

JellisCraig

BELMONT

Suburb Report

Know your neighbourhood.



BELMONT SUBURB REPORT

Median House Price*

Median

\$689k

Quarterly Price Change

-0.03% ↓

Median Unit Price*

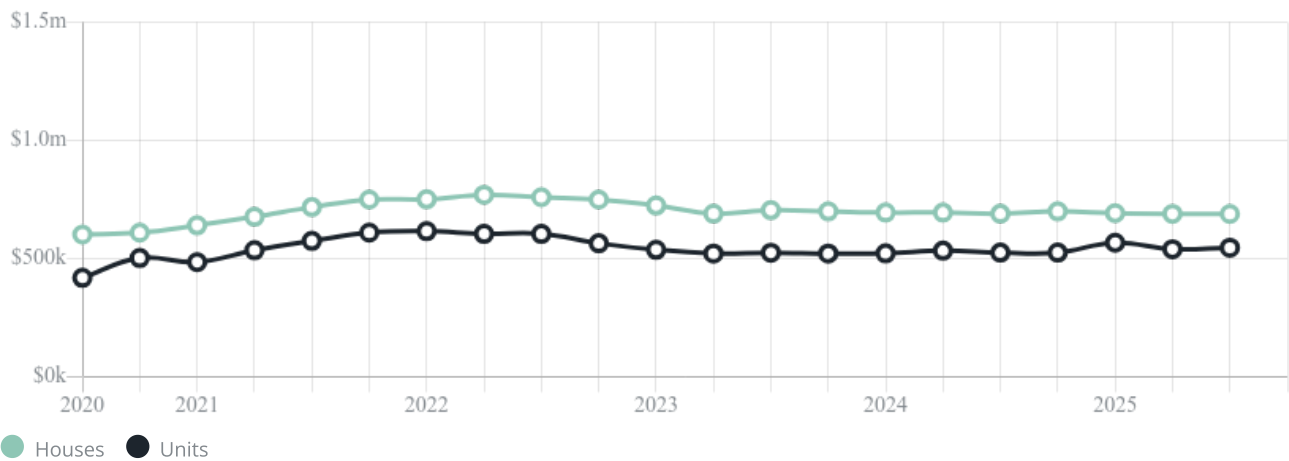
Median

\$547k

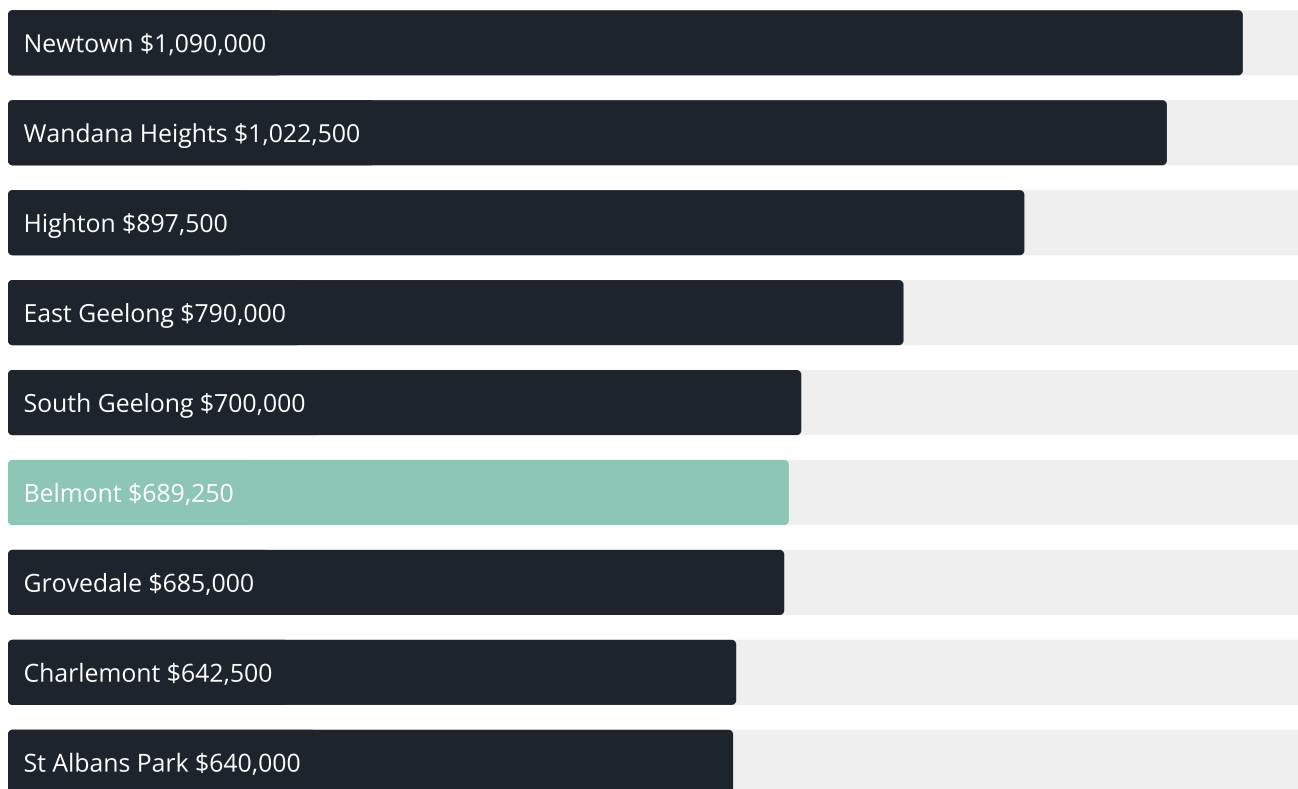
Quarterly Price Change

1.20% ↑

Quarterly Price Change*



BELMONT SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BELMONT SUBURB REPORT

Sale Method^{*}

● Auction 26%

● Private 74%

Auction Clearance Rate^{*}

96.55%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.6 years

Dwelling Type[^]

● Houses 78%

● Units 22%

Ownership[^]

● Owned Outright 35%

● Mortgaged 35%

● Rented 30%

Population[^]

15,066

Median Asking Rent per week^{*}

\$495

Median Age[^]

37 years

Rental Yield^{*}






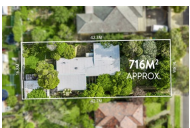




3.74%

Median Household Size[^]











2.3 people

BELMONT SUBURB REPORT








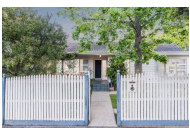


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7 Fife Ct Belmont	3	House	\$701,500	23 Dec 2025
 59 Settlement Rd Belmont	3	House	\$680,000	23 Dec 2025
 3/30 Roberts Rd Belmont	2	Unit	\$570,000	20 Dec 2025
 22 Iona Av Belmont	3	House	\$725,000	20 Dec 2025
 2/4 Shara Ct Belmont	2	Townhouse	\$460,000	18 Dec 2025
 12 Fairbrae Av Belmont	3	House	\$720,000	15 Dec 2025
 3/221 Roslyn Rd Belmont	3	Townhouse	\$669,000	15 Dec 2025
 4/54 Torquay Rd Belmont	3	Unit	\$615,000	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

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23 Hawthorn Av Belmont	3	House	\$805,000	06 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
 21 Dudley St Belmont	3	House	\$736,000	29 Nov 2025
 33 Learmouth St Belmont	3	House	\$786,500	28 Nov 2025
 1b South St Belmont	2	House	\$695,000	28 Nov 2025
 194 Francis St Belmont	3	House	\$811,000	28 Nov 2025
 24 Eton Rd Belmont	3	House	\$902,000	27 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 1/4 The Avenue Belmont	2	Townhouse	\$690,000	26 Nov 2025
 2/4 The Avenue Belmont	2	Townhouse	\$630,000	24 Nov 2025
 50 Laura Av Belmont	3	House	\$830,000	22 Nov 2025
 11 Brocka Av Belmont	3	House	\$770,000	22 Nov 2025
 2/26 Roslyn Rd Belmont	2	Townhouse	\$631,000	21 Nov 2025
 2B Regent St Belmont	3	Townhouse	\$745,000	21 Nov 2025
 7 Matilda Ct Belmont	3	House	\$950,000	20 Nov 2025
 4 Glyn St Belmont	3	House	\$784,000	19 Nov 2025
 3/48 South St Belmont	2	Flat/Unit/Apartment	\$612,500	18 Nov 2025
 150 Roslyn Rd Belmont	3	House	\$815,000	17 Nov 2025



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jellisrcraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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