



Bell Park

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BELL PARK SUBURB REPORT

Median house price¹

Median
\$683k

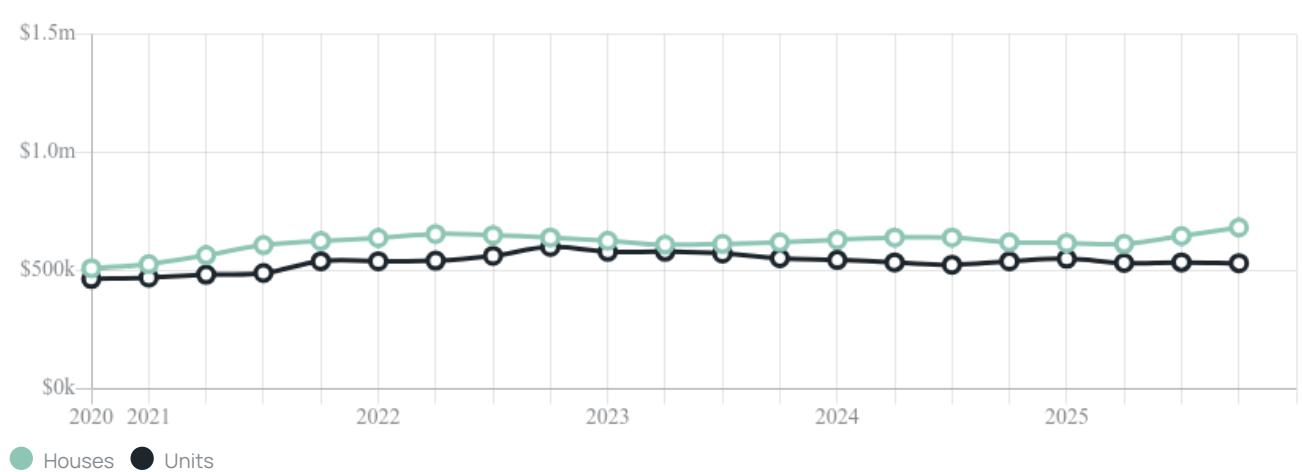
Quarterly price change
5.65% 

Median unit price¹

Median
\$532k

Quarterly price change
-0.60% 

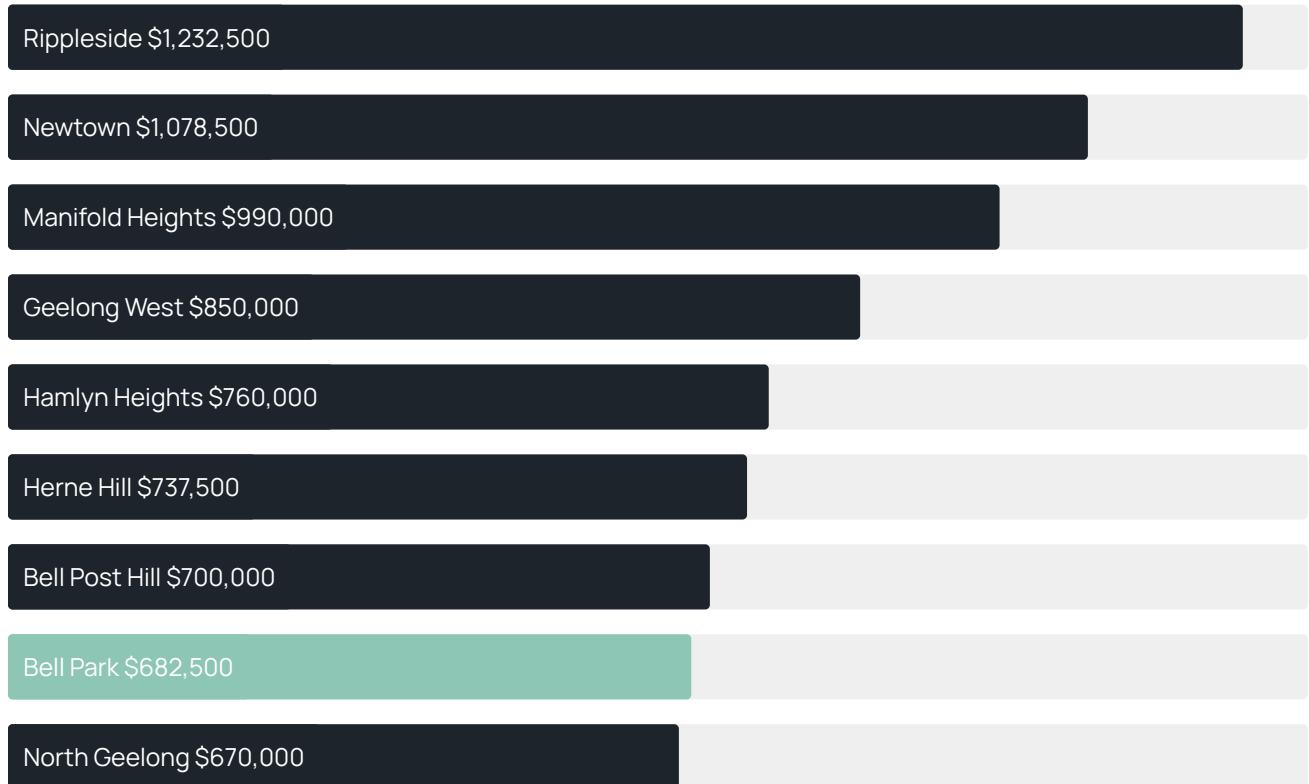
Quarterly price change¹



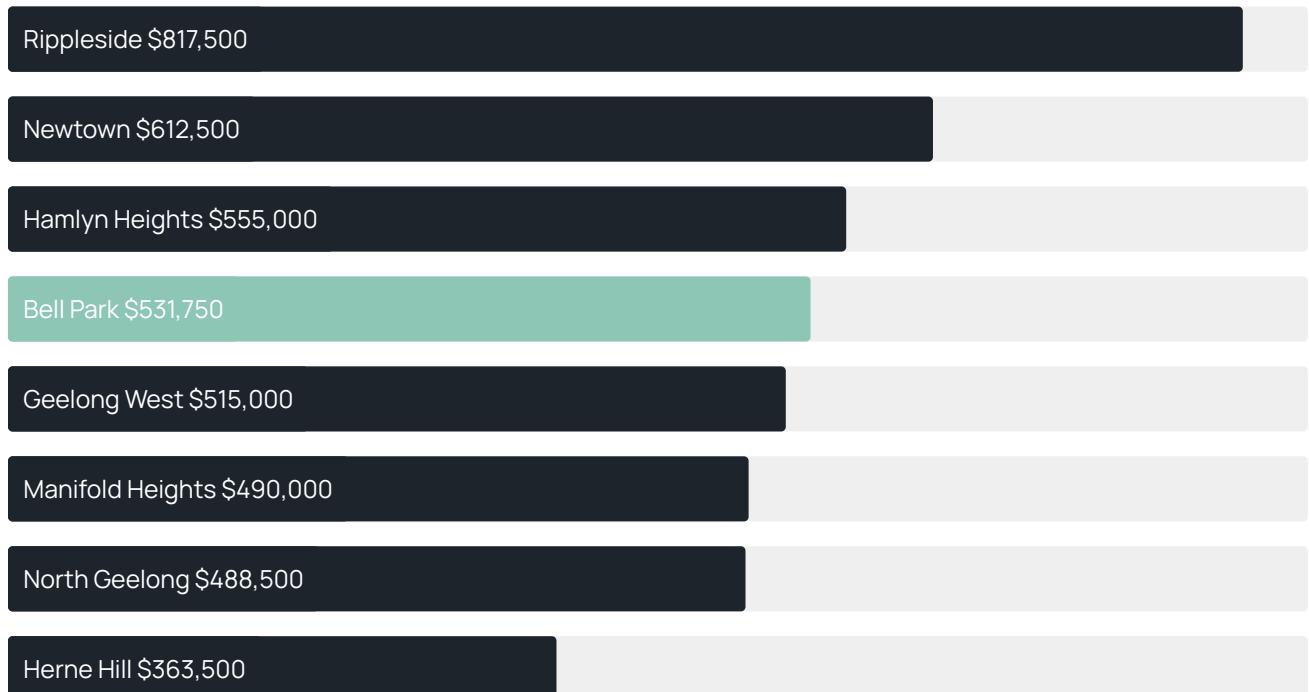
Surrounding Suburbs

BELL PARK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BELL PARK SUBURB REPORT

Sale method²



● Auction 11%
● Private 89%

Auction clearance rate³

100%

Median days on market³

14 days

Average hold period¹

6.8 years

Insights

Dwelling type⁵



● Houses 81% ● Units 19%

Ownership⁵



● Owned outright 46% ● Mortgaged 28% ● Rented 26%

Population⁵

5,602

Median asking rent¹

\$493 per week

Median age⁵

41 years

Rental yield¹

3.81%

Median household size⁵

2.2 people

BELL PARK SUBURB REPORT

Recent Bell Park sales

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

Address	Bedrooms	Type	Price	Sold
 3/6 Hughes St Bell Park	2	Unit	\$655,000	23 Jan 2026
 6 Hedgeley Rd Bell Park	6	House	\$950,000	08 Jan 2026
 2 Stella Ct Bell Park	3	House	\$735,000	08 Jan 2026
 20 Anakie Rd Bell Park	3	House	\$608,000	24 Dec 2025
 40a Shannahan Dr Bell Park	3	House	\$616,000	22 Dec 2025
 2/3 Maple Cr Bell Park	2	Townhouse	\$571,500	18 Dec 2025
 17 Libau Av Bell Park	3	House	\$638,500	15 Dec 2025
 30 Elsie St Bell Park	3	House	\$610,000	13 Dec 2025
 18 Milan St Bell Park	3	House	\$685,000	13 Dec 2025
 12 Almana St Bell Park	3	House	\$765,000	12 Dec 2025

Sold Properties

BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 McClelland St Bell Park	3	House	\$775,000	11 Dec 2025
 1/102 McClelland St Bell Park	3	House	\$615,000	11 Dec 2025
 3 Almana St Bell Park	2	House	\$760,000	06 Dec 2025
 28 Roma St Bell Park	3	House	\$742,000	28 Nov 2025
 18 Tallinn St Bell Park	5	House	\$750,000	14 Nov 2025
 40 Curtin St Bell Park	4	House	\$700,250	14 Nov 2025
 30 Willow Cr Bell Park	3	House	\$666,200	11 Nov 2025
 12 Tallinn St Bell Park	5	House	\$762,500	11 Nov 2025
 12 Stella Ct Bell Park	3	House	\$711,500	07 Nov 2025
 28 Nicholson Cr Bell Park	4	House	\$660,000	05 Nov 2025

Sold Properties

BELL PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 92 Thorburn St Bell Park	3	House	\$690,000	05 Nov 2025
 2/6 Karlovac Ct Bell Park	2	Flat/Unit/Apartment	\$520,000	04 Nov 2025
 3/3 Maple Cr Bell Park	3	Townhouse	\$680,000	03 Nov 2025
 29 Willow Cr Bell Park	3	House	\$800,000	01 Nov 2025
 13 Bruce St Bell Park	3	House	\$660,000	01 Nov 2025
 10 Banfield St Bell Park	1	House	\$675,500	31 Oct 2025
 4/12-14 Karlovac Ct BELL PARK	3	Unit	\$480,000	31 Oct 2025
 1/43 Yaraan St Bell Park	3	Flat/Unit/Apartment	\$545,000	29 Oct 2025
 240 Anakie Rd Bell Park	3	House	\$640,000	29 Oct 2025
 15 Levoca Ct Bell Park	3	Townhouse	\$728,700	27 Oct 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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