

JellisCraig

MONT ALBERT

Suburb Report

Know your neighbourhood.



MONT ALBERT SUBURB REPORT

Median House Price*

Median

\$2.50m

Quarterly Price Change

4.25% ↑

Median Unit Price*

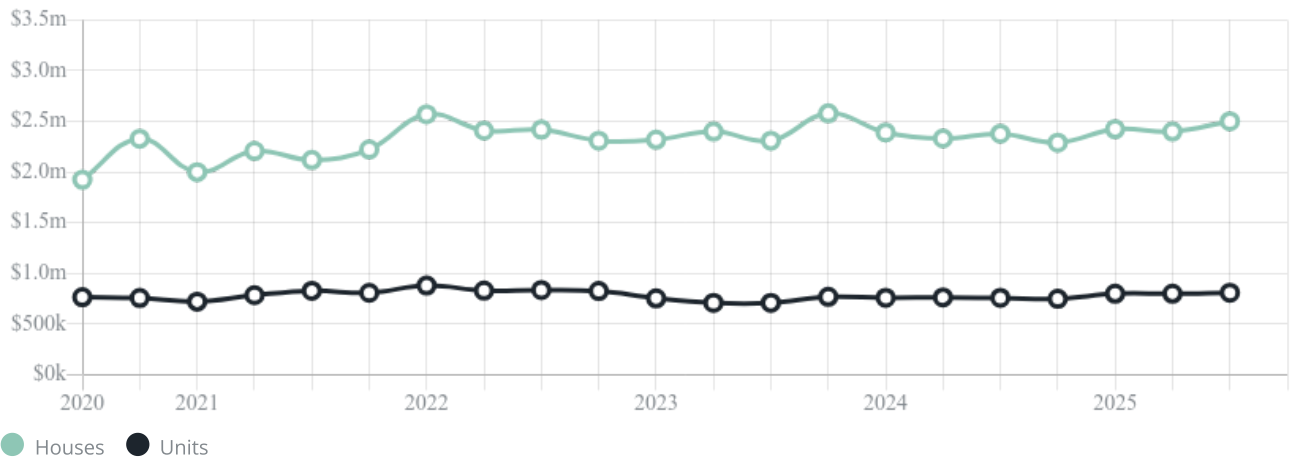
Median

\$810k

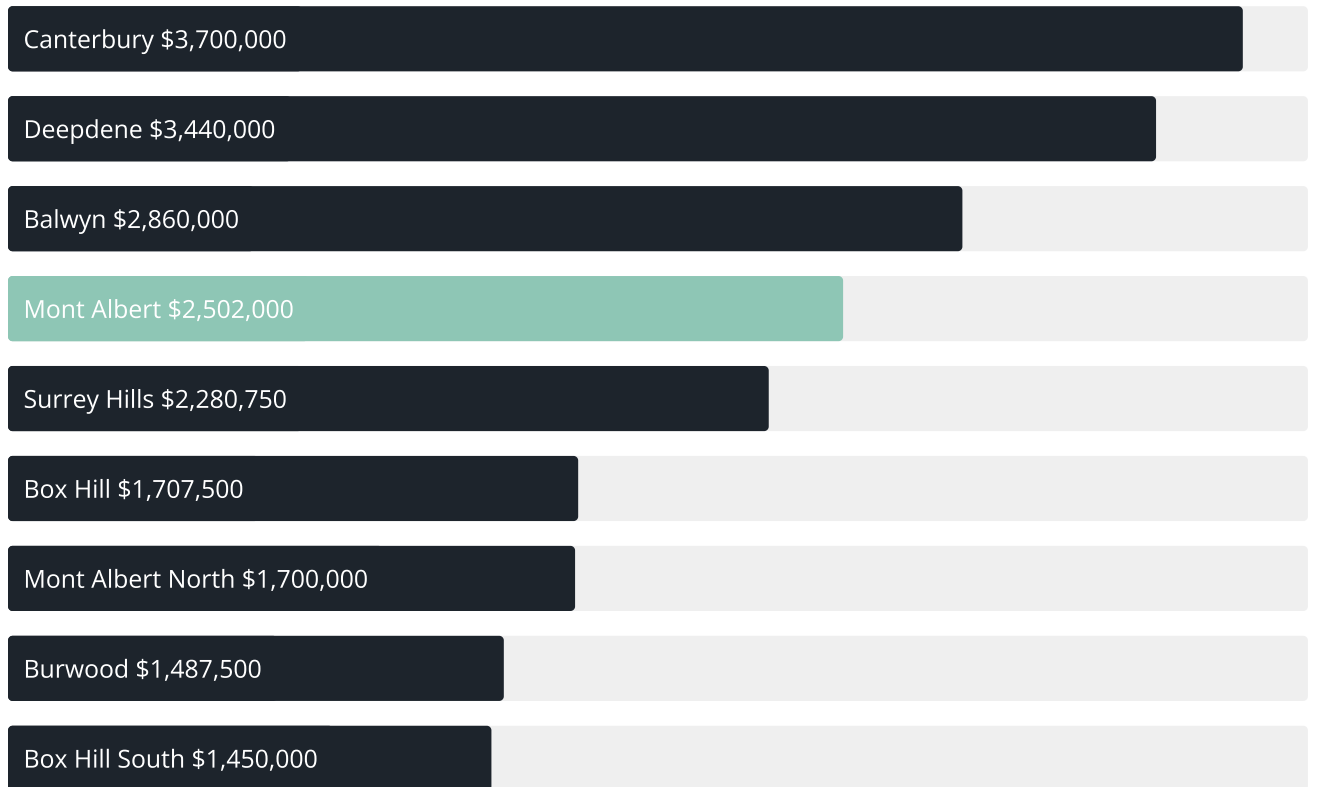
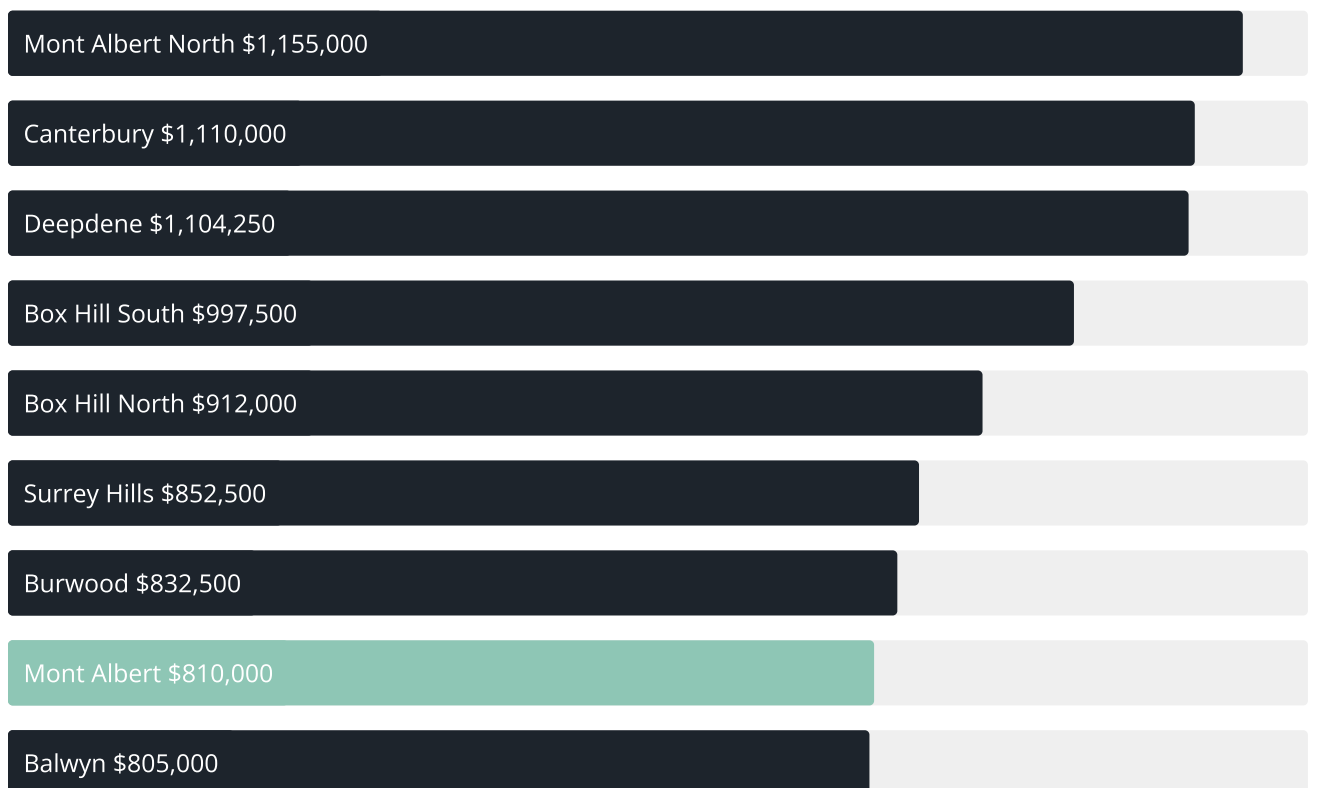
Quarterly Price Change

1.25% ↑

Quarterly Price Change*



MONT ALBERT SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

MONT ALBERT SUBURB REPORT

Sale Method*



● Auction 64%

● Private 36%

Auction Clearance Rate*

88%

Median Days on Market^

26 days

Average Hold Period*

7.7 years

Dwelling Type^



● Houses 54%

● Units 46%

Ownership^



● Owned Outright 43%

● Mortgaged 32%

● Rented 25%

Population^

4,948

Median Asking Rent per week*

\$858

Population Growth^

2.23%

Rental Yield*

1.8%

Median Age^

42 years

Median Household Size^

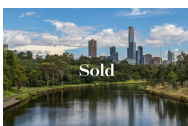
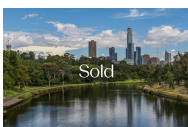
2.5 people

MONT ALBERT SUBURB REPORT

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
 1 Rowland St Mont Albert	4	House	\$2,065,000	25 Oct 2025
 42 Kenmare St Mont Albert	3	House	\$1,400,000	24 Oct 2025
 89 Windsor Cr Mont Albert	4	House	\$2,095,000	11 Oct 2025
 2/3 Rowland St Mont Albert	2	Unit	\$830,000	30 Sep 2025
 3/27 High St Mont Albert	3	Townhouse	\$1,400,000	20 Sep 2025
 2/5 Rowland St Mont Albert	2	Unit	\$830,000	09 Sep 2025
 2/358 Mont Albert Rd Mont Albert	3	Flat/Unit/Apartment	\$1,100,000	08 Sep 2025
 5/322 Mont Albert Rd Mont Albert	3	Flat/Unit/Apartment	\$700,000	07 Sep 2025
 12/82 Victoria Cr Mont Albert	2	Unit	\$770,000	06 Sep 2025
 27 Windsor Cr Mont Albert	4	House	\$2,055,000	06 Sep 2025

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 108/692 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$600,000	03 Sep 2025
 1/358 Mont Albert Rd Mont Albert	3	Townhouse	\$1,150,000	30 Aug 2025
 2/770a Whitehorse Rd Mont Albert	2	Townhouse	\$762,000	30 Aug 2025
 4 Blenheim Av Mont Albert	4	House	\$3,200,000	16 Aug 2025
 1 Hotham Ct Mont Albert	3	House	\$2,550,000	09 Aug 2025
 8/18 Louise Av Mont Albert	2	Apartment	\$700,000	01 Aug 2025
 7/6 Leopold Cr Mont Albert	2	Unit	\$735,000	21 Jul 2025
 11 St Johns Av Mont Albert	4	House	\$4,400,000	08 Jul 2025
 207/661 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$715,000	08 Jul 2025
 7/41 Zetland Rd MONT ALBERT	2	Apartment	\$520,000	19 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 26 Victoria Cr Mont Albert	4	House	\$1,950,800	12 Jun 2025
 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
 7 Carlyle Cr Mont Albert	4	House	\$3,210,000	04 Jun 2025
 1/7 George St Mont Albert	2	Villa	\$1,134,000	31 May 2025
 110/801 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$1,043,000	31 May 2025
 33 Victoria Cr Mont Albert	4	House	\$3,830,000	31 May 2025
 5/6 Leopold Cr Mont Albert	2	Unit	\$700,000	31 May 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



Balwyn Office
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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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