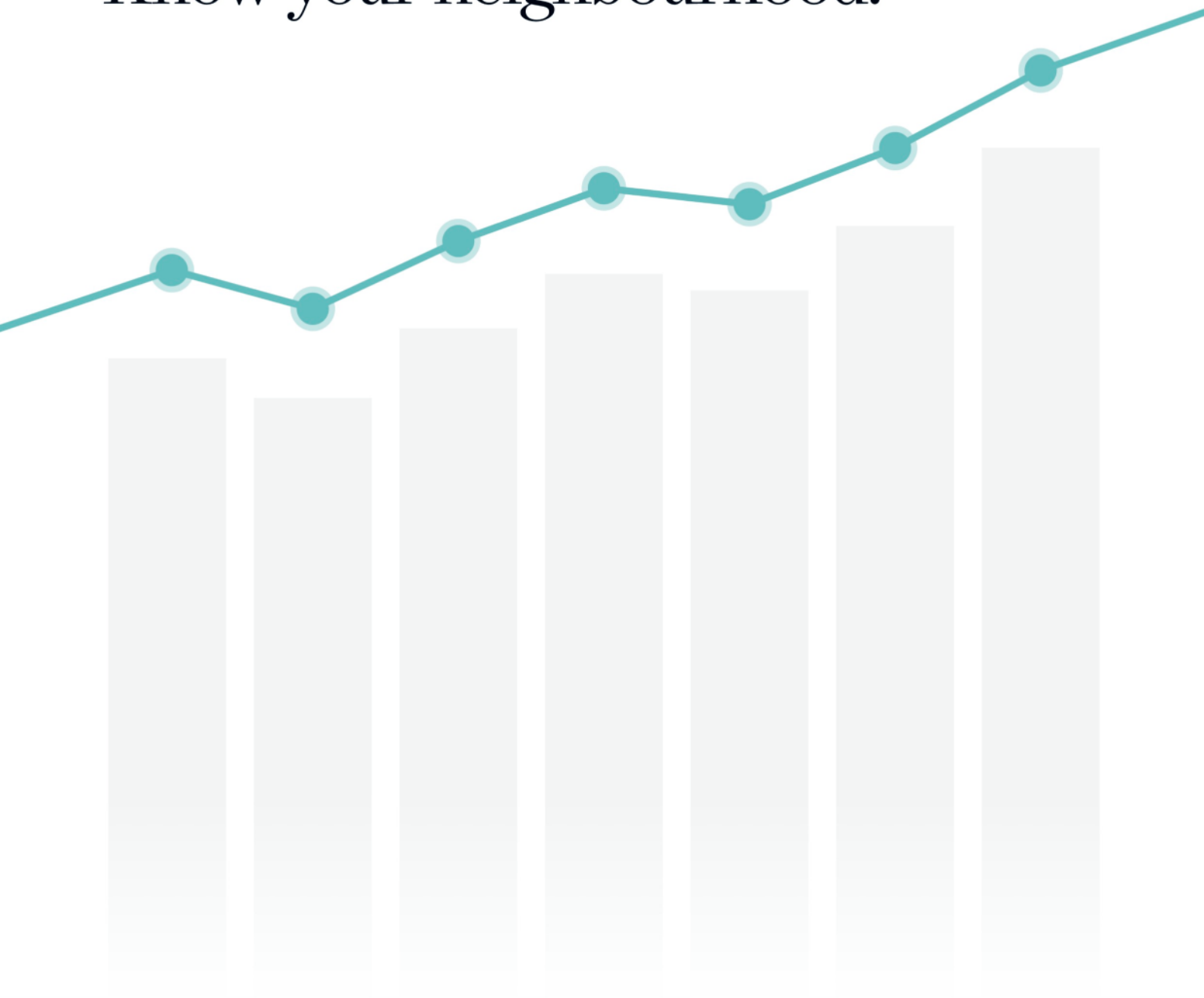


**Jellis
Craig**



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

2.01% ↑

Median Unit Price*

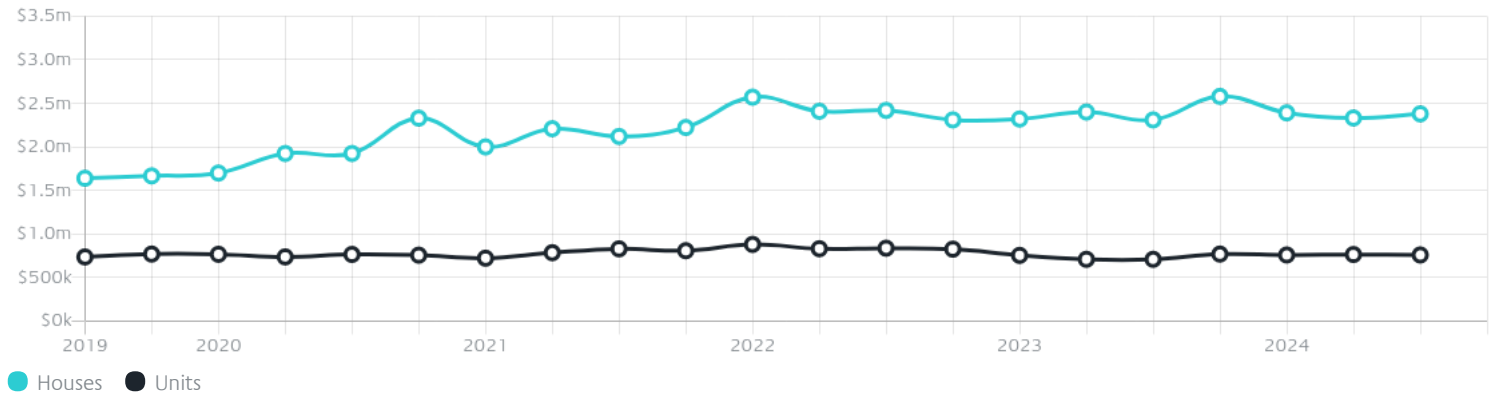
Median

\$760k

Quarterly Price Change

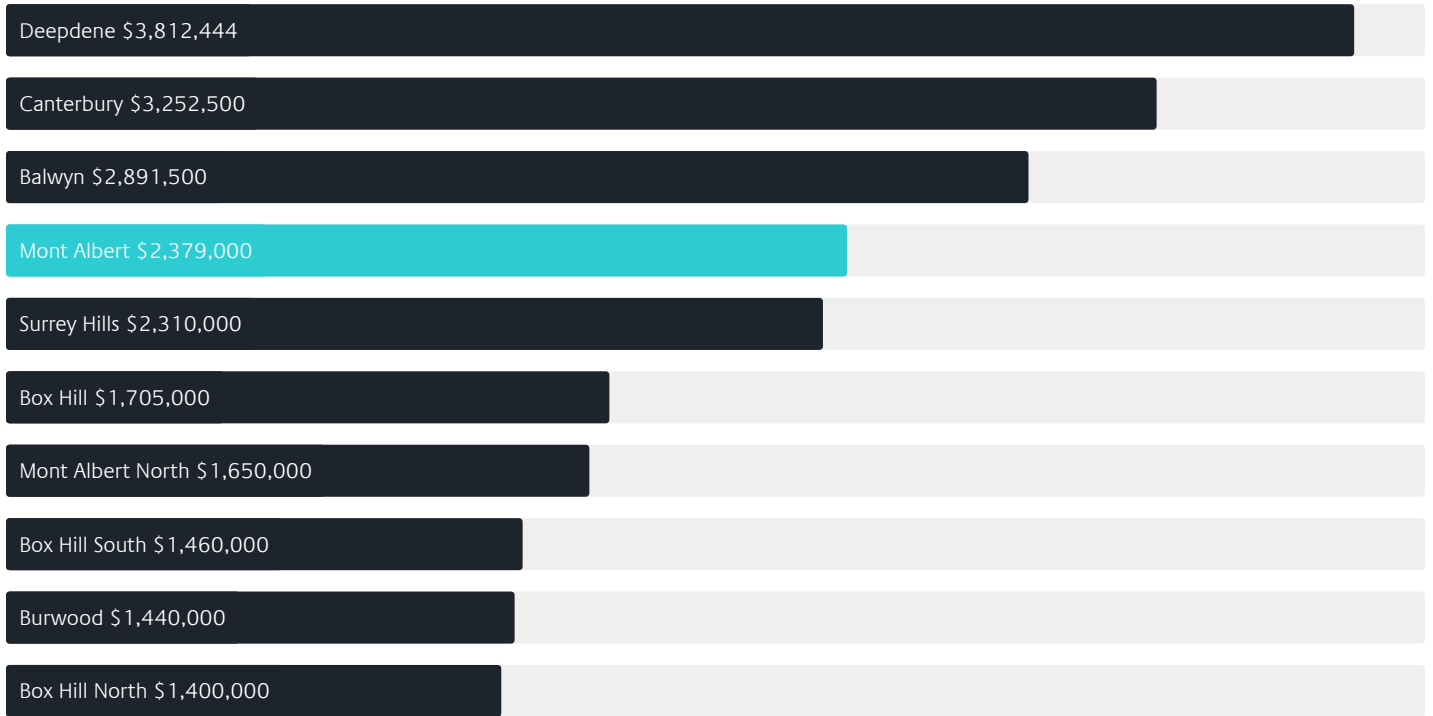
-0.65% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 92%
● Private 8%

Auction Clearance Rate^{*}

68.18%

Median Days on Market[^]

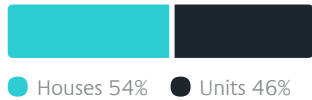
28 days

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[^]







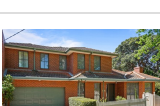
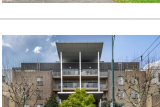
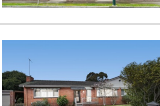
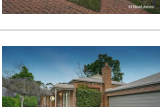

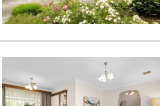
42 years

Median Household Size[^]









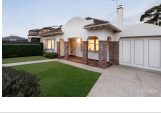
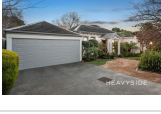


2.5 people

Sold Properties~









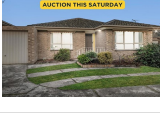



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 St Georges Av Mont Albert	3	House	\$2,300,000	12 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
 15/741 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 3/666 Whitehorse Rd Mont Albert	3	Unit	\$950,000	05 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 06/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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