



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

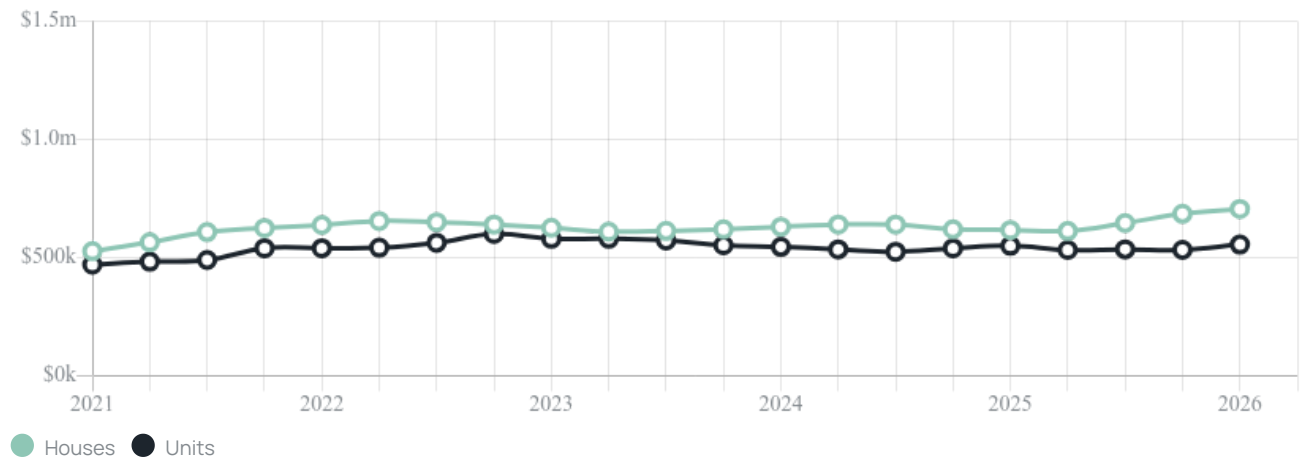
Median

\$555k

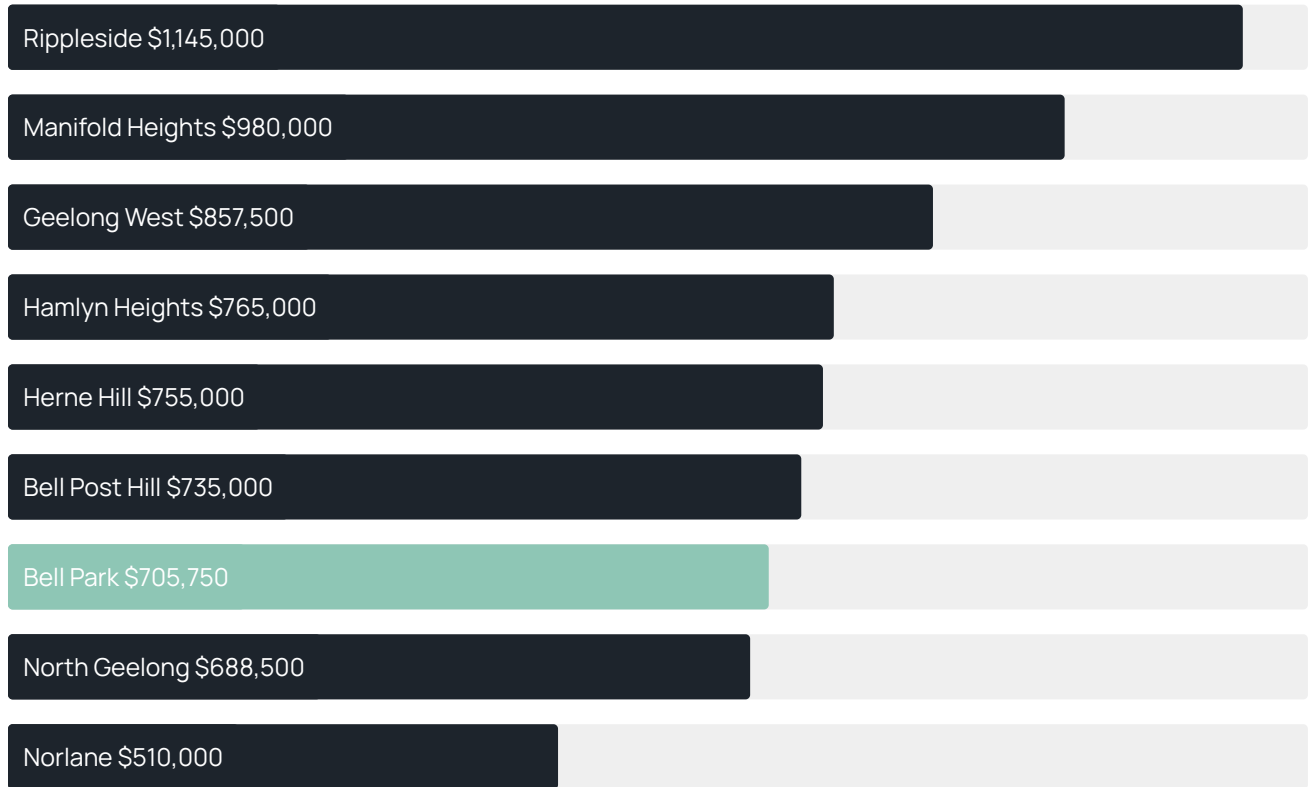
Quarterly price change

4.22% ↑

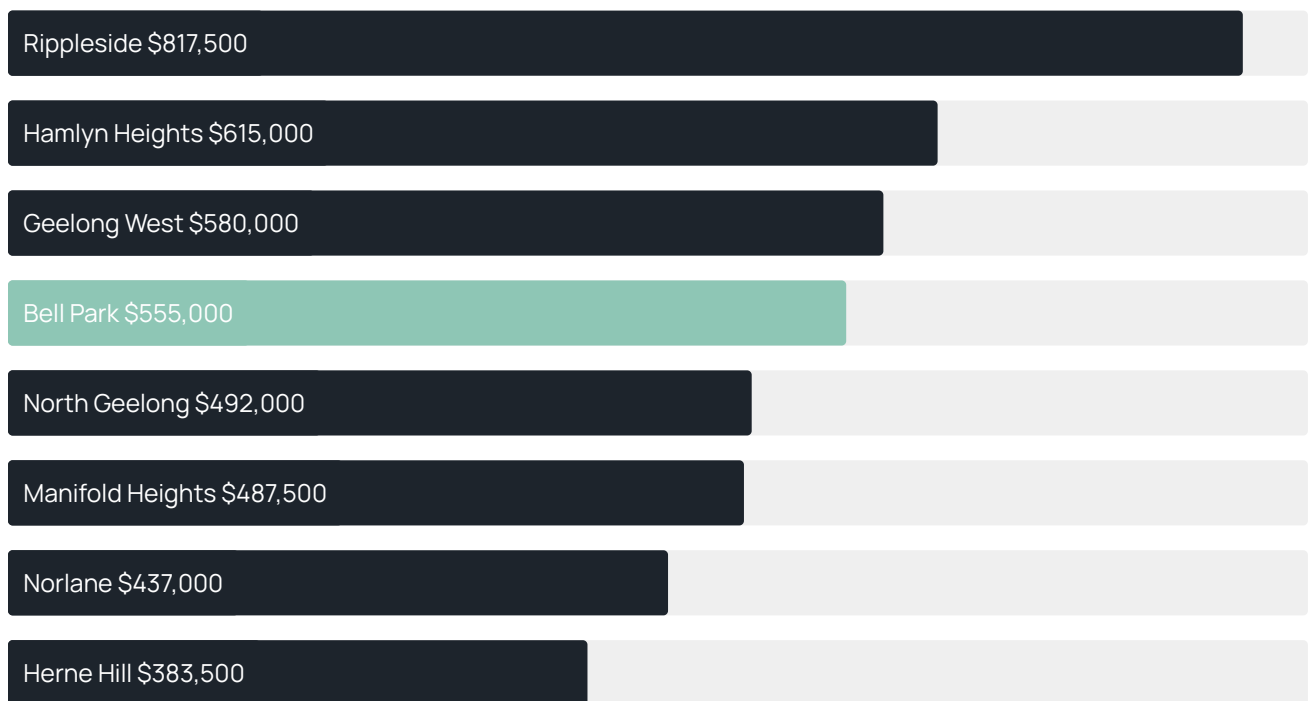
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Median days on market³
16 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 42A Elsie St Bell Park	3	Townhouse	\$615,000	28 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
 8 Amaroo Ct Bell Park	3	House	\$744,000	10 Apr 2026
 2/12 Yaraan St Bell Park	3	Unit	\$685,000	06 Apr 2026
 21 Nanworen Cr Bell Park	4	House - Duplex (Semi-detached)	\$1,100,000	02 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
 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

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Address	Bedrooms	Type	Price	Sold
 9 Yala Ct Bell Park	3	House	\$685,500	20 Mar 2026
 69 Hughes St Bell Park	3	House	\$644,000	18 Mar 2026
 164 Anakie Rd Bell Park	3	House	\$646,000	17 Mar 2026
 79 Bruce St Bell Park	2	House	\$530,000	16 Mar 2026
 31 Nanworen Cr Bell Park	3	House	\$810,000	16 Mar 2026
 1/23 Bruce St Bell Park	3	Unit	\$660,000	12 Mar 2026
 40 Maple Cr Bell Park	3	House	\$862,000	11 Mar 2026
 31 Ozone Cr Bell Park	3	House	\$792,000	09 Mar 2026
 1/34 Roma St Bell Park	2	Townhouse	\$573,500	07 Mar 2026
 2/37 Bruce St Bell Park	3	Townhouse	\$669,000	06 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 37b Bruce St Bell Park	3	House	\$669,000	06 Mar 2026
 2/165 Separation St Bell Park	2	Unit	\$520,000	02 Mar 2026
 1/44 Yaraan St Bell Park	3	Unit	\$571,000	27 Feb 2026
 13 Barton St Bell Park	3	House	\$740,000	23 Feb 2026
 4b Milan St Bell Park	3	House	\$522,000	19 Feb 2026
 10a Kaunas St Bell Park	3	Townhouse	\$618,000	17 Feb 2026
 2/24 Jabone Tce Bell Park	2	Unit	\$560,000	17 Feb 2026
 1/28 Almana St Bell Park	3	Unit	\$580,000	12 Feb 2026
 10 Nanworen Cr Bell Park	5	House	\$905,000	11 Feb 2026
 2/34 Tallinn St Bell Park	2	Unit	\$540,000	11 Feb 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 01/05/2026

- 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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