



Bell Post Hill Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BELL POST HILL SUBURB REPORT

Median house price¹

Median
\$686k

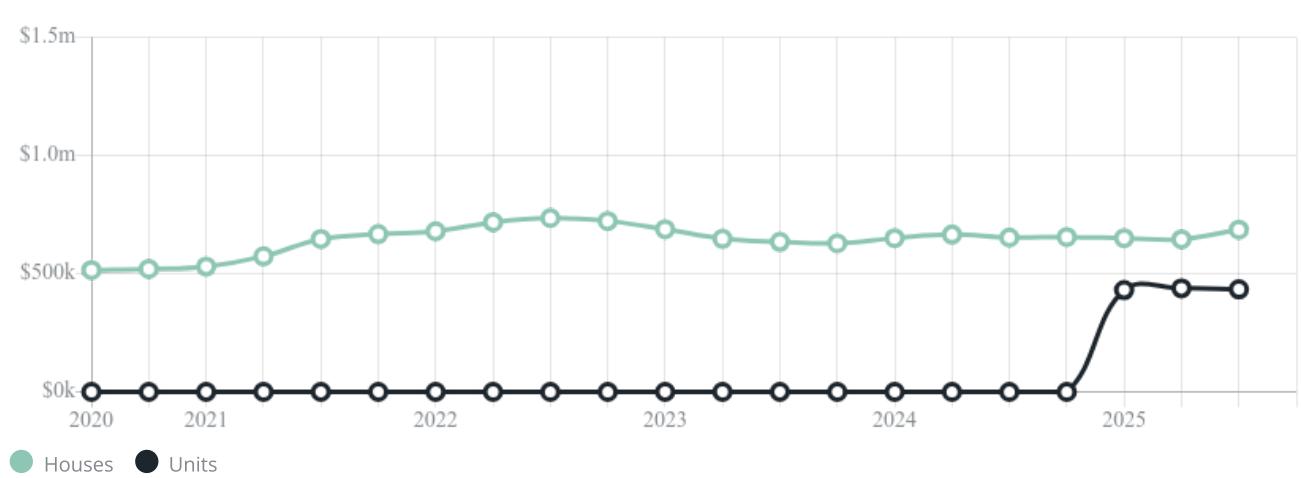
Quarterly price change
6.35% ↑

Median unit price¹

Median
\$434k

Quarterly price change
-1.02% ↓

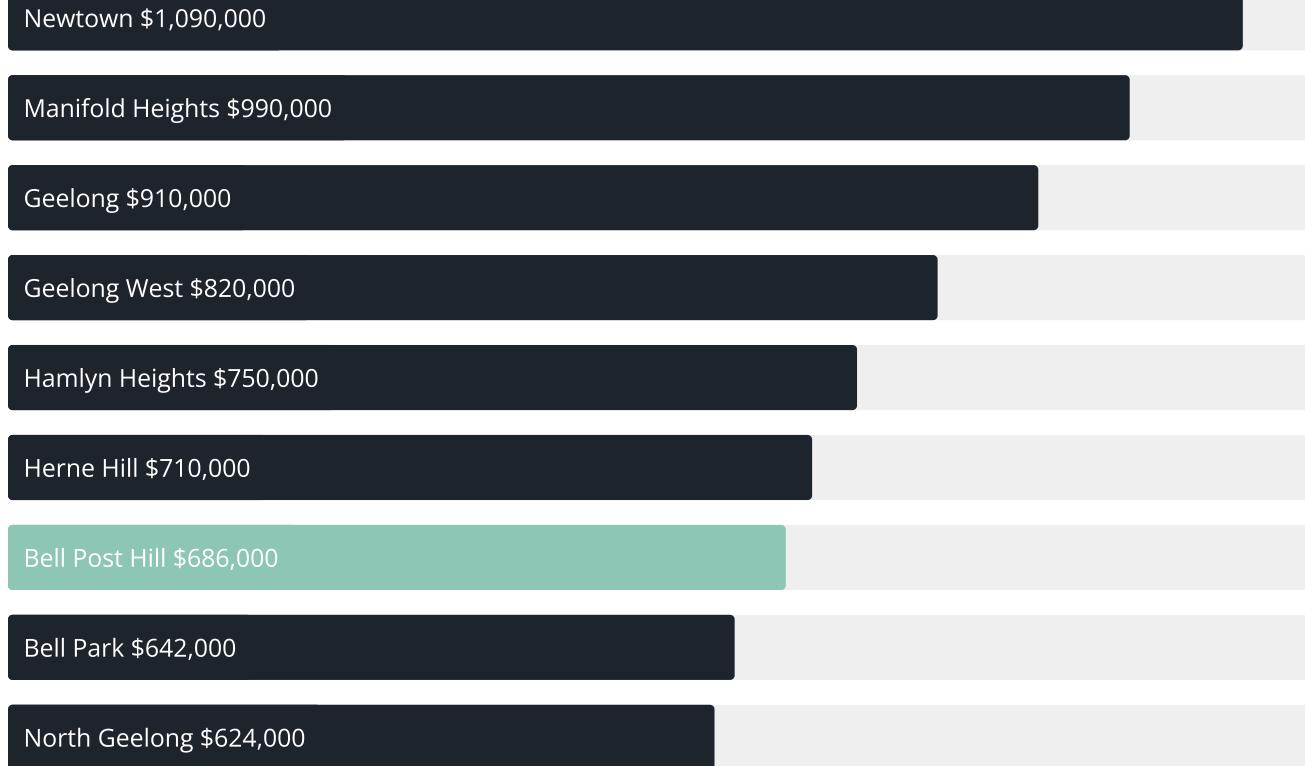
Quarterly price change¹



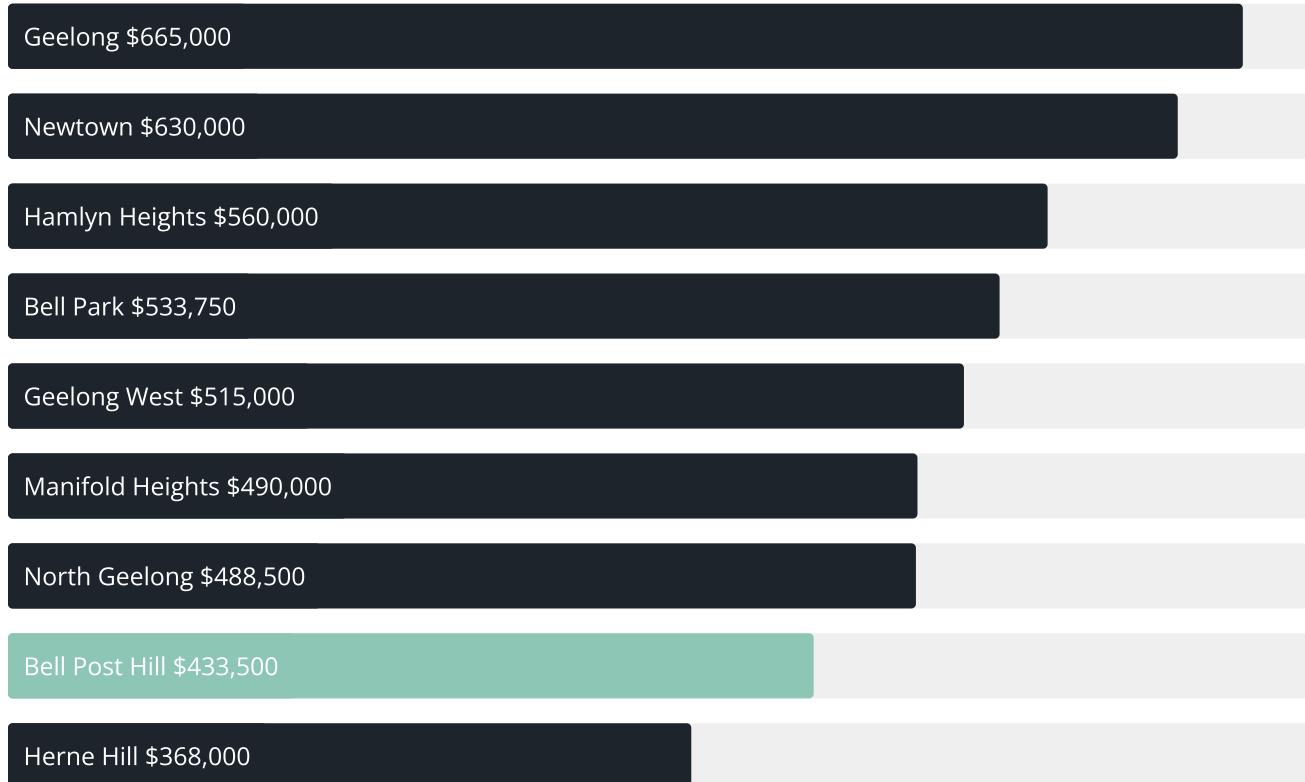
Surrounding Suburbs

BELL POST HILL SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BELL POST HILL SUBURB REPORT

Sale method²



● Auction 5%
● Private 95%

Auction clearance rate³

100%

Median days on market³

14 days

Average hold period¹

6.6 years

Insights

Dwelling type⁵



● Houses 92% ● Units 8%

Ownership⁵



● Owned outright 46% ● Mortgaged 32% ● Rented 21%

Population⁵

5,083

Median asking rent¹

\$500 per week

Median age⁵

42 years

Rental yield¹

3.84%

Median household size⁵

2.4 people

BELL POST HILL SUBURB REPORT

Recent Bell Post Hill 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
 32 Ward St Bell Post Hill	3	House	\$762,000	13 Dec 2025
 38 Newton Av Bell Post Hill	4	House	\$740,000	26 Nov 2025
 22 Rollins Rd Bell Post Hill	3	House	\$771,000	25 Nov 2025
 55 Wolseley Gr BELL POST HILL	3	House	\$705,000	21 Nov 2025
	3	House	\$660,000	17 Nov 2025
	2	House	\$325,000	17 Nov 2025
 28 Ernest St Bell Post Hill	3	House	\$810,000	14 Nov 2025
 1 Beauford Av Bell Post Hill	3	House	\$700,000	12 Nov 2025
	3	House	\$605,000	11 Nov 2025
	3	House	\$780,000	11 Nov 2025

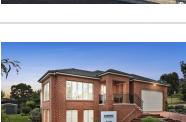
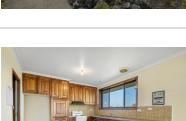
Sold Properties

BELL POST HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/239 Anakie Rd Bell Post Hill	2	Unit	\$450,000	06 Nov 2025
 11 Fordview Cr Bell Post Hill	4	House	\$770,000	05 Nov 2025
 199 Anakie Rd Bell Post Hill	2	House	\$560,000	04 Nov 2025
 18 Hosie Av Bell Post Hill	3	House	\$725,000	04 Nov 2025
 92 Wolseley Gr Bell Post Hill	3	House	\$737,500	29 Oct 2025
 14 Gotemba Rd Bell Post Hill	4	House	\$850,000	29 Oct 2025
 55 Ruhamah Av Bell Post Hill	3	House	\$767,500	28 Oct 2025
 35 Ernest St Bell Post Hill	4	House	\$830,000	24 Oct 2025
 16 Quinn St Bell Post Hill	4	House	\$840,995	22 Oct 2025
 6/70 Braund Av Bell Post Hill	1	Flat/Unit/Apartment	\$390,000	06 Oct 2025

Sold Properties

BELL POST HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Beauford Av Bell Post Hill	4	House	\$940,000	25 Sep 2025
 139 Anakie Rd Bell Post Hill	3	House	\$620,000	24 Sep 2025
 29 Edison Rd Bell Post Hill	2	House	\$636,000	24 Sep 2025
 14 Braund Av Bell Post Hill	3	House	\$690,500	18 Sep 2025
 84 Jedda St Bell Post Hill	3	House	\$725,000	12 Sep 2025
 97 Kinlock St Bell Post Hill	4	House	\$750,000	09 Sep 2025
 75 Kinlock St Bell Post Hill	3	House	\$670,000	06 Sep 2025
 6 Harris Ct Bell Post Hill	5	House	\$955,000	03 Sep 2025
 27 Kardinia Dr Bell Post Hill	4	House	\$1,025,000	02 Sep 2025
 40 Avonlea Rd Bell Post Hill	4	House	\$1,421,000	01 Sep 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 08/01/2026

- 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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