



Bellfield

# Suburb Report



Your connection to property insights



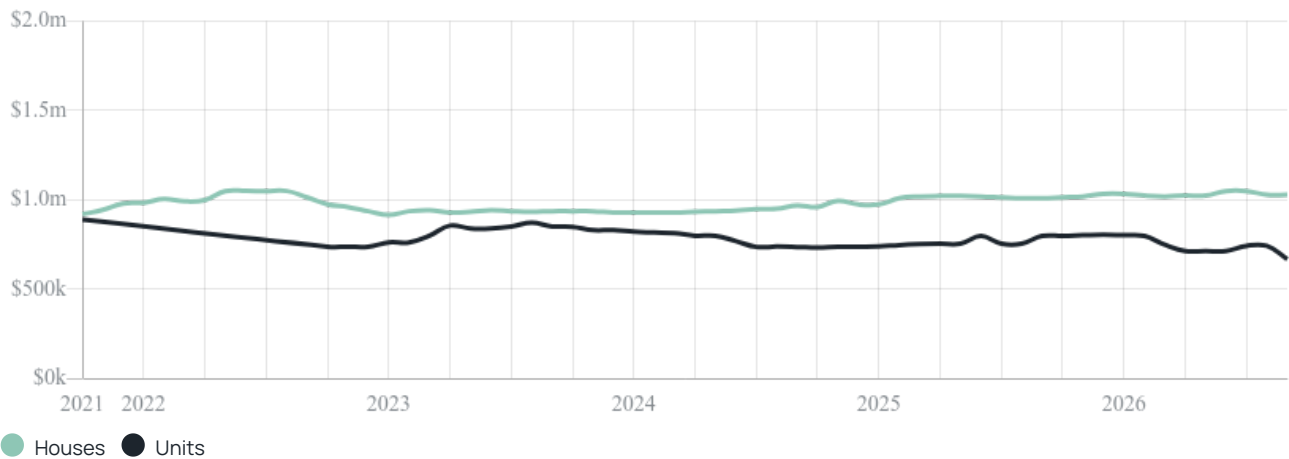
JellisCraig

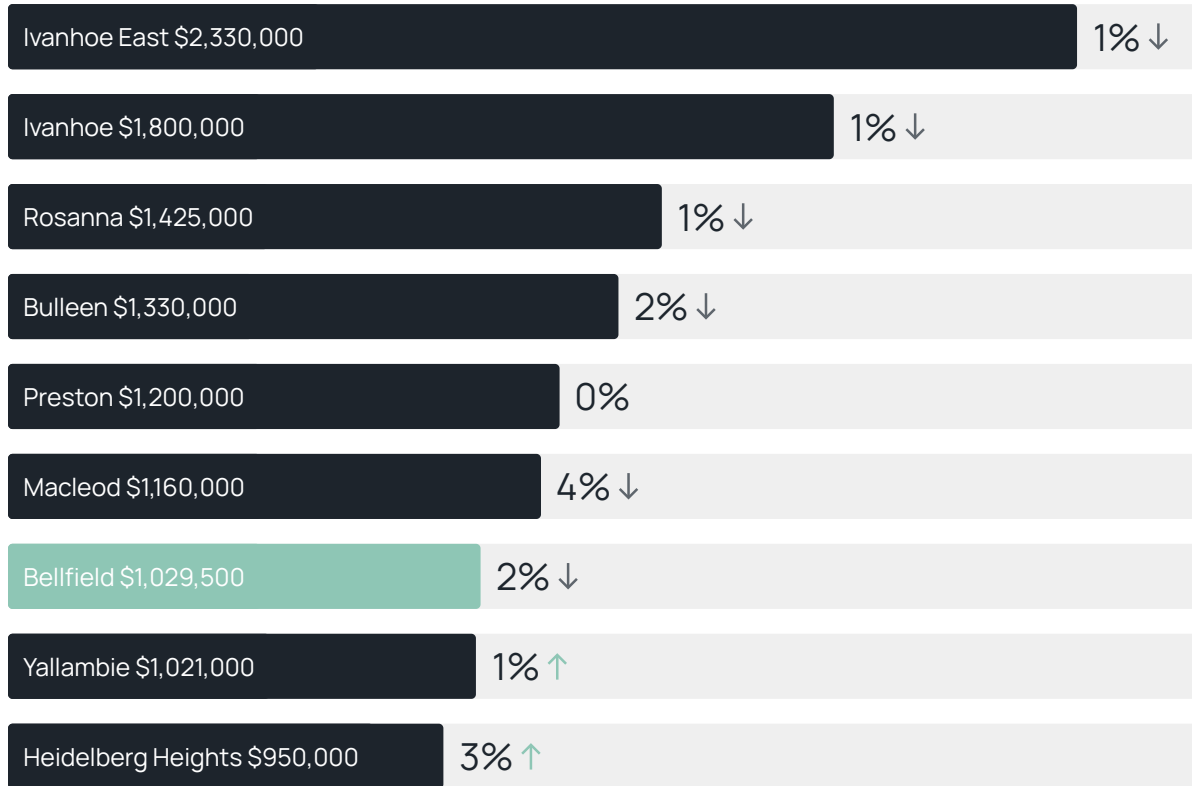
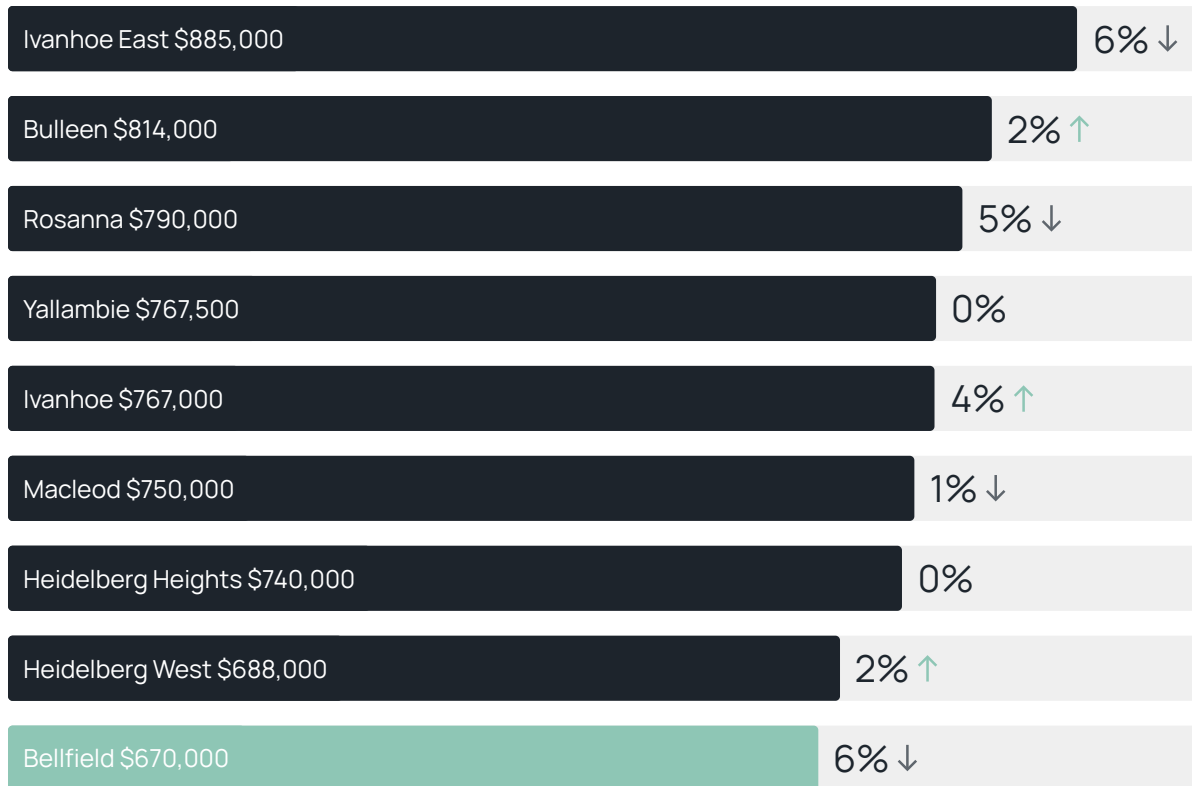
Median house price

Median unit price

|                     |                                          |                     |                                          |
|---------------------|------------------------------------------|---------------------|------------------------------------------|
| Median <sup>1</sup> | Monthly median price change <sup>2</sup> | Median <sup>1</sup> | Monthly median price change <sup>2</sup> |
| \$1.03m             | 0.00% ↓                                  | \$670k              | -9.95% ↓                                 |

Bellfield monthly median property prices<sup>3</sup>



Median house price<sup>1,2</sup>Median unit price<sup>1,2</sup>

Sale method<sup>1</sup>

● Auction 17%  
● Private 83%

Auction clearance rate<sup>4</sup>

50%

Median days on market<sup>5</sup>

House

Unit

28 days

29 days

Jellis Craig average inspection attendance per listing<sup>6</sup>

25 groups

Average hold period<sup>1</sup>

House

Unit

15.5 years

5.8 years

Dwelling type<sup>7</sup>

● Houses 99% ● Units 1%

Ownership<sup>7</sup>

● Owned outright 22% ● Mortgaged 32% ● Rented 45%

Population<sup>7</sup>

1,996

Population growth<sup>7</sup>

11.32%

Median age<sup>7</sup>

36 years

Median household size<sup>7</sup>

2.6 people

Median asking rent per week<sup>1</sup>

House

Unit

\$633

\$635

Rental yield<sup>8</sup>

House

Unit

3.23%

4.56%



Recent Bellfield sales<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                               | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  36 Perkins Avenue<br>Bellfield      | 2        | House     | \$850,000   | 17 Oct 2026 |
|  21 Skeffington Street<br>Bellfield  | 3        | House     | \$1,040,000 | 10 Oct 2026 |
|  128 Liberty Parade<br>Bellfield     | 3        | House     | \$820,000   | 30 Sep 2026 |
|  12 Wimpole Crescent<br>Bellfield   | 2        | Apartment | Undisclosed | 31 Aug 2026 |
|  14 Wimpole Crescent<br>Bellfield  | 2        | Apartment | Undisclosed | 31 Aug 2026 |
|  2/14 Poplar Crescent<br>Bellfield | 2        | Townhouse | \$702,000   | 29 Jul 2026 |
|  343 Waterdale Road<br>Bellfield   | 4        | House     | \$1,039,000 | 21 Jul 2026 |
|  5/7 Boronia Court<br>Bellfield    | 2        | Townhouse | \$869,000   | 03 Jul 2026 |
|  4/7 Boronia Court<br>Bellfield    | 3        | Townhouse | \$969,000   | 01 Jul 2026 |
|  1/7 Poplar Crescent<br>Bellfield  | 4        | Townhouse | \$995,000   | 30 Jun 2026 |

## BELLFIELD SUBURB REPORT

| Address                                                                                                                   | Bedrooms | Type             | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  8 Lime Court<br>Bellfield               | 3        | House            | Undisclosed | 17 Jun 2026 |
|  143 Oriel Road<br>Bellfield             | 3        | House            | \$960,000   | 17 Jun 2026 |
|  4/11 Davidson<br>Street<br>Bellfield    | 2        | Townhouse        | \$650,000   | 02 Jun 2026 |
|  11 Plunkett Street<br>Bellfield         | 4        | House            | Undisclosed | 28 May 2026 |
|  21 Okeefe Street<br>Bellfield          | 3        | House            | \$1,012,000 | 27 May 2026 |
|  32 Wilkinson<br>Crescent<br>Bellfield | 4        | House            | \$1,055,000 | 11 May 2026 |
|  15 Plunkett Street<br>Bellfield       | 0        | Residential_land | \$1,080,000 | 09 May 2026 |
|  38 Ashe Crescent<br>Bellfield         | 3        | House            | \$980,000   | 02 May 2026 |
|  26 Ashe Crescent<br>Bellfield         | 3        | House            | \$1,130,000 | 30 Apr 2026 |
|  6 Ashe Crescent<br>Bellfield          | 2        | House            | \$1,055,000 | 27 Apr 2026 |

## BELLFIELD SUBURB REPORT

| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  7 Erica Court<br>Bellfield             | 3        | House     | \$1,120,000 | 18 Apr 2026 |
|  16 Wimpole<br>Crescent<br>Bellfield    | 3        | House     | \$990,000   | 11 Apr 2026 |
|  5/281 Bell Street<br>Bellfield         | 3        | Townhouse | \$690,000   | 17 Mar 2026 |
|  27 Davidson<br>Street<br>Bellfield     | 3        | House     | \$1,000,000 | 13 Mar 2026 |
|  10 Toohey Street<br>Bellfield         | 3        | House     | \$985,000   | 05 Mar 2026 |
|  5/44 Plunkett<br>Street<br>Bellfield | 2        | Townhouse | \$647,500   | 05 Mar 2026 |
|  1/309 Bell Street<br>Bellfield       | 2        | Townhouse | \$545,000   | 27 Feb 2026 |
|  1/23 Toohey Court<br>Bellfield       | 2        | Townhouse | \$806,000   | 27 Feb 2026 |
|  4/44 Plunkett<br>Street<br>Bellfield | 2        | Townhouse | \$623,250   | 20 Feb 2026 |
|  48 Perkins<br>Avenue<br>Bellfield    | 3        | House     | \$1,250,000 | 18 Feb 2026 |



**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.

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Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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