

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.33m

Quarterly Price Change

-3.87% ↓

Median Unit Price*

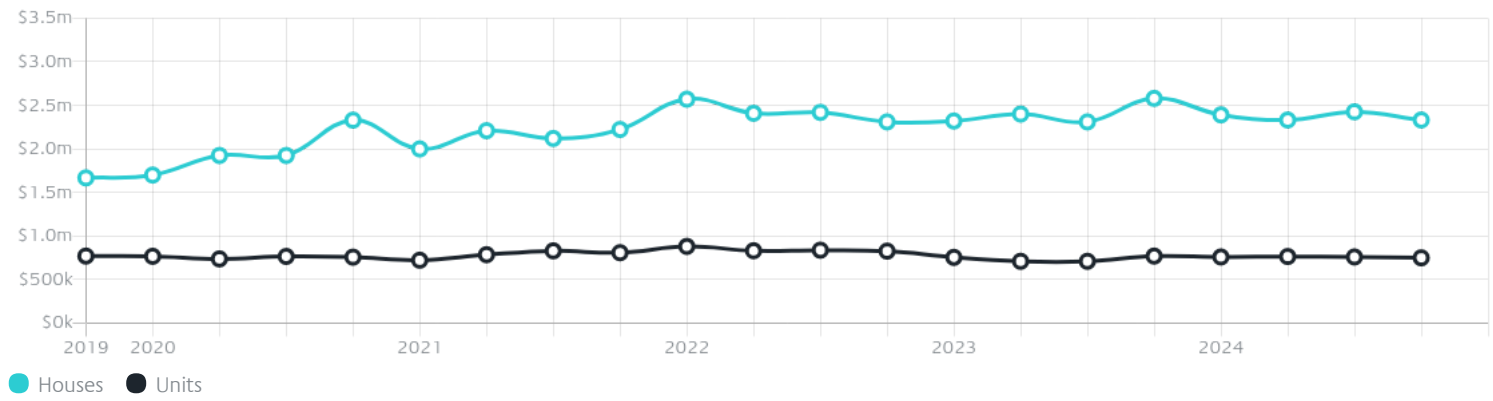
Median

\$750k

Quarterly Price Change

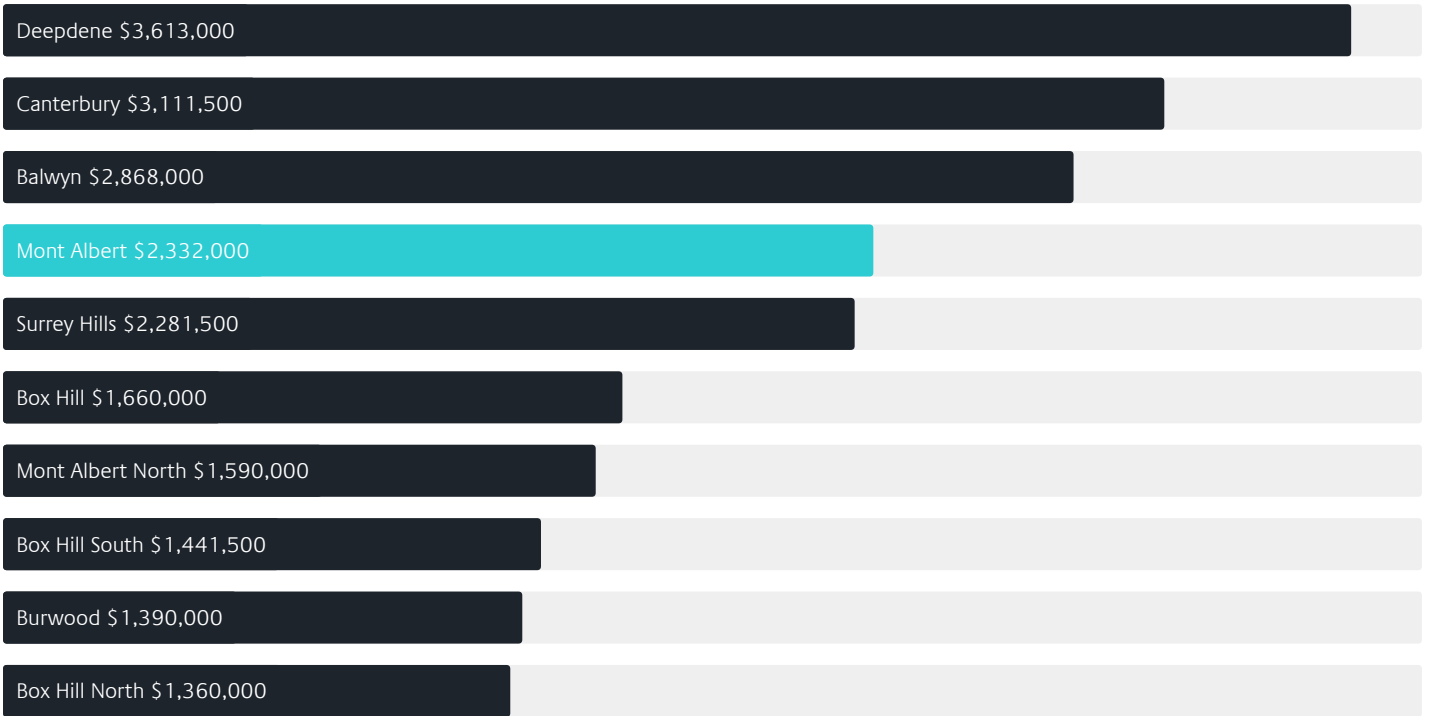
-1.31% ↓

Quarterly Price Change*

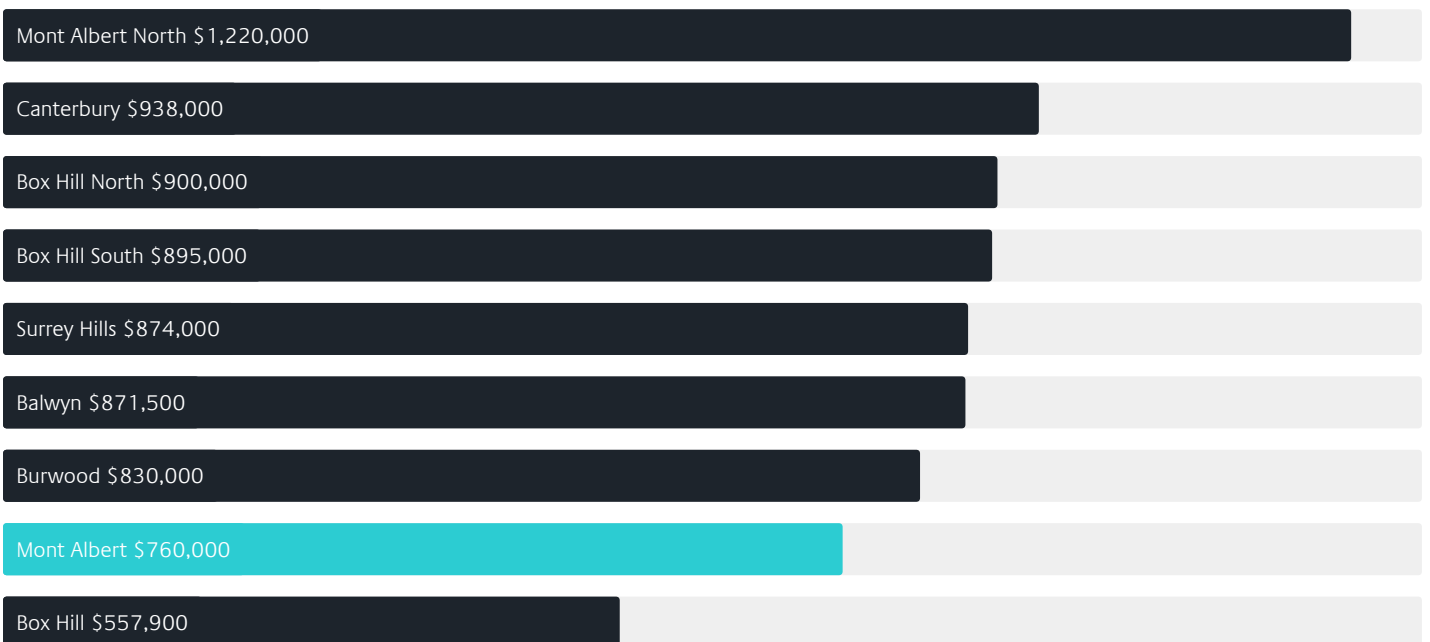


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

81.82%

Median Days on Market[^]

42 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[^]











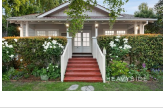

42 years

Median Household Size[^]

2.5 people










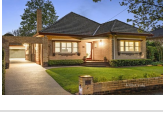


Sold Properties~

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










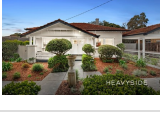
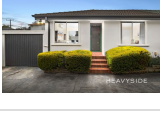

Address	Bedrooms	Type	Price	Sold
 4/90 Victoria Cr Mont Albert	2	Townhouse	\$868,000	26 Feb 2025
 1/44 View St Mont Albert	2	Unit	\$815,000	18 Feb 2025
 1/19 Hotham St Mont Albert	2	Townhouse	\$1,385,000	22 Jan 2025
 304/801 Whitehorse Rd Mont Albert	2	Apartment	\$700,000	17 Jan 2025
 4/92 Victoria Cr Mont Albert	2	Unit	\$690,000	08 Jan 2025
 2/42 Zetland Rd Mont Albert	2	Flat/Unit/Apartment	\$800,000	08 Jan 2025
 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
 4 Serpentine St Mont Albert	5	House	\$2,700,000	11 Dec 2024
 10 Salisbury Av Mont Albert	3	House	\$1,981,000	30 Nov 2024
 11 Grace St Mont Albert	4	House	\$1,970,000	30 Nov 2024
 7/764 Whitehorse Rd Mont Albert	2	Unit	\$518,000	23 Nov 2024

MONT ALBERT SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/485 Elgar Rd Mont Albert	3	Unit	\$1,160,000	29 Oct 2024
 5 Laurencia Ct Mont Albert	5	House	\$3,200,000	27 Oct 2024
 1/388 Mont Albert Rd Mont Albert	3	Flat/Unit/Apartment	\$1,718,000	26 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
 2 Whyte Gr Mont Albert	3	House	\$2,460,000	12 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 48a Victoria Cr Mont Albert	3	House	\$1,600,000	25 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
 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



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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