

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$2.42m

Quarterly Price Change

5.76% ↑

## Median Unit Price\*

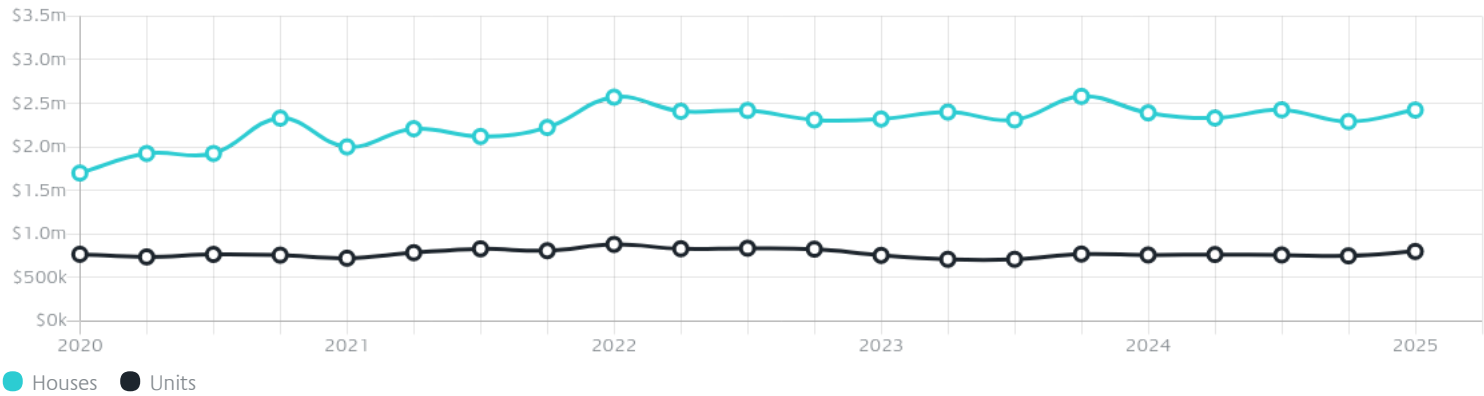
Median

\$800k

Quarterly Price Change

6.66% ↑

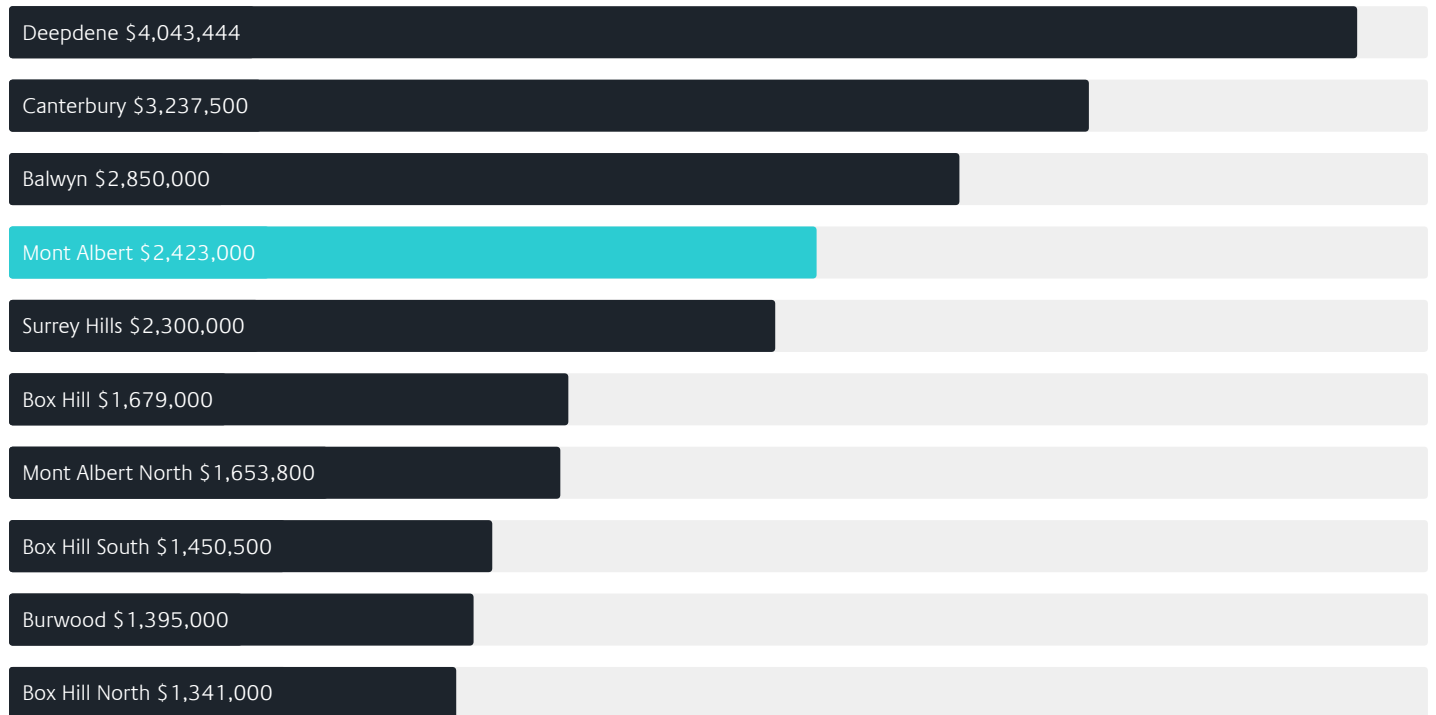
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 61%  
● Private 39%

## Auction Clearance Rate<sup>\*</sup>

64.71%

## Median Days on Market<sup>^</sup>

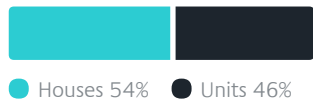
31 days

## Average Hold Period<sup>\*</sup>

7.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 54% ● Units 46%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

4,948

## Median Asking Rent per week<sup>\*</sup>

\$878

## Population Growth<sup>^</sup>

2.23%

## Rental Yield<sup>\*</sup>

1.8%

## Median Age<sup>^</sup>













42 years

## Median Household Size<sup>^</sup>









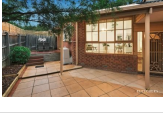



2.5 people

# Sold Properties~










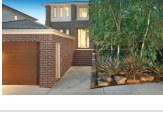
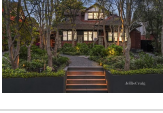

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 2/9 Louise Av Mont Albert	2	Unit	\$920,000	22 Mar 2025
 15 Leopold Cr Mont Albert	3	House	\$1,890,000	22 Mar 2025
 27/781 Whitehorse Rd Mont Albert	2	Apartment	\$640,000	21 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
 87 Victoria Cr Mont Albert	5	House	\$2,761,000	01 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 15 Gordon St Mont Albert	4	House	\$3,030,000	21 Nov 2024
 2/16 Stanhope St Mont Albert	2	Unit	\$945,000	16 Nov 2024
 25 Blenheim Av Mont Albert	3	House	\$1,780,000	16 Nov 2024
 29 Windsor Cr Mont Albert	2	House	\$1,460,000	16 Nov 2024
 1b Marlborough St Mont Albert	5	House	\$4,315,000	13 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
 38 Churchill St Mont Albert	4	House	\$3,200,000	06 Nov 2024
 1/485 Elgar Rd Mont Albert	3	Unit	\$1,160,000	29 Oct 2024



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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