



Belmont

Suburb Report



Your connection to property insights



JellisCraig

BELMONT SUBURB REPORT

Median house price¹

Median

\$712k

Quarterly price change

3.18% ↑

Median unit price¹

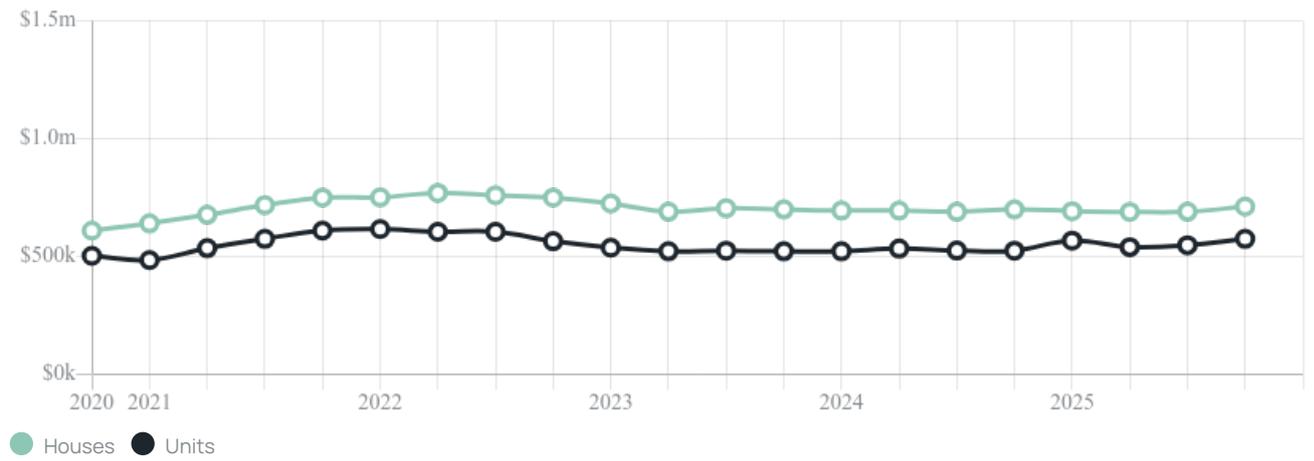
Median

\$575k

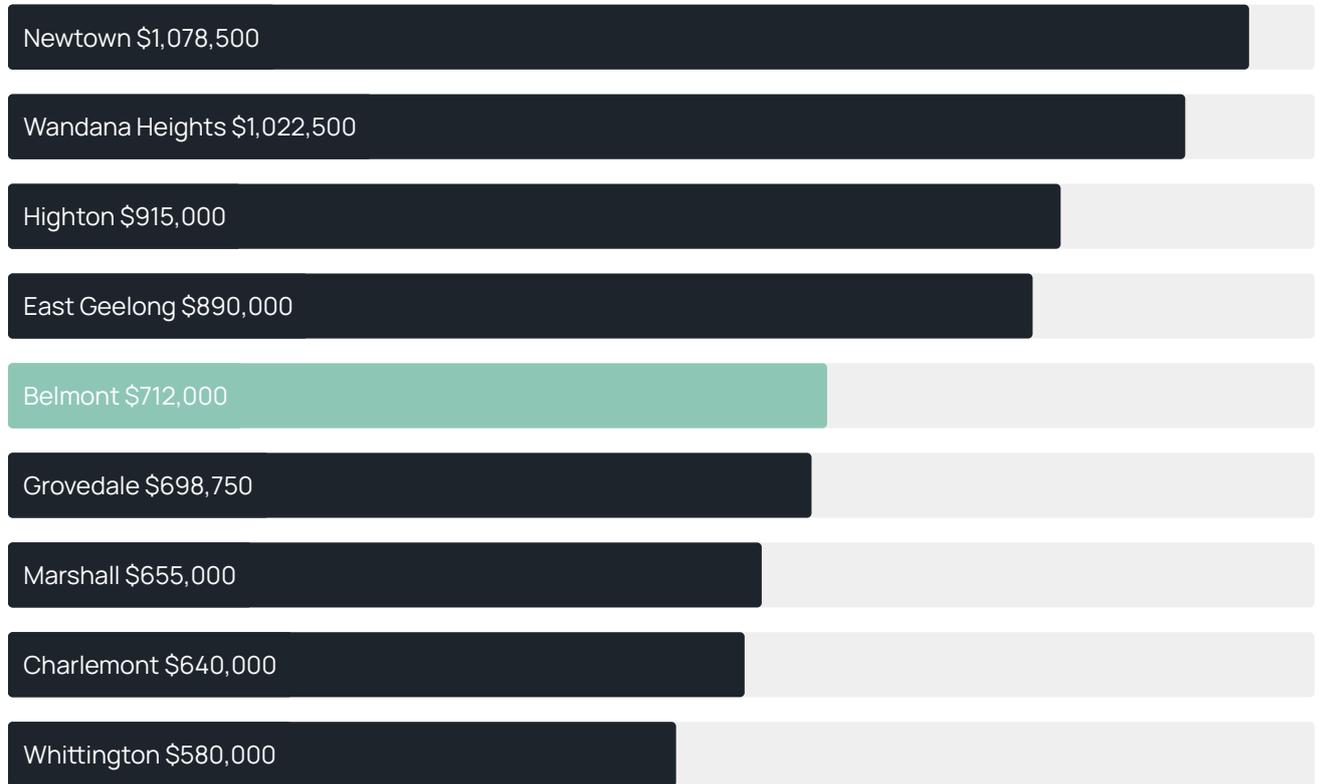
Quarterly price change

4.88% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 23%
● Private 77%

Auction clearance rate³

78.95%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.6 years

Dwelling type⁵



● Houses 78% ● Units 22%

Ownership⁵



● Owned outright 35% ● Mortgaged 35% ● Rented 30%

Population⁵

15,066

Median asking rent¹

\$500 per week

Median age⁵

37 years

Rental yield¹

3.74%

Median household size⁵

2.3 people

BELMONT SUBURB REPORT

Recent Belmont 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
 12 Church St Belmont	3	House	\$865,000	28 Mar 2026
 12 Dudley St Belmont	3	House	\$690,000	25 Mar 2026
 13 Regent St Belmont	3	House	\$835,000	21 Mar 2026
 12 Queen St Belmont	2	House	\$625,000	20 Mar 2026
 8 Boolarong Dr Belmont	3	House	\$781,000	19 Mar 2026
 18/17 Colac Gr Belmont	1	Unit	\$370,000	19 Mar 2026
 4 Dorothy Av Belmont	3	House	\$835,000	19 Mar 2026
 1/10 Cornish Av Belmont	2	Townhouse	\$600,000	18 Mar 2026
 32 Watson Av Belmont	2	House	\$635,000	17 Mar 2026
 3/37 Hill St Belmont	2	House	\$615,000	17 Mar 2026

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19 Hawthorn Av Belmont	3	House	\$1,130,000	14 Mar 2026
 56 Laura Av Belmont	3	House	\$800,000	14 Mar 2026
 1 Fairview St Belmont	3	House	\$851,000	14 Mar 2026
 54/70 Bailey St Belmont	1	Unit	\$155,000	12 Mar 2026
 64 Pavo St Belmont	3	House	\$853,000	11 Mar 2026
 39 Learmouth St Belmont	2	House	\$670,000	07 Mar 2026
 9 Argyle St BELMONT	3	House	\$715,000	05 Mar 2026
 7 Vivian St Belmont	2	House	\$745,000	03 Mar 2026
 3b Walpole Av Belmont	3	House	\$710,000	28 Feb 2026
 5/159 Roslyn Rd Belmont	1	Apartment	\$330,000	28 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 15 Tanunda Gr Belmont	4	House	\$845,000	27 Feb 2026
 1/8 Regent St BELMONT	3	Flat/Unit/Apartment	\$650,000	27 Feb 2026
 5/15 Clarke Av Belmont	3	Townhouse	\$750,000	24 Feb 2026
 1/20 Waurin Park Ct Belmont	3	House	\$695,000	23 Feb 2026
 91 Laura Av Belmont	3	House	\$873,000	21 Feb 2026
 34 Iona Av Belmont	4	House	\$1,102,000	21 Feb 2026
 107 Roslyn Rd Belmont	5	House	\$1,200,000	21 Feb 2026
 9 Mitchell St Belmont	3	House	\$797,500	20 Feb 2026
 7 Fairfield Av BELMONT	3	House	\$685,000	20 Feb 2026
 13 Evans St Belmont	3	House	\$725,000	17 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 01/04/2026

- 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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