



Bell Park

Suburb Report



Your connection to property insights



JellisCraig

BELL PARK SUBURB REPORT

Median house price¹

Median

\$701k

Quarterly price change

0.14% ↑

Median unit price¹

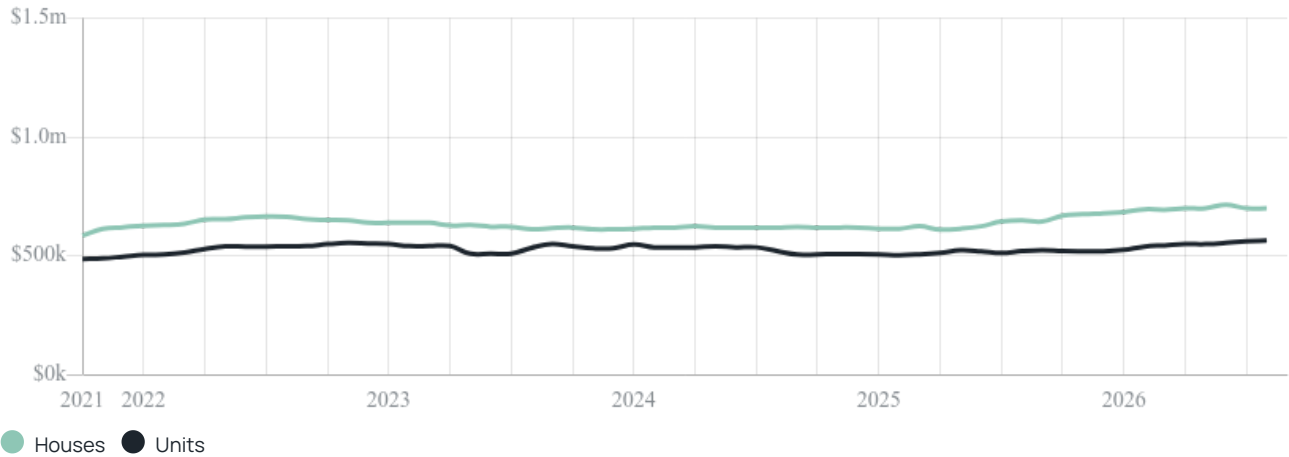
Median

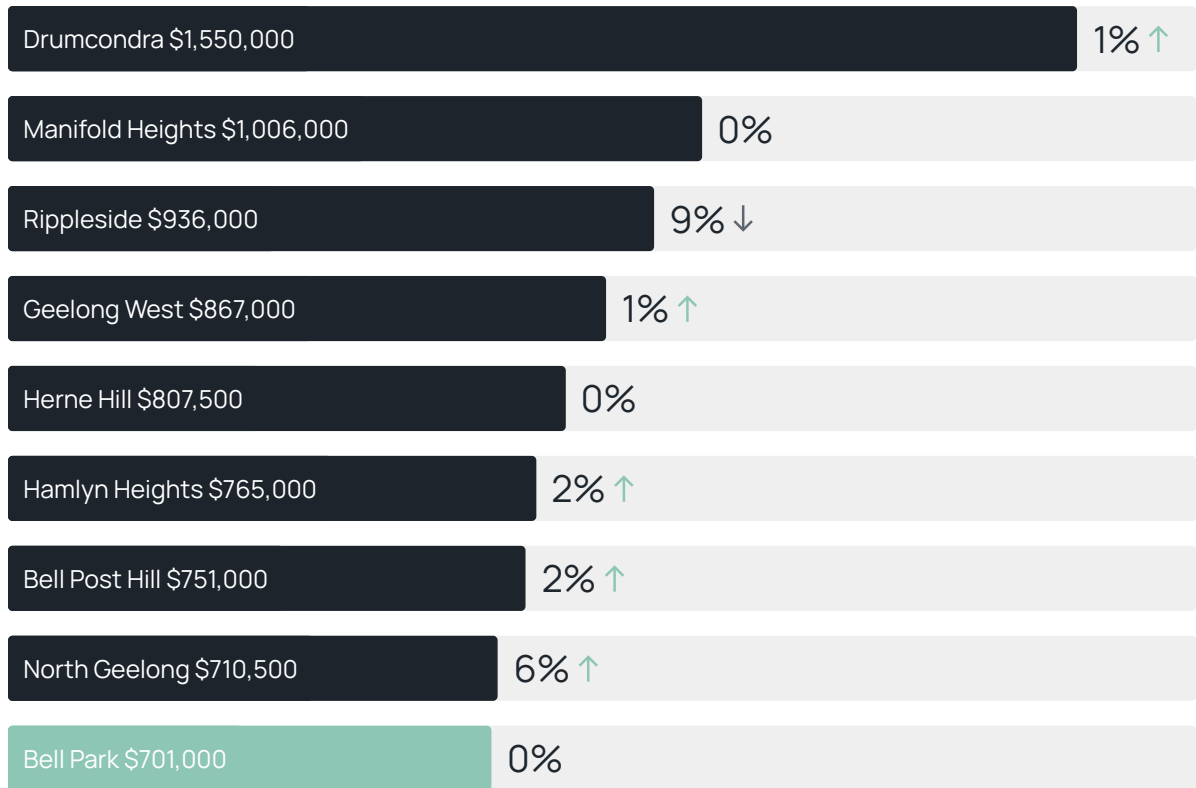
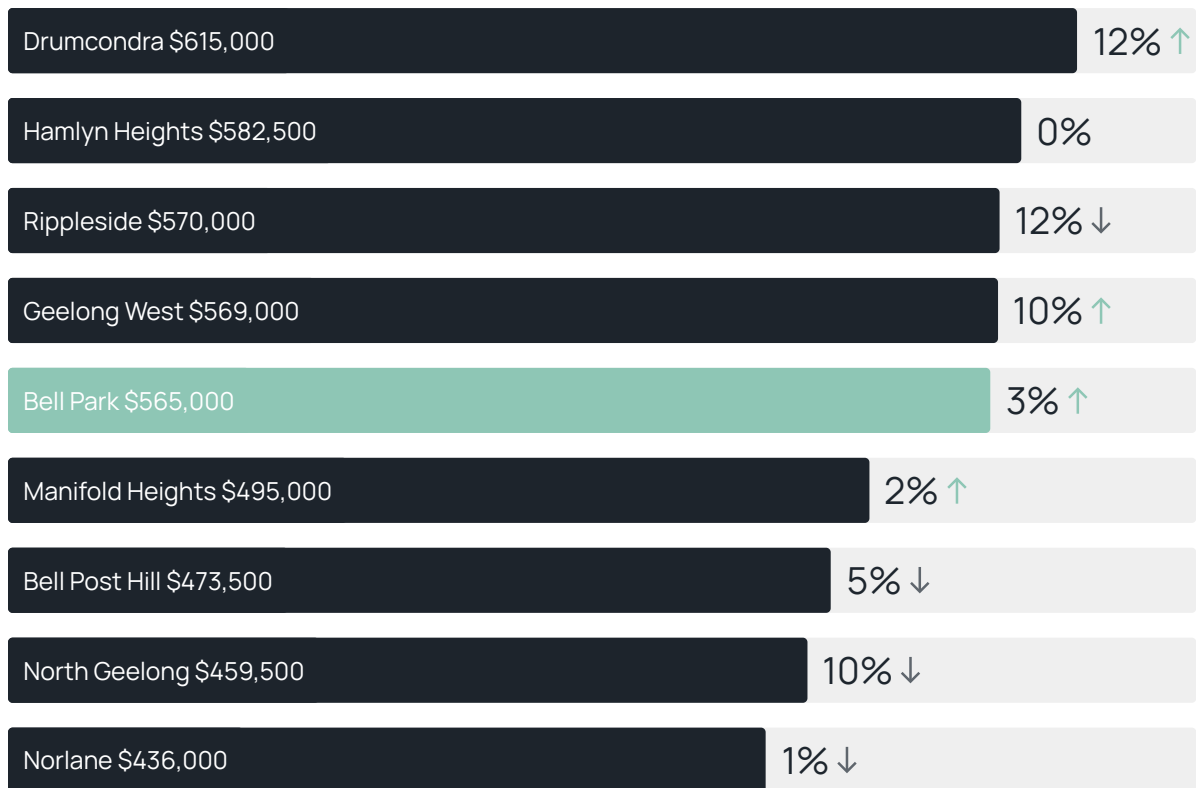
\$565k

Quarterly price change

0.44% ↑

Bell Park quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 6%
● Private 94%

Median days on market³

House

Unit

26 days

15 days

Average hold period¹

House

Unit

11.9 years

7.9 years

Dwelling type⁵

● Houses 94% ● Units 6%

Ownership⁵

● Owned outright 42% ● Mortgaged 26% ● Rented 32%

Population⁵

5,602

Median asking rent per week¹

Unit

\$515

\$450

Median age⁵

41 years

Rental yield¹

House

Unit

4.09%

4.35%

Median household size⁵

2.2 people

Recent Bell Park sales²

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
 88 Thorburn Street Bell Park	0	Residential_land	\$560,000	21 Sep 2026
 28 McClelland Street Bell Park	0	Residential_land	\$605,000	19 Sep 2026
 53 Bruce Street Bell Park	3	House	\$655,000	15 Sep 2026
 1/6 Karlovac Court Bell Park	3	House	\$520,000	05 Sep 2026
 24 Elsie Street Bell Park	0	Residential_land	Undisclosed	03 Sep 2026
 27A Roma Street Bell Park	3	Townhouse	\$790,000	01 Sep 2026
 29 Alicia Street Bell Park	3	House	\$725,000	25 Aug 2026
 4/1 Alcona Court Bell Park	1	Unit	\$272,000	23 Aug 2026
 4 Konda Court Bell Park	3	House	\$660,000	21 Aug 2026
 25 Jasmine Street Bell Park	3	House	\$642,500	19 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 21 Hammersley Road Bell Park	4	House	\$845,000	18 Aug 2026
 27B Bruce Street Bell Park	3	Unit	\$705,000	17 Aug 2026
 17 Jabone Terrace Bell Park	4	House	\$780,000	09 Aug 2026
 27 Banfield Street Bell Park	4	House	\$740,000	06 Aug 2026
 156 Anakie Road Bell Park	3	House	\$665,000	05 Aug 2026
 2/25 Bruce Street Bell Park	3	Townhouse	\$685,000	05 Aug 2026
 1/15 Banfield Street Bell Park	2	House	\$637,000	04 Aug 2026
 37B Yaraan Street Bell Park	3	Unit	\$725,000	31 Jul 2026
 3/3 Castle Court Bell Park	2	Unit	\$570,000	30 Jul 2026
 35 Banfield Street Bell Park	3	House	\$635,000	27 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 47 Yaraan Street Bell Park	2	Townhouse	\$571,600	23 Jul 2026
 8 Banfield Street Bell Park	4	House	\$850,000	15 Jul 2026
 2 Hughes Street Bell Park	3	House	\$685,000	15 Jul 2026
 20 Deakin Street Bell Park	4	House	\$680,000	14 Jul 2026
 66 McClelland Street Bell Park	3	House	\$645,000	10 Jul 2026
 1/40 Thorburn Street Bell Park	2	Unit	\$545,000	10 Jul 2026
 5/1 Alcona Court Bell Park	1	Unit	\$269,000	09 Jul 2026
 48 Thorburn Street Bell Park	3	House	\$625,000	06 Jul 2026
 42B Elsie Street Bell Park	3	Townhouse	\$620,000	06 Jul 2026
 27 Jabone Terrace Bell Park	4	House	\$800,000	03 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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