



Belmont

Suburb Report



Your connection to property insights



JellisCraig

BELMONT SUBURB REPORT

Median house price¹

Median

\$725k

Quarterly price change

2.11% ↑

Median unit price¹

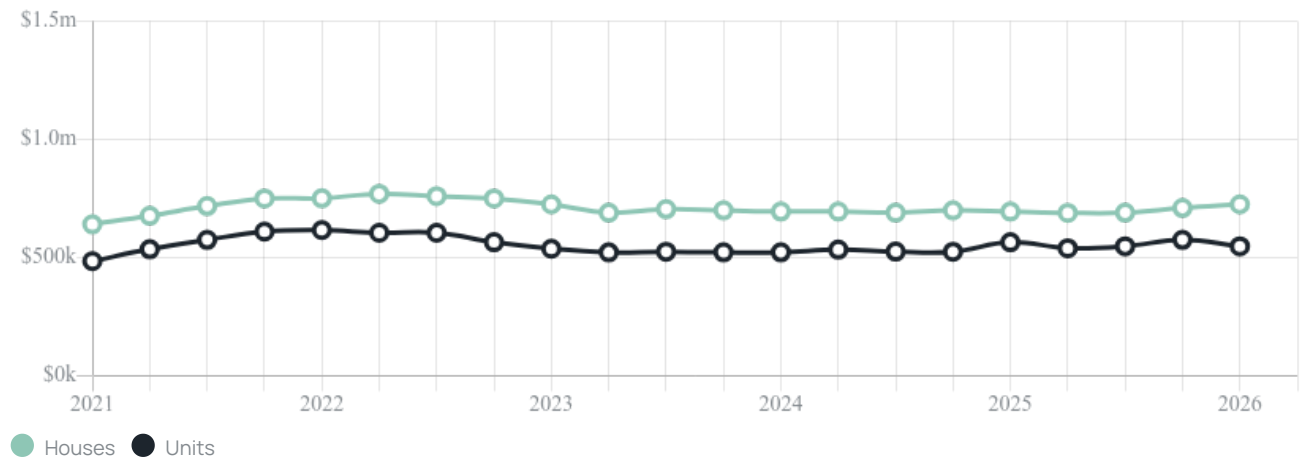
Median

\$548k

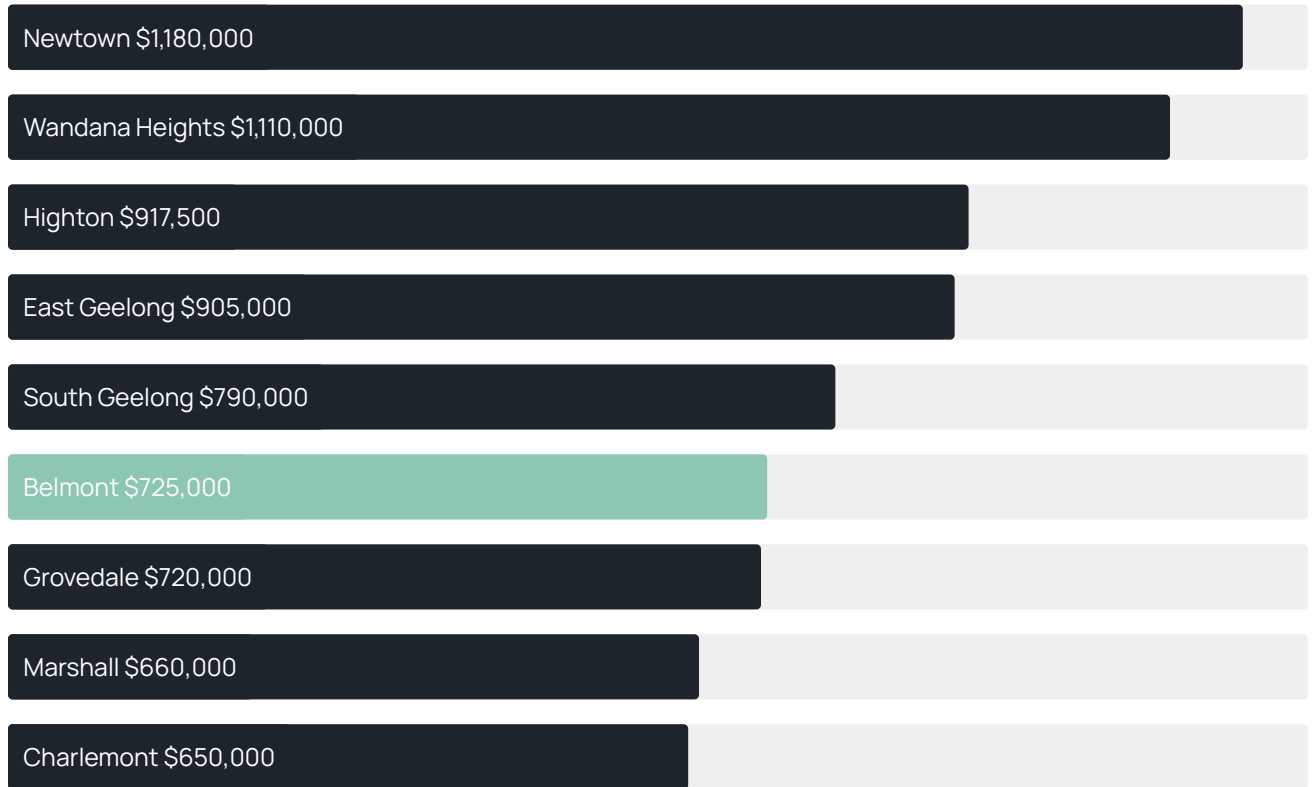
Quarterly price change

-4.65% ↓

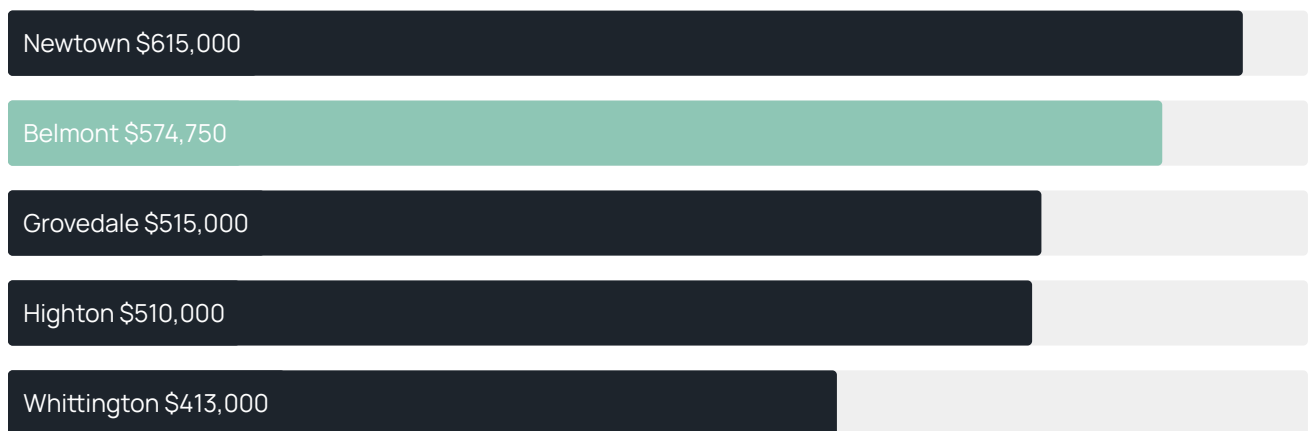
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 19%
- Private 81%

Auction clearance rate³

71.43%

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

\$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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 46 Reynolds Rd Belmont	3	Townhouse	\$610,000	30 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
 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

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Address	Bedrooms	Type	Price	Sold
 14 Kinnon Av Belmont	6	House	\$660,000	05 Jun 2026
 14 Stephen St Belmont	3	House	\$660,500	04 Jun 2026
 2/11 George St Belmont	2	Unit	\$580,000	02 Jun 2026
 43 Waurnvale Dr Belmont	3	House	\$865,000	30 May 2026
 65 Davis St Belmont	4	House	\$835,000	30 May 2026
 19 Oberon Dr Belmont	3	House	\$800,000	30 May 2026
 42 Cambra Rd Belmont	3	House	\$738,000	29 May 2026
 23 Cambra Rd Belmont	3	House	\$680,000	15 May 2026
 1/337 High St Belmont	3	Unit	\$425,000	08 May 2026
 2/3 Church St Belmont	2	Flat/Unit/Apartment	\$625,000	08 May 2026

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Address	Bedrooms	Type	Price	Sold
 18 Cornish Av Belmont	4	House	\$715,000	07 May 2026
 35 Morris St Belmont	3	House	\$842,000	06 May 2026
 27 Dudley St Belmont	4	House	\$890,000	06 May 2026
 58 Kidman Av Belmont	3	House	\$748,000	05 May 2026
 215 Roslyn Rd BELMONT	3	House	\$862,500	05 May 2026
 49 Johnson St Belmont	2	Unit	\$620,000	05 May 2026
 2/21 Clarke Av Belmont	2	Unit	\$540,000	05 May 2026
 3 Batman Cl Belmont	3	House	\$1,100,000	02 May 2026
 2/17 Laura Av BELMONT	2	Townhouse	\$580,000	01 May 2026
 2 Union St Belmont	4	House	\$1,115,000	01 May 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 01/07/2026

- 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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