



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

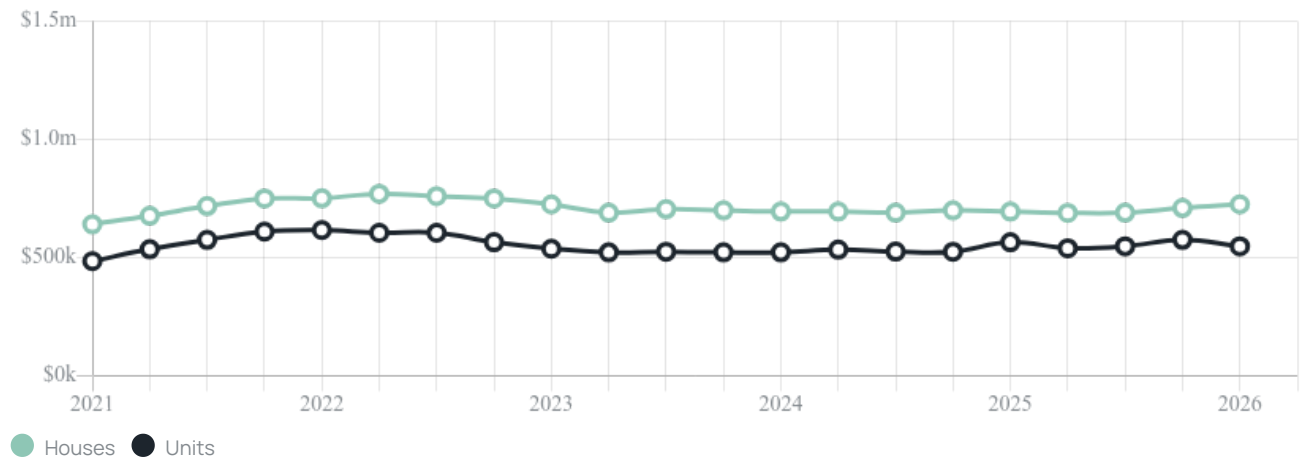
Median

\$548k

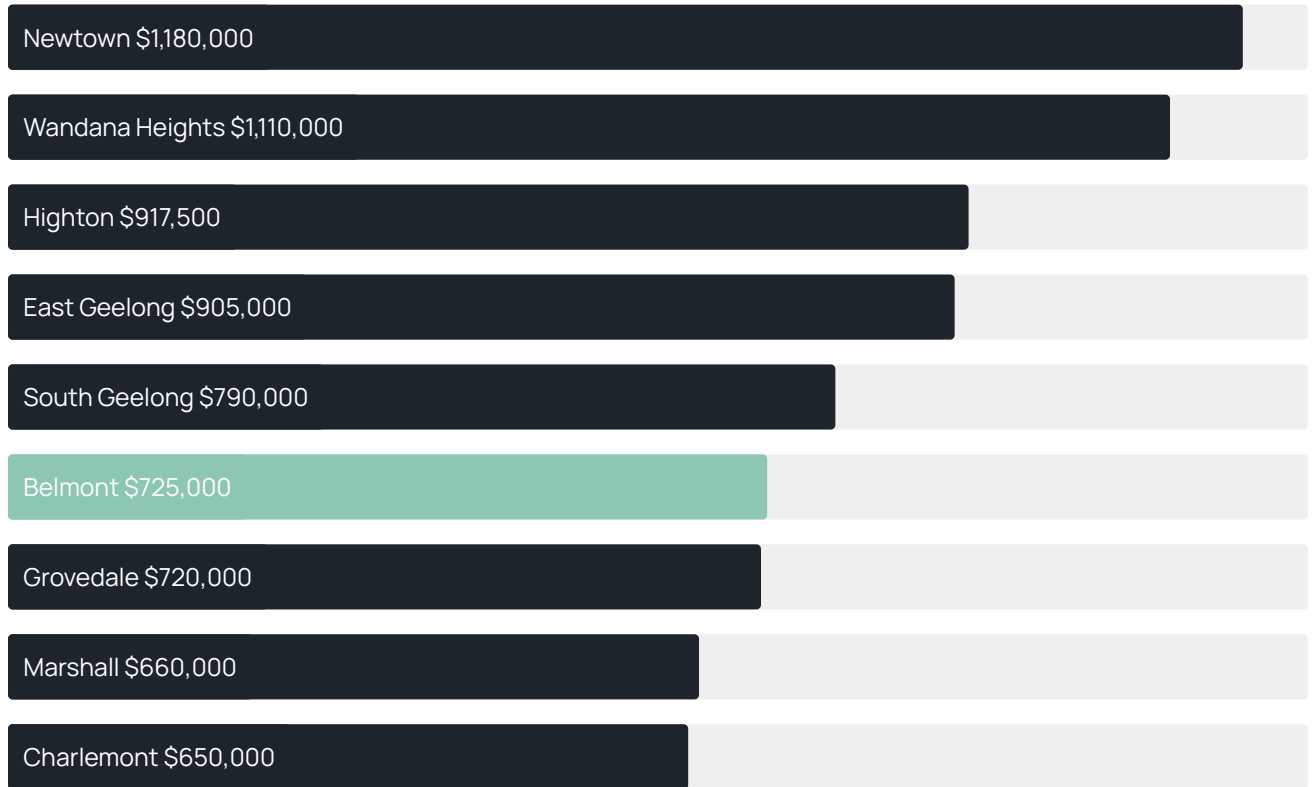
Quarterly price change

-4.65% ↓

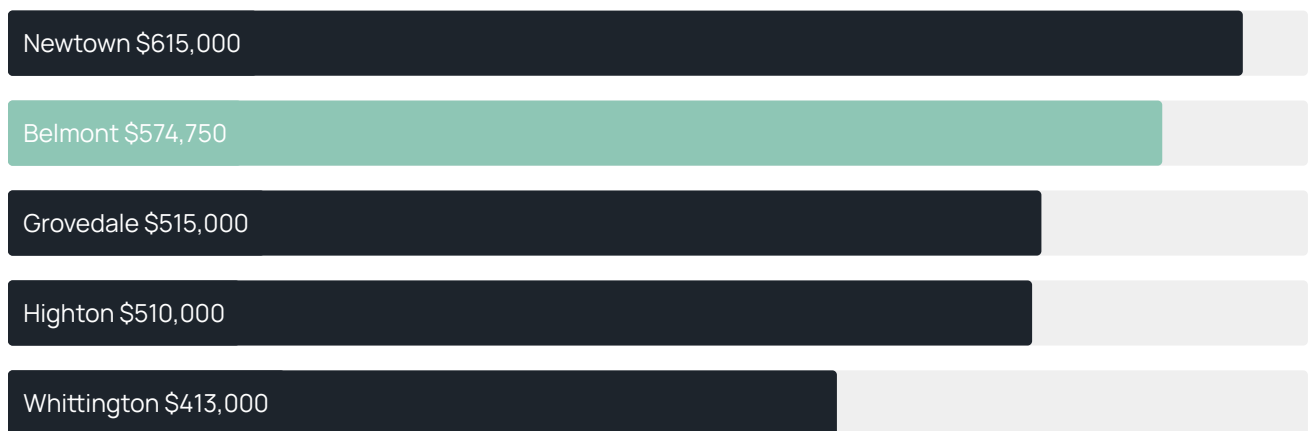
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 23%
- Private 77%

Auction clearance rate³

76.19%

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%








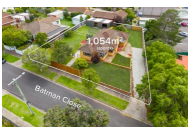


Median household size⁵

2.3 people











BELMONT SUBURB REPORT

Recent Belmont sales









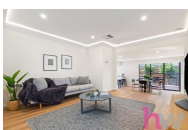

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 19 Oberon Dr Belmont	3	House	\$800,000	30 May 2026
 1/337 High St Belmont	3	Unit	\$425,000	08 May 2026
 35 Morris St Belmont	3	House	\$842,000	06 May 2026
 49 Johnson St Belmont	2	Unit	\$620,000	05 May 2026
 58 Kidman Av Belmont	3	House	\$748,000	05 May 2026
 215 Roslyn Rd BELMONT	3	House	\$862,500	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 Union St Belmont	4	House	\$1,115,000	01 May 2026
 29 Dorothy Av Belmont	2	House	\$740,000	01 May 2026

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 76 Mt Pleasant Rd Belmont	4	House	\$850,000	30 Apr 2026
 3/6 Torquay Rd Belmont	2	Unit	\$580,000	30 Apr 2026
 17 Fairfield Av Belmont	3	House	\$801,000	30 Apr 2026
 13 Dorothy Av Belmont	3	House	\$720,000	29 Apr 2026
 7 Perth St Belmont	3	House	\$720,000	29 Apr 2026
 3/212 High St Belmont	2	Unit	\$400,000	28 Apr 2026
 3/48 Torquay Rd BELMONT	2	Unit	\$503,000	24 Apr 2026
 1/68 Oberon Dr Belmont	2	Unit	\$460,000	22 Apr 2026
 16 Allitt Av Belmont	3	House	\$1,045,000	21 Apr 2026
 4/17 Colac Gr Belmont	2	House	\$430,000	20 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 21 Mernda Pde Belmont	3	House	\$814,000	19 Apr 2026
 3 Short St Belmont	5	House	\$1,203,000	18 Apr 2026
 65 Oberon Dr Belmont	4	House	\$840,000	18 Apr 2026
 6 Hill St Belmont	4	House	\$1,002,000	17 Apr 2026
 4/3 Church St Belmont	2	Flat/Unit/Apartment	\$625,000	16 Apr 2026
 7 Cambra Rd Belmont	3	House	\$751,000	15 Apr 2026
 5/25-27 Roslyn Rd Belmont	2	Unit	\$540,000	15 Apr 2026
 22 Highmont Dr Belmont	3	House	\$650,000	14 Apr 2026
 13A Mitchell St Belmont	4	House	\$685,000	13 Apr 2026
 3/9 Sullivan Ct Belmont	2	Unit	\$600,000	13 Apr 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 01/06/2026

- 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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