



Bell Park

Suburb Report



Your connection to property insights



JellisCraig

BELL PARK SUBURB REPORT

Median house price¹

Median

\$706k

Quarterly price change

3.02% ↑

Median unit price¹

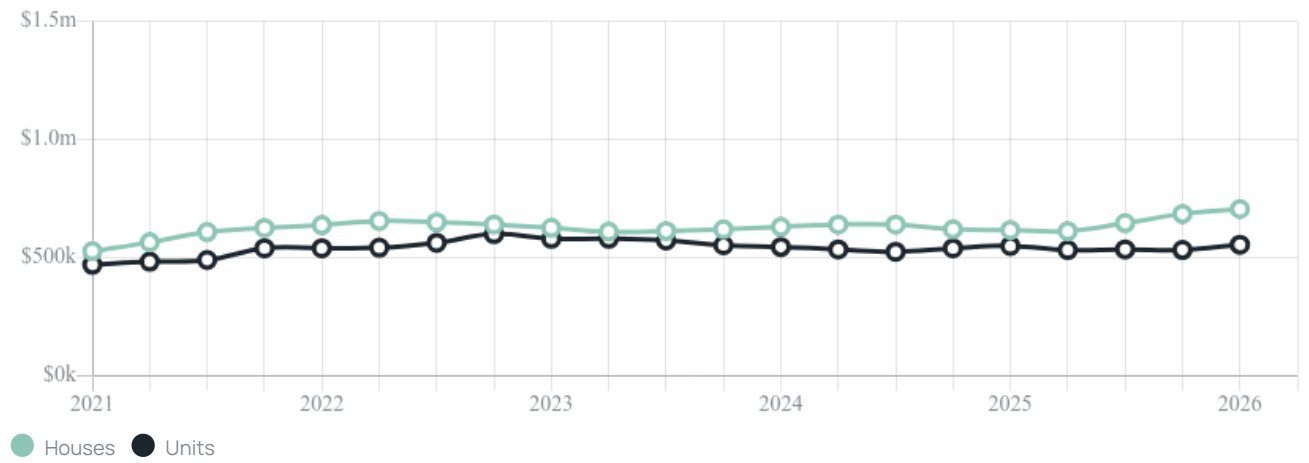
Median

\$555k

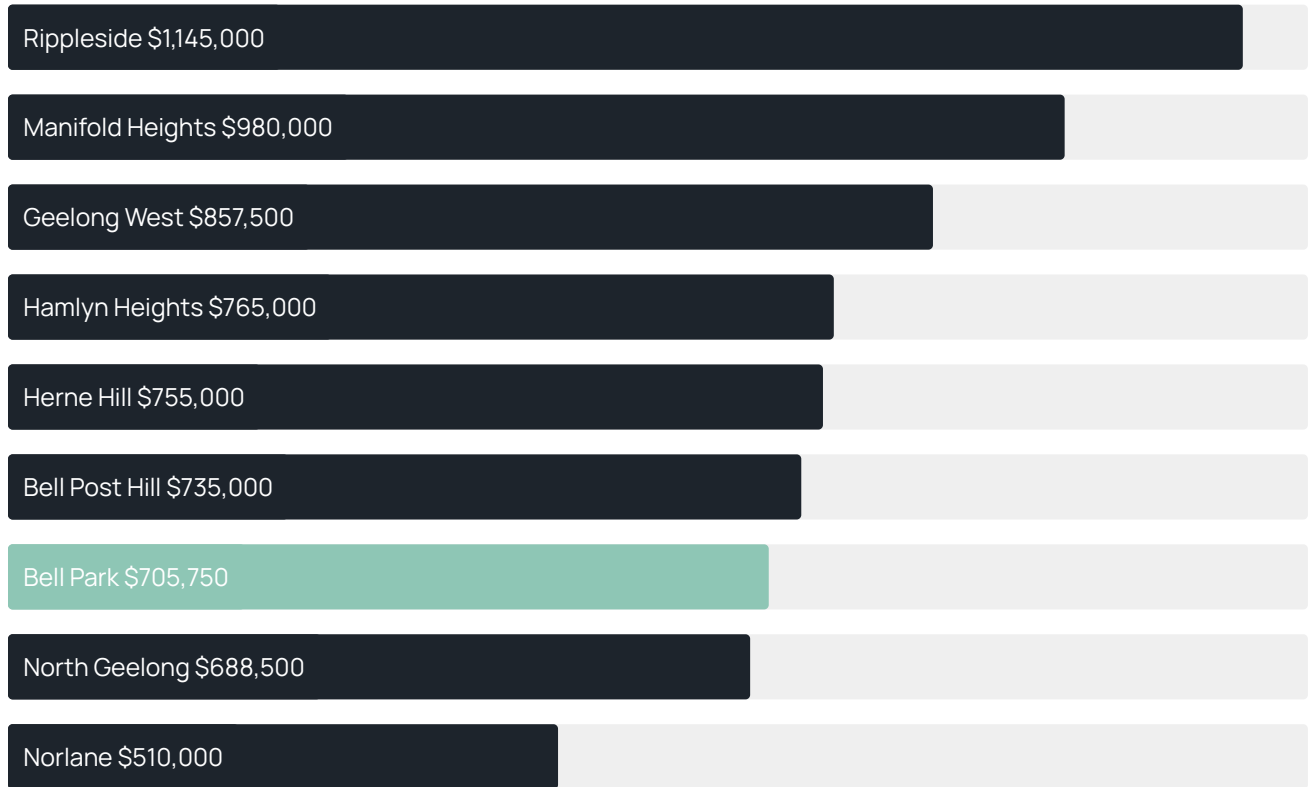
Quarterly price change

4.22% ↑

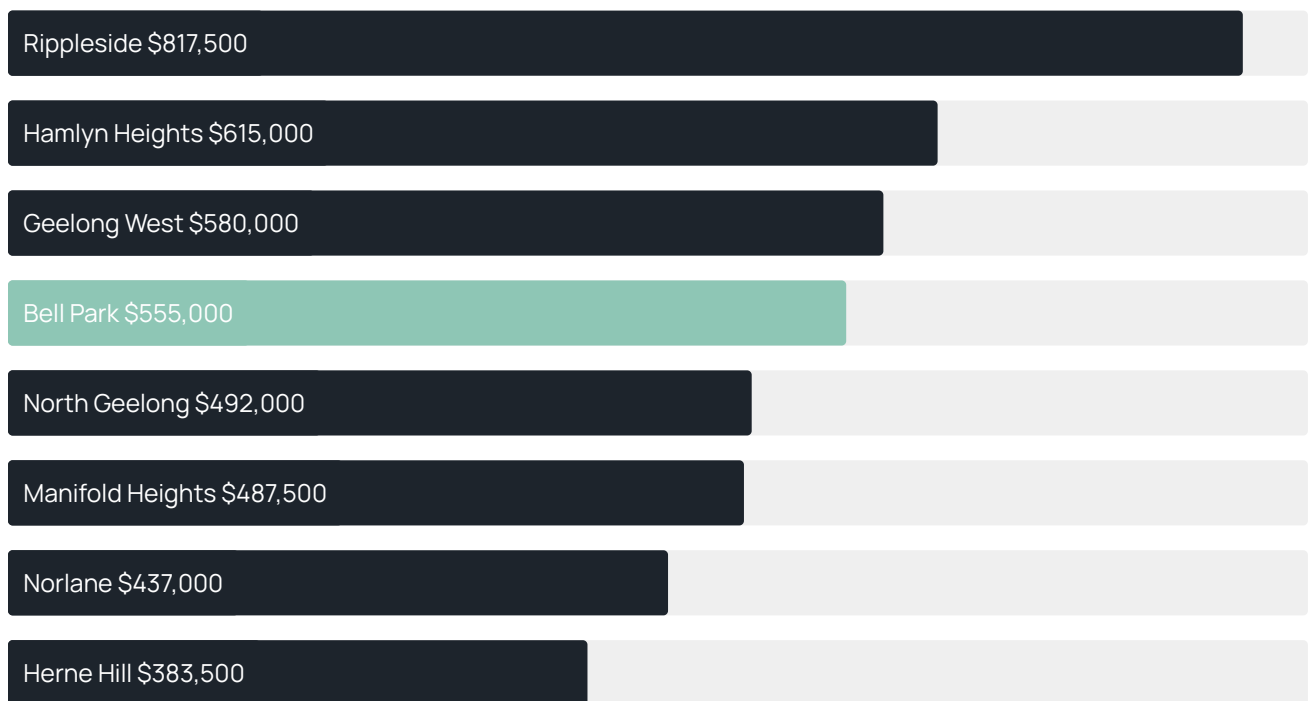
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 7%
● Private 93%

Auction clearance rate³

100%

Median days on market³

17 days

Average hold period¹

6.8 years

Dwelling type⁵



● Houses 81% ● Units 19%

Ownership⁵



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

Population⁵

5,602

Median asking rent¹

\$495 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 82 Anakie Rd Bell Park	3	House	\$695,000	28 May 2026
 18 Banfield St Bell Park	3	House	\$765,000	23 May 2026
 8 Stella Ct Bell Park	3	House	\$815,000	19 May 2026
 6 Curtin St Bell Park	3	House	\$756,000	16 May 2026
 1/19 McClelland St Bell Park	2	Townhouse	\$565,000	14 May 2026
 15 Hastie Av Bell Park	3	House	\$782,500	12 May 2026
 35 Libau Av Bell Park	3	House	\$700,000	01 May 2026
 42A Elsie St Bell Park	3	Townhouse	\$615,000	28 Apr 2026
 2/164 Separation St BELL PARK	3	Unit	\$620,000	28 Apr 2026
 2/2 Nanworen Cr Bell Park	2	Townhouse	\$500,000	28 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 1/42 Curtin St Bell Park	4	House	\$665,000	27 Apr 2026
 9 Hedgeley Rd Bell Park	4	House	\$700,000	23 Apr 2026
 49 Barton St Bell Park	4	House	\$735,000	22 Apr 2026
 7 Mia Ct Bell Park	4	House	\$915,000	20 Apr 2026
 1/10 Thorburn St Bell Park	3	House	\$630,000	16 Apr 2026
 12 Libau Av Bell Park	3	House	\$720,000	14 Apr 2026
 1 Hammersley Rd Bell Park	3	House	\$672,000	09 Apr 2026
 2/12 Yaraan St Bell Park	3	Unit	\$685,000	06 Apr 2026
 8 Amaroo Ct Bell Park	3	House	\$744,000	02 Apr 2026
 21 Nanworen Cr Bell Park	4	House - Duplex (Semi-detached)	\$1,100,000	02 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 71 Nicholson Cr Bell Park	2	House	\$480,000	01 Apr 2026
 31 Elsie St Bell Park	3	House	\$650,000	01 Apr 2026
 1/4 Karlovac Ct Bell Park	3	Strata Unit/Flat	\$520,000	01 Apr 2026
 12 Elsie St Bell Park	3	House	\$720,000	01 Apr 2026
 7 Narebar St BELL PARK	3	House	\$620,000	31 Mar 2026
 186 Separation St Bell Park	3	House	\$750,000	28 Mar 2026
 5b Hammersley Rd Bell Park	2	Townhouse	\$670,000	26 Mar 2026
 2/16 Elsie St Bell Park	2	House	\$652,500	25 Mar 2026
 9 Yala Ct Bell Park	3	House	\$685,500	20 Mar 2026
 69 Hughes St Bell Park	3	House	\$644,000	18 Mar 2026



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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 01/06/2026

- 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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