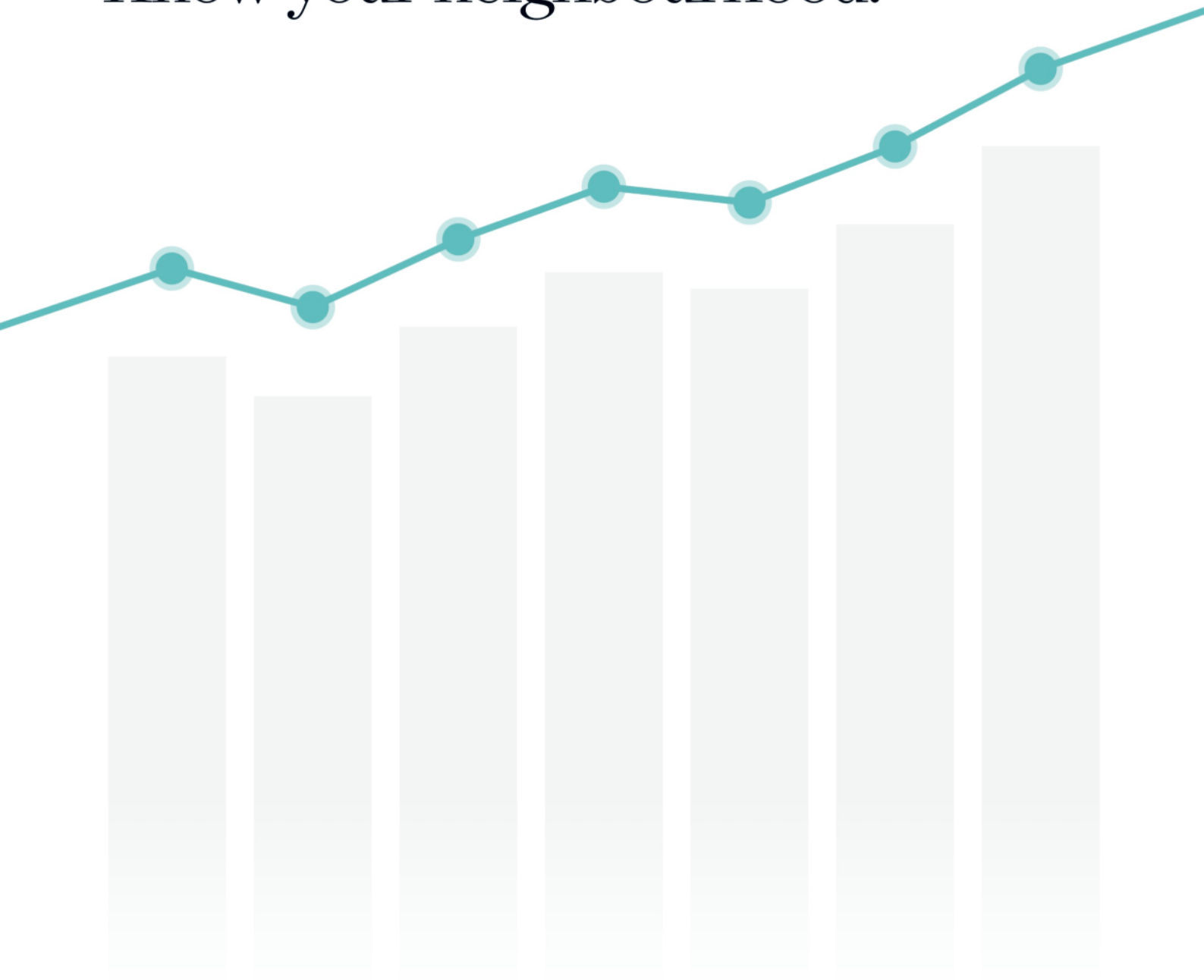


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.42m

Quarterly Price Change

5.76% ↑

Median Unit Price*

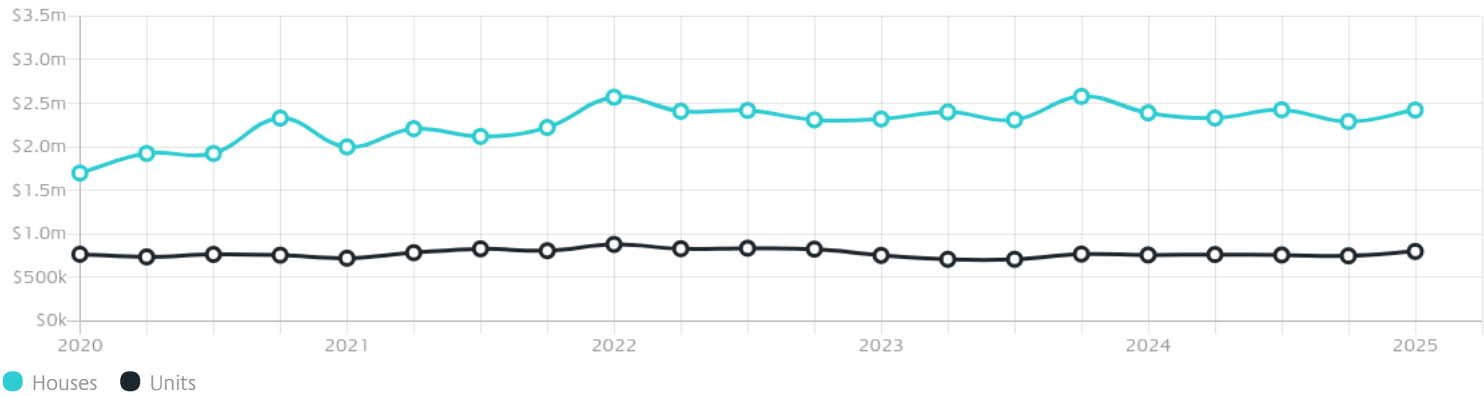
Median

\$800k

Quarterly Price Change

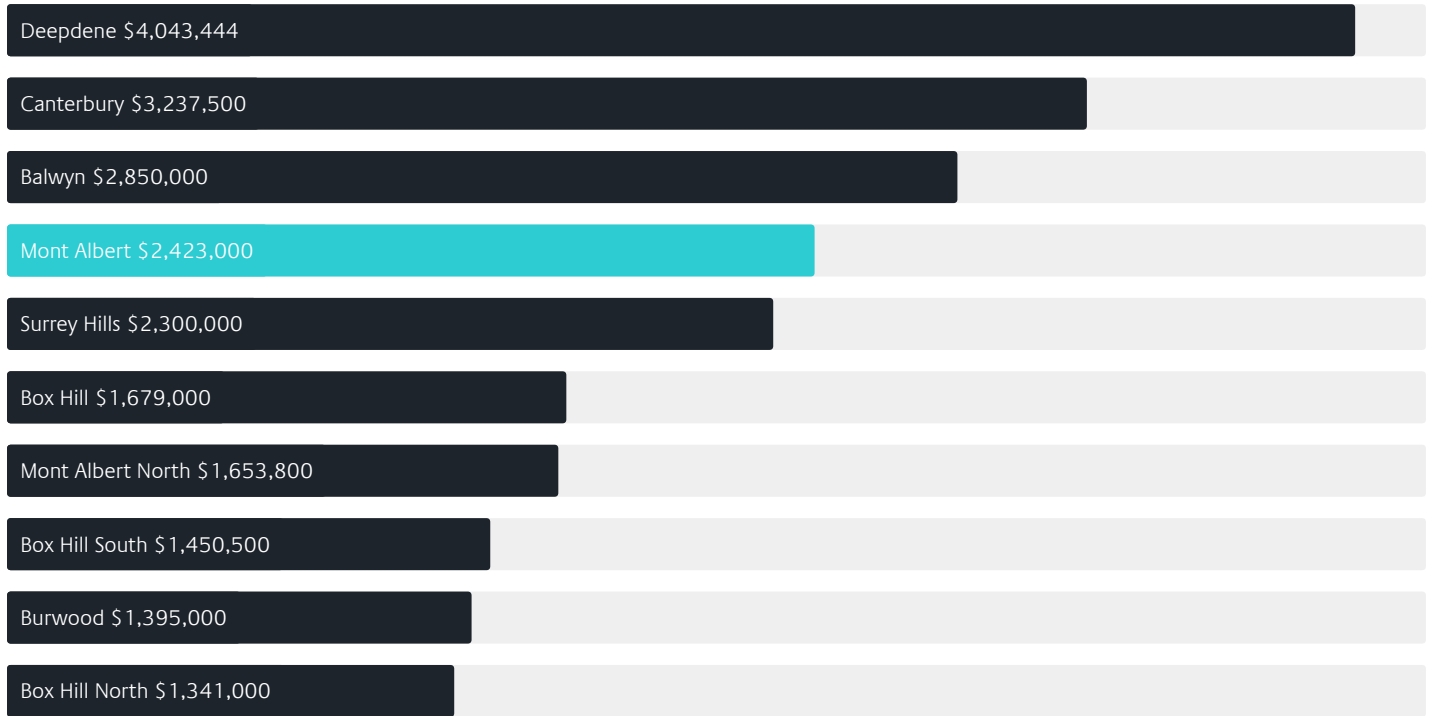
6.66% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

88.89%

Median Days on Market[^]

25 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^{*}

\$878

Population Growth[^]

2.23%

Rental Yield^{*}

1.8%

Median Age[^]










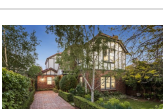


42 years

Median Household Size[^]










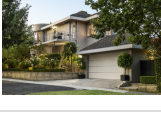
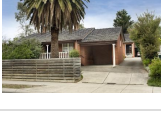

2.5 people

Sold Properties~










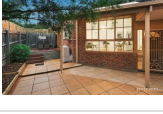
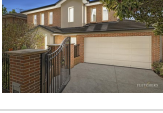

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 100 Victoria Cr Mont Albert	4	House	\$1,950,000	06 Jun 2025
 9 Smythe Av Mont Albert	5	House	\$5,180,000	05 Jun 2025
 49 Windsor Cr Mont Albert	5	House	\$3,418,000	31 May 2025
 1 / 7 St James Av Mont Albert	3	Flat / Unit / Apartment	\$1,100,000	29 May 2025
 206 / 692 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$567,000	28 May 2025
 3 / 41 Zetland Rd Mont Albert	2	Apartment	\$525,000	08 May 2025
 2 / 7 Leopold Cr Mont Albert	2	Unit	\$761,000	23 Apr 2025
 4 / 14 Lorne Pde Mont Albert	2	Unit	\$860,000	12 Apr 2025
 408 Mont Albert Rd Mont Albert	3	House	\$2,230,000	05 Apr 2025
 22 Laing St Mont Albert	4	House	\$3,350,000	26 Mar 2025
 141 Windsor Cr Mont Albert	2	Unit	\$726,000	25 Mar 2025
 15 / 741 Whitehorse Rd Mont Albert	1	Strata Unit / Flat	\$305,000	25 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/389 Mont Albert Rd Mont Albert	2	Unit	\$617,500	24 Mar 2025
 4/18 Lorne Pde Mont Albert	4	Townhouse	\$1,232,000	22 Mar 2025
 15 Leopold Cr Mont Albert	3	House	\$1,890,000	22 Mar 2025
 2/9 Louise Av Mont Albert	2	Unit	\$920,000	22 Mar 2025
 27/781 Whitehorse Rd Mont Albert	2	Apartment	\$640,000	21 Mar 2025
 3/18 Wolseley Cl Mont Albert	2	Unit	\$720,000	20 Mar 2025
 2/485 Elgar Rd Mont Albert	3	Townhouse	\$1,160,000	17 Mar 2025
 5 Harriett Cr Mont Albert	5	House	\$3,750,000	04 Mar 2025
 G2/43 Zetland Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$640,000	03 Mar 2025
 87 Victoria Cr Mont Albert	5	House	\$2,761,000	01 Mar 2025
 1/782 Whitehorse Rd MONT ALBERT	5	House	\$1,930,000	27 Feb 2025
 4/90 Victoria Cr Mont Albert	2	Townhouse	\$868,000	26 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 55/781 Whitehorse Rd Mont Albert	3	Apartment	\$816,000	23 Feb 2025
 2/392 Mont Albert Rd Mont Albert	2	Unit	\$1,178,000	21 Feb 2025
 1/44 View St Mont Albert	2	Unit	\$815,000	18 Feb 2025
 22 Proudfoot St Mont Albert	4	House	\$2,375,000	15 Feb 2025
 22 Churchill St Mont Albert	4	House	\$2,620,000	15 Feb 2025
 1a Wellesley St Mont Albert	4	House	\$2,502,000	13 Feb 2025
 1/19 Hotham St Mont Albert	2	Townhouse	\$1,385,000	22 Jan 2025
 304/801 Whitehorse Rd Mont Albert	2	Apartment	\$700,000	17 Jan 2025
 4/92 Victoria Cr Mont Albert	2	Unit	\$690,000	08 Jan 2025
 2/42 Zetland Rd Mont Albert	2	Flat/Unit/Apartment	\$800,000	08 Jan 2025
 1/2 Hotham St Mont Albert	3	Townhouse	\$1,305,000	28 Dec 2024
 12 Carrick St Mont Albert	3	House	\$1,750,000	20 Dec 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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