



Bellfield Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BELLFIELD SUBURB REPORT

Median house price¹

Median

\$1.01m

Quarterly price change

0.00% 

Median unit price¹

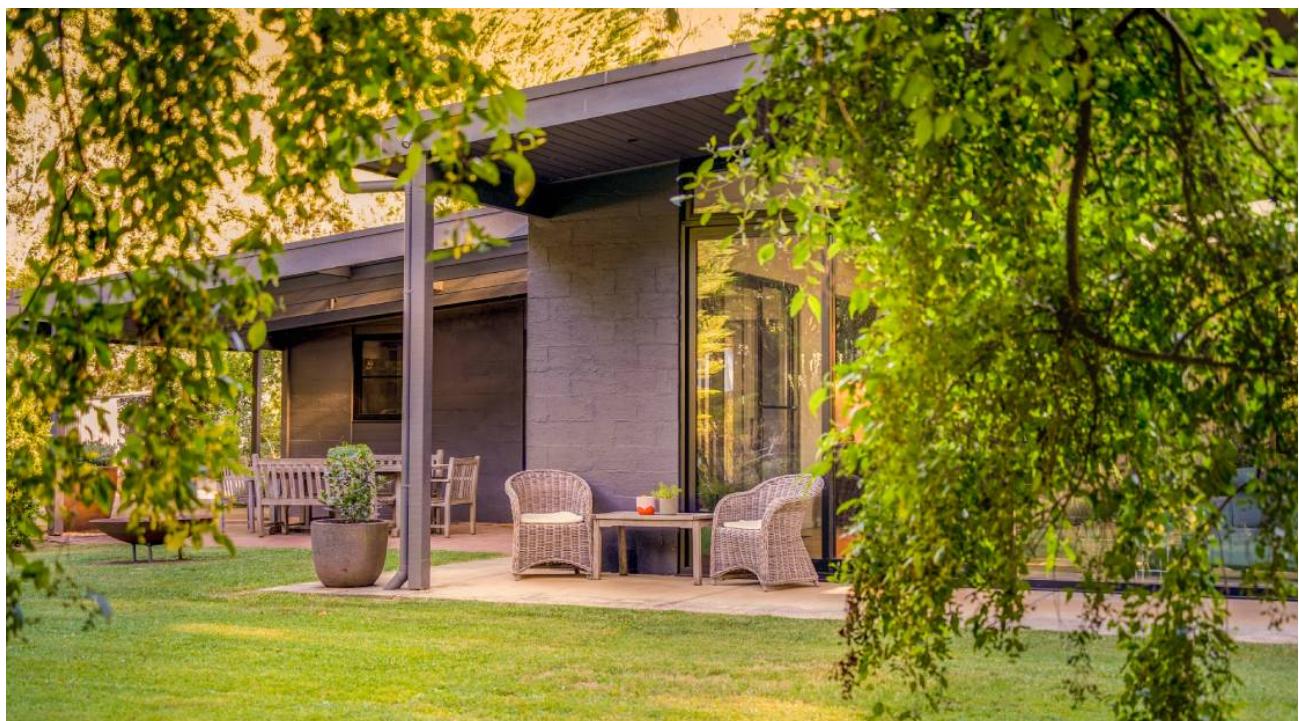
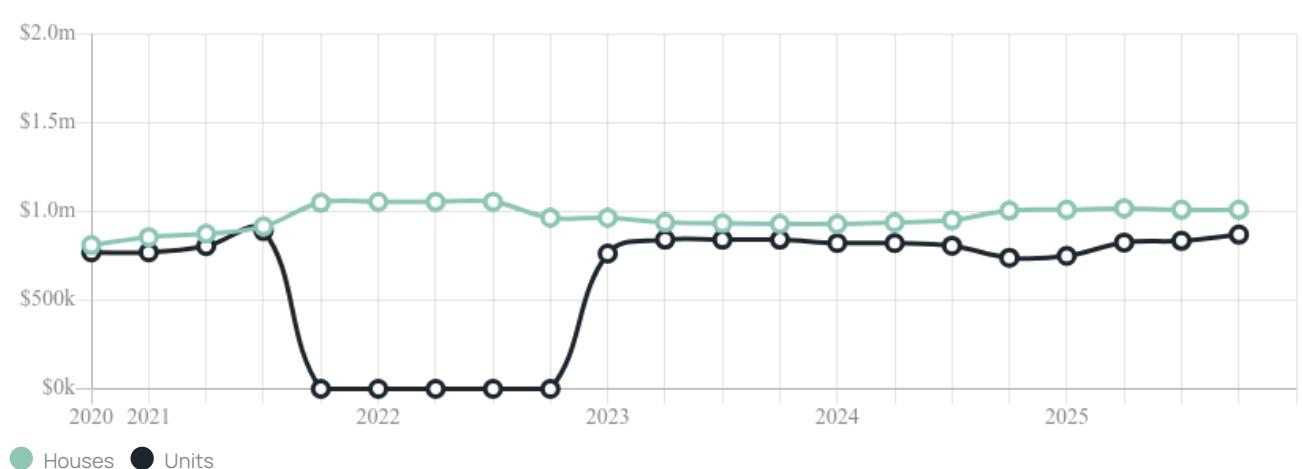
Median

\$870k

Quarterly price change

4.19% 

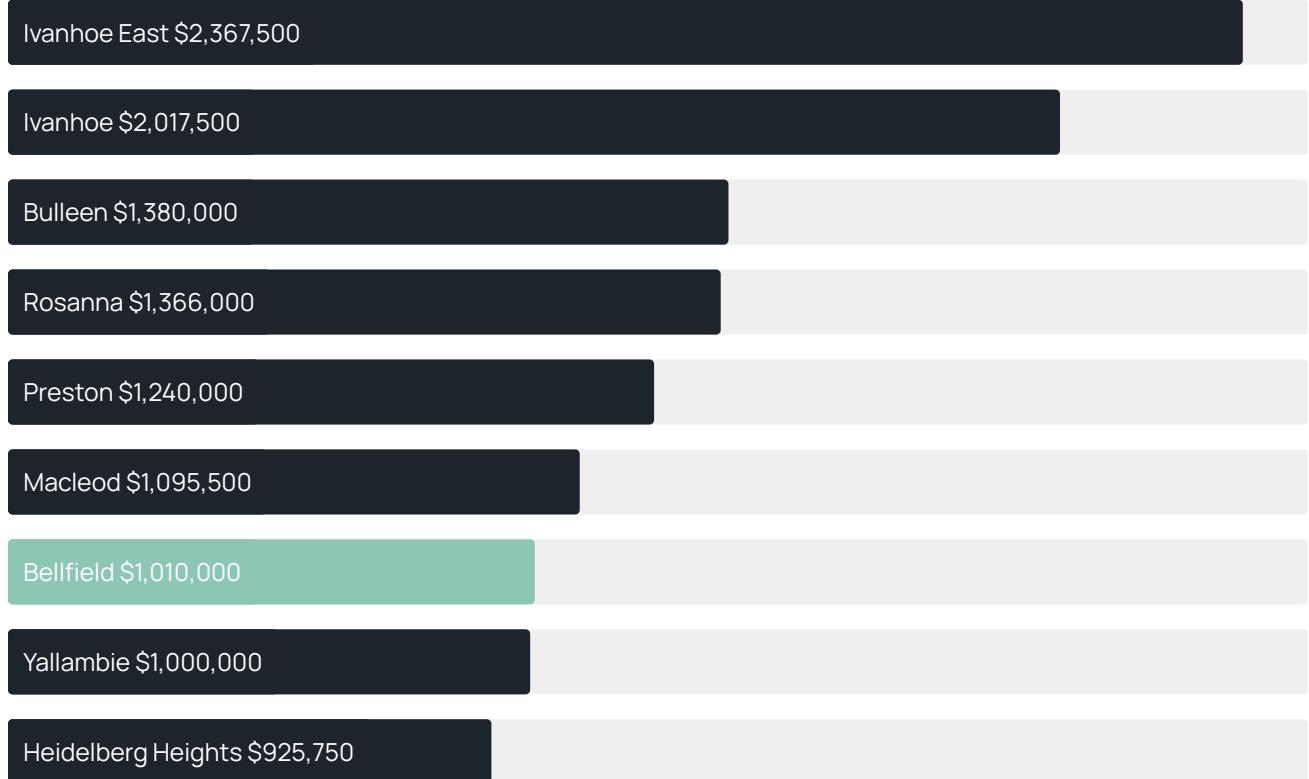
Quarterly price change¹



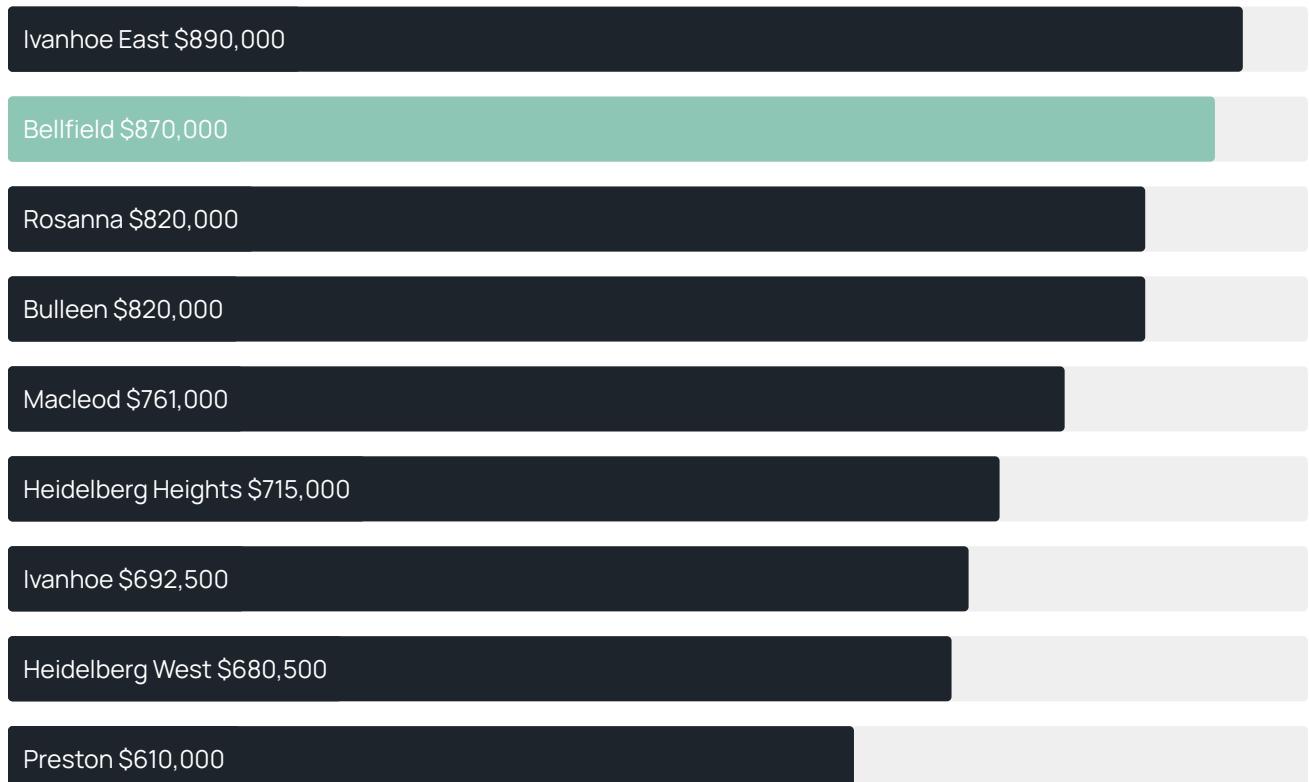
Surrounding Suburbs

BELLFIELD SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BELLFIELD SUBURB REPORT

Sale method²



● Auction 30%
● Private 70%

Auction clearance rate³

100%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

5.6 years

Insights

Dwelling type⁵



● Houses 75% ● Units 25%

Ownership⁵



● Owned outright 24% ● Mortgaged 35% ● Rented 41%

Population⁵

1,996

Median asking rent¹

\$550 per week

Population growth⁵

11.32%

Rental yield¹

3.56%

Median age⁵

36 years

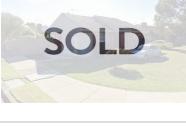
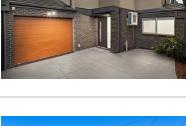
Median household size⁵

2.6 people

BELLFIELD SUBURB REPORT

Recent Bellfield 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
 1/341 Bell St Bellfield	3	Townhouse	\$786,000	21 Jan 2026
 4 Harrison St Bellfield	3	House	\$1,280,000	30 Dec 2025
 54 Wimpole Cr Bellfield	3	House	\$967,000	13 Dec 2025
 128 Oriel Rd Bellfield	3	House	\$1,020,000	03 Dec 2025
 6 Boronia Ct Bellfield	3	House	\$1,050,000	03 Dec 2025
 60 Wimpole Cr Bellfield	3	House	\$1,060,000	18 Nov 2025
 3/20 Griffiths St Bellfield	2	Townhouse	\$807,000	06 Nov 2025
 14 Ashe Cr Bellfield	4	House	\$941,000	18 Oct 2025
 2/309 Bell St Bellfield	2	Townhouse	\$567,000	10 Oct 2025
 3/295 Bell St Bellfield	2	Townhouse	\$630,000	27 Sep 2025

Sold Properties

BELLFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1A Davidson St Bellfield	3	House	\$950,000	26 Sep 2025
 2/14 Plunkett St BELLFIELD	3	Townhouse	\$870,000	25 Sep 2025
 3/353 Waterdale Rd Bellfield	4	Townhouse	\$960,000	23 Sep 2025
 10A Plunkett St Bellfield	3	House	\$1,082,500	23 Sep 2025
 20 Davidson St Bellfield	4	House	\$1,440,000	21 Sep 2025
 92 Liberty Pde Bellfield	4	House	\$1,447,000	16 Sep 2025
 3 Willow Ct Bellfield	3	House	\$907,500	15 Sep 2025
 4 Boronia Ct Bellfield <i>Sold</i>	2	House	\$1,010,000	15 Sep 2025
 2/11 Skeffington St Bellfield	4	Townhouse	\$1,315,000	09 Sep 2025
 1/111 Liberty Pde Bellfield	3	House	\$905,000	06 Sep 2025

Sold Properties

BELLFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 129 Oriel Rd Bellfield	3	House	\$930,000	06 Sep 2025
 10 Plunkett St Bellfield	3	House	\$1,082,550	30 Aug 2025
 4/359 Waterdale Rd Bellfield	2	House	\$799,000	26 Aug 2025
 2/44 Plunkett St Bellfield	2	Townhouse	\$600,000	13 Aug 2025
 4/281 Bell St Bellfield	3	Strata Unit/Flat	\$700,000	28 Jul 2025
 3/16 Griffiths St Bellfield	2	Townhouse	\$715,000	21 Jul 2025
 25 Griffiths St BELLFIELD	3	House	\$1,020,000	02 Jul 2025
 3 Carlyle Cr Bellfield	3	House	\$980,000	01 Jul 2025
 2/10 Sullivan St Bellfield	4	Flat/Unit/Apartment	\$1,012,000	28 Jun 2025
 114 Oriel Rd Bellfield	3	House	\$1,097,000	28 Jun 2025



Jellis Craig Ivanhoe
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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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