



Belmont

Suburb Report



Your connection to property insights



JellisCraig

BELMONT SUBURB REPORT

Median house price¹

Median

\$750k

Quarterly price change

3.44% ↑

Median unit price¹

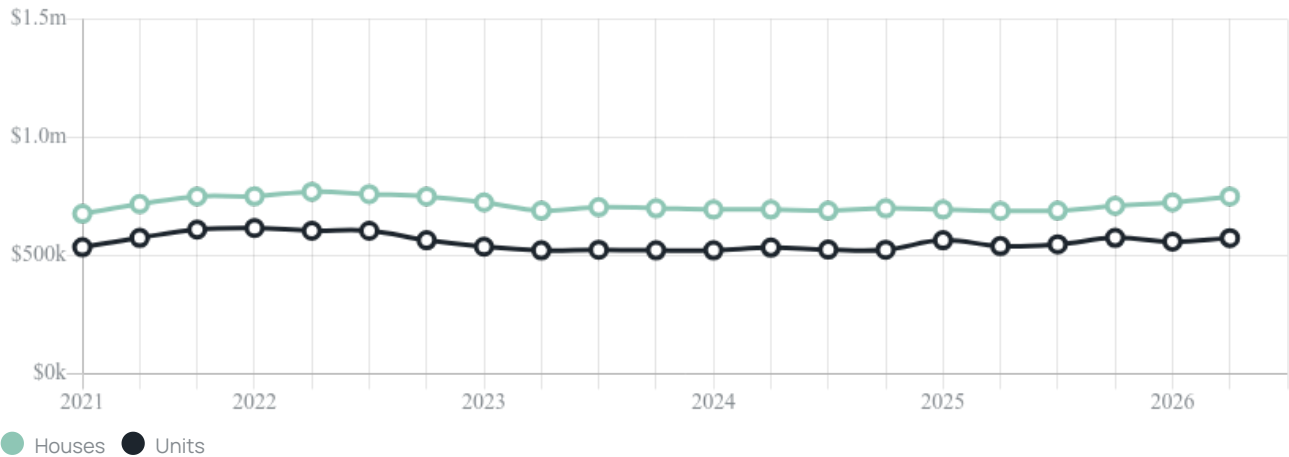
Median

\$575k

Quarterly price change

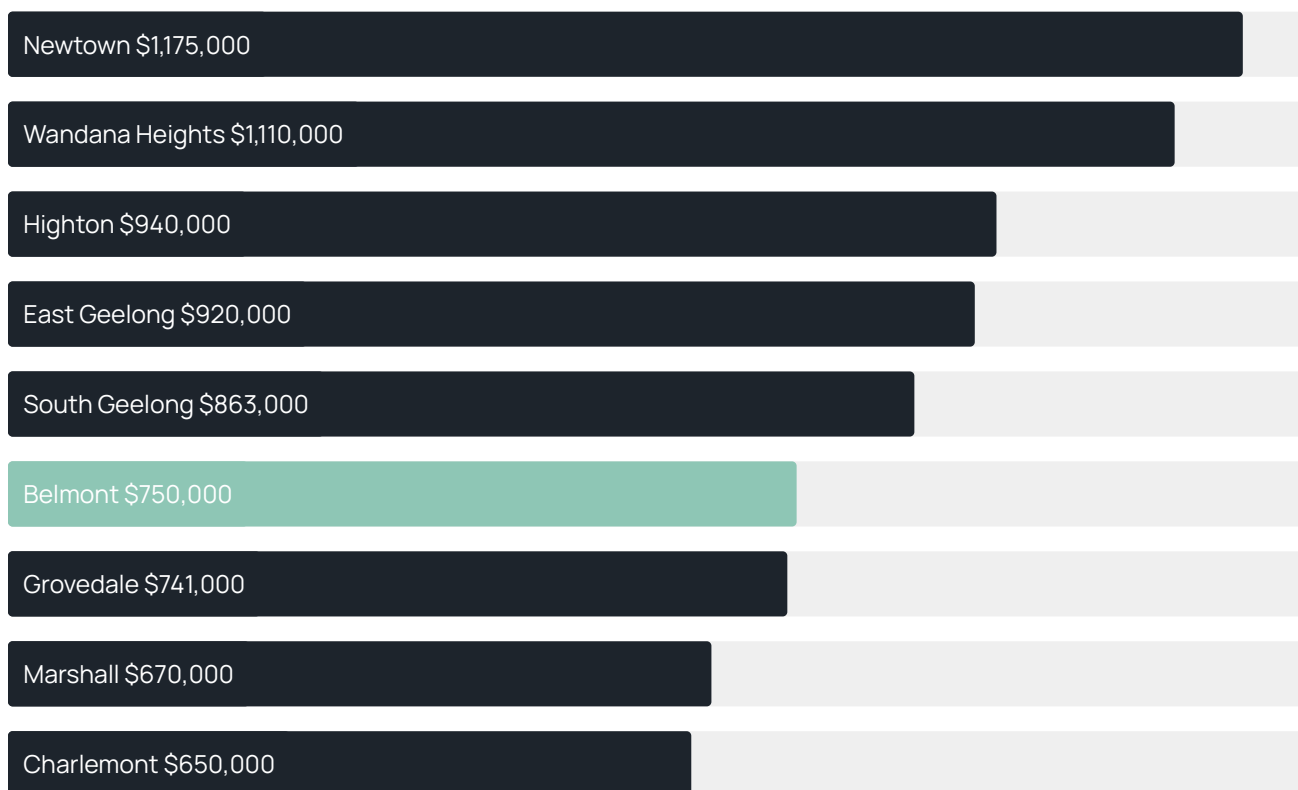
2.77% ↑

Quarterly price change¹

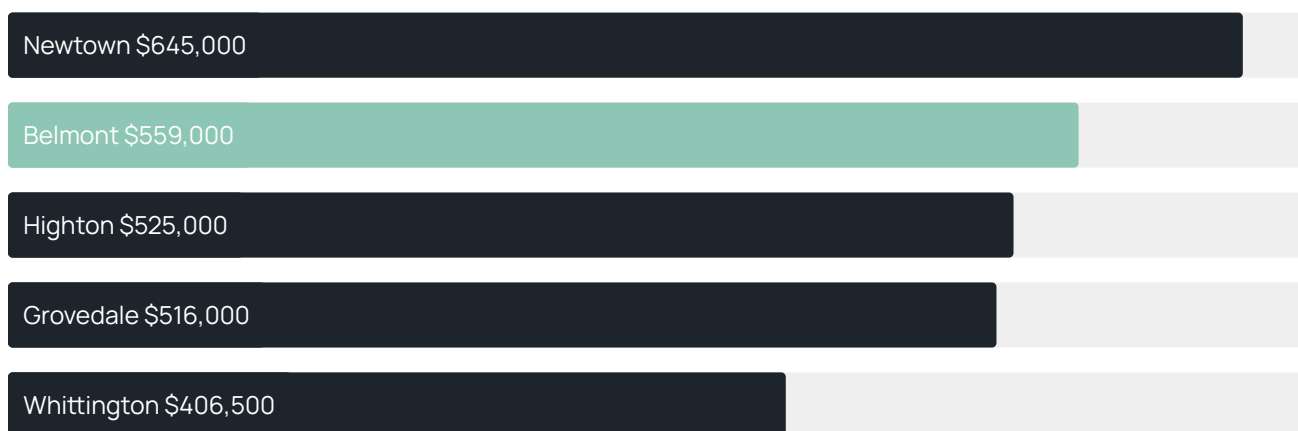


BELMONT SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

80%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 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

\$520 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 25 Fairview St Belmont	3	House	\$700,000	29 Jul 2026
 2 Jacaranda Pl Belmont	3	House	\$663,000	24 Jul 2026
 2/16 Mitchell St Belmont	3	House	\$975,000	18 Jul 2026
 3/7 Jacobs St Belmont	3	Townhouse	\$725,000	17 Jul 2026
 3a Neil St Belmont	3	Townhouse	\$760,000	16 Jul 2026
 12 Kidman Av Belmont	3	House	\$755,000	14 Jul 2026
 24 Seaview Pde Belmont	4	House	\$1,085,000	13 Jul 2026
 9 Brocka Av Belmont	3	House	\$805,000	11 Jul 2026
 52 Francis St Belmont	4	House	\$1,070,000	10 Jul 2026
 11 Armitage Ct Belmont	4	House	\$783,000	10 Jul 2026

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 71 Shackleton St Belmont	3	House	\$773,500	09 Jul 2026
 102b Roslyn Rd Belmont	4	House	\$810,000	08 Jul 2026
 2/371 High St Belmont	1	Unit	\$345,000	08 Jul 2026
 4 Rigo St Belmont	3	House	\$730,000	03 Jul 2026
 4 Sullivan Ct Belmont	3	House	\$850,000	02 Jul 2026
 46 Reynolds Rd Belmont	3	Townhouse	\$610,000	30 Jun 2026
 63 Kidman Av Belmont	3	House	\$700,000	30 Jun 2026
 67 Settlement Rd Belmont	3	House	\$620,000	29 Jun 2026
 2/81 Francis St Belmont	3	Townhouse	\$645,000	26 Jun 2026
 17/17 Colac Gr Belmont	2	Townhouse	\$455,000	22 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 1/31 Francis St Belmont	2	Unit	\$531,000	21 Jun 2026
 36 Henry St Belmont	3	House	\$745,000	18 Jun 2026
 17 Rowan Ct Belmont	4	House	\$910,000	16 Jun 2026
 12 Roberts Rd Belmont	3	House	\$682,000	11 Jun 2026
 1/48 Shackleton St Belmont	3	House	\$690,000	10 Jun 2026
 63 Davis St Belmont	4	House	\$840,000	05 Jun 2026
 15A Crows Rd Belmont	3	Townhouse	\$615,000	05 Jun 2026
 14 Kinnon Av Belmont	6	House	\$660,000	05 Jun 2026
 14 Stephen St Belmont	3	House	\$660,500	04 Jun 2026
 2/129 Roslyn Rd Belmont	3	Unit	\$715,000	03 Jun 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 01/08/2026

- 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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