



# Belmont Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BELMONT SUBURB REPORT

Median house price<sup>1</sup>

Median

**\$712k**

Quarterly price change

**3.18%** 

Median unit price<sup>1</sup>

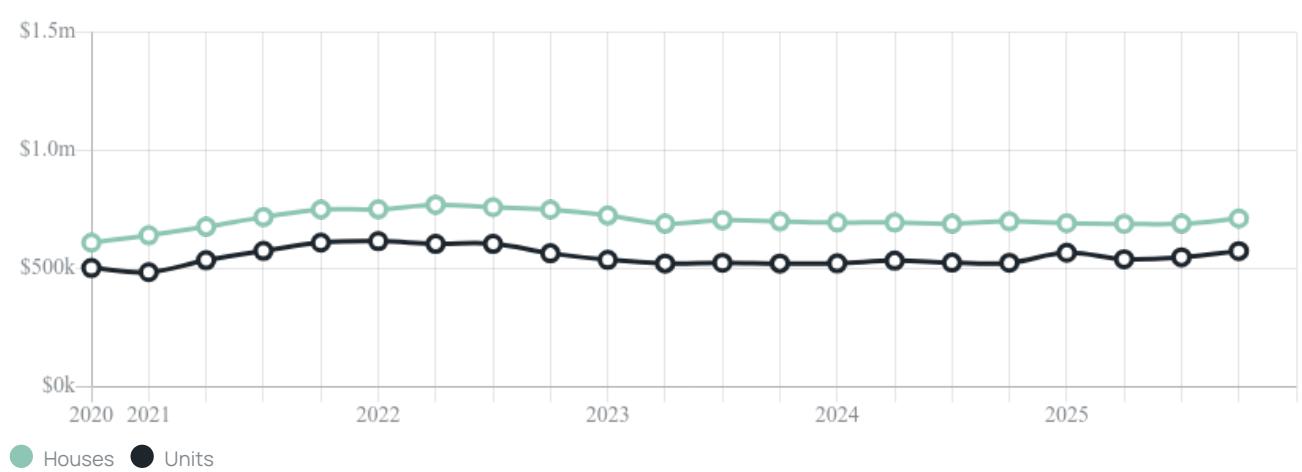
Median

**\$575k**

Quarterly price change

**4.88%** 

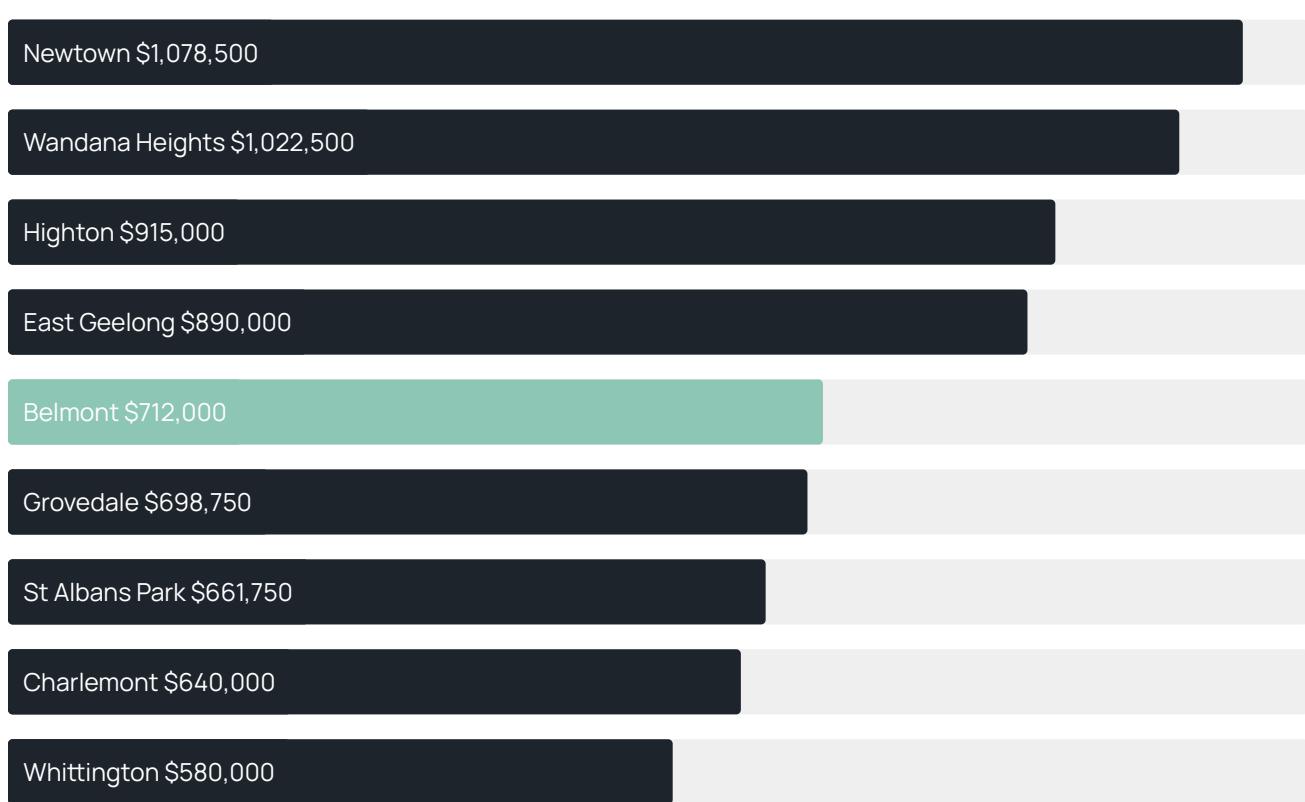
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## BELMONT SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BELMONT SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 22%  
● Private 78%

## Auction clearance rate<sup>3</sup>

**94.44%**

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## Median days on market<sup>3</sup>

**25 days**

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

**25 groups**

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## Average hold period<sup>1</sup>

**7.6 years**

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# Insights

## Dwelling type<sup>5</sup>



● Houses 78% ● Units 22%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

**15,066**

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## Median age<sup>5</sup>

**37 years**

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## Median asking rent<sup>1</sup>

**\$500 per week**

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## Rental yield<sup>1</sup>

**3.74%**

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## Median household size<sup>5</sup>

**2.3 people**

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/42 Apex Av Belmont	2	Unit	\$445,000	30 Jan 2026
 1/23 Francis St Belmont	2	Unit	\$510,000	28 Jan 2026
 40 Nagle Dr Belmont	3	House	\$530,000	24 Jan 2026
 3/36 Seaview Pde Belmont	2	Unit	\$535,000	22 Jan 2026
 3/8 Iona Av Belmont	1	Unit	\$412,500	19 Jan 2026
 21 Roslyn Rd Belmont	2	House	\$720,000	07 Jan 2026
 59 Laura Av Belmont	3	House	\$715,000	05 Jan 2026
 59 Settlement Rd Belmont	3	House	\$680,000	23 Dec 2025
 7 Fife Ct Belmont	3	House	\$701,500	23 Dec 2025
 1/18a Roslyn Rd Belmont	1	Flat/Unit/Apartment	\$332,000	22 Dec 2025

# Sold Properties

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Emerald Ct Belmont	3	House	\$645,000	20 Dec 2025
 3/30 Roberts Rd Belmont	2	Unit	\$570,000	20 Dec 2025
 6 Settlement Rd Belmont	3	House	\$700,000	20 Dec 2025
 22 Iona Av Belmont	3	House	\$725,000	20 Dec 2025
 19 Park St Belmont	3	House	\$687,500	19 Dec 2025
 2/4 Shara Ct Belmont	2	Townhouse	\$460,000	18 Dec 2025
 1b Tasman Av Belmont	3	House	\$660,000	17 Dec 2025
 60 Cambra Rd Belmont	3	House	\$540,000	16 Dec 2025
 298 High St Belmont	3	House	\$440,000	16 Dec 2025
 3/221 Roslyn Rd Belmont	3	Townhouse	\$669,000	15 Dec 2025

# Sold Properties

## BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/54 Torquay Rd Belmont	3	Unit	\$615,000	11 Dec 2025
 1 Roslyn Rd Belmont	3	House	\$761,000	11 Dec 2025
 52 Walpole Av Belmont	3	House	\$765,000	09 Dec 2025
 23 Roberts Rd Belmont	4	House	\$684,000	06 Dec 2025
 23 Hawthorn Av Belmont	3	House	\$805,000	06 Dec 2025
 42a Fairbrae Av Belmont	3	Townhouse	\$1,110,000	04 Dec 2025
 8 Oxford St Belmont	3	House	\$860,000	03 Dec 2025
 2/18 The Avenue Belmont	2	Flat/Unit/Apartment	\$450,000	02 Dec 2025
 13 Iona Av Belmont	3	House	\$855,000	01 Dec 2025
 1/21 Learmouth St Belmont	2	Unit	\$480,000	30 Nov 2025



**Jellis Craig Geelong**  
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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 01/02/2026

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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