



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

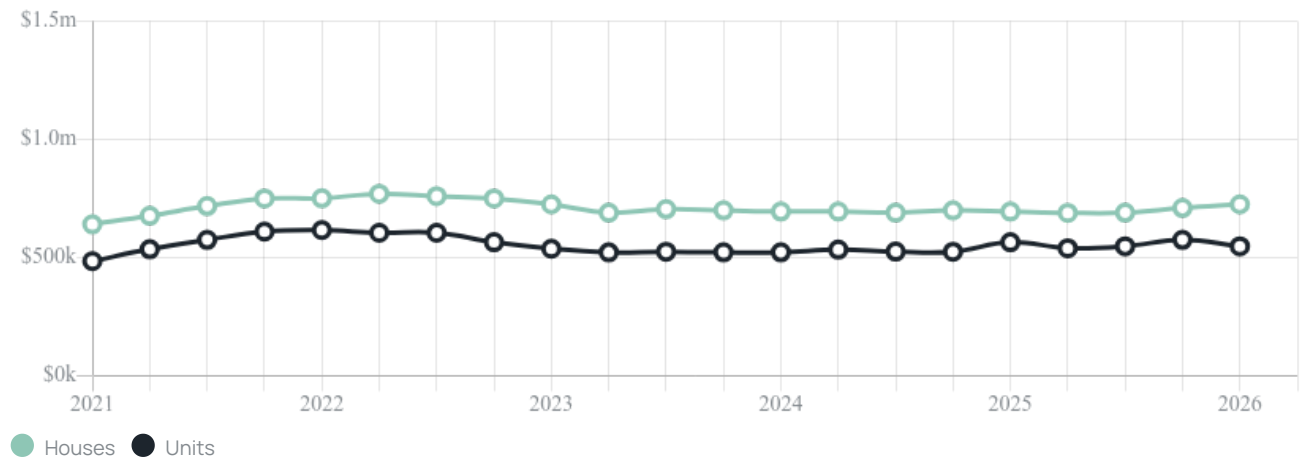
Median

\$548k

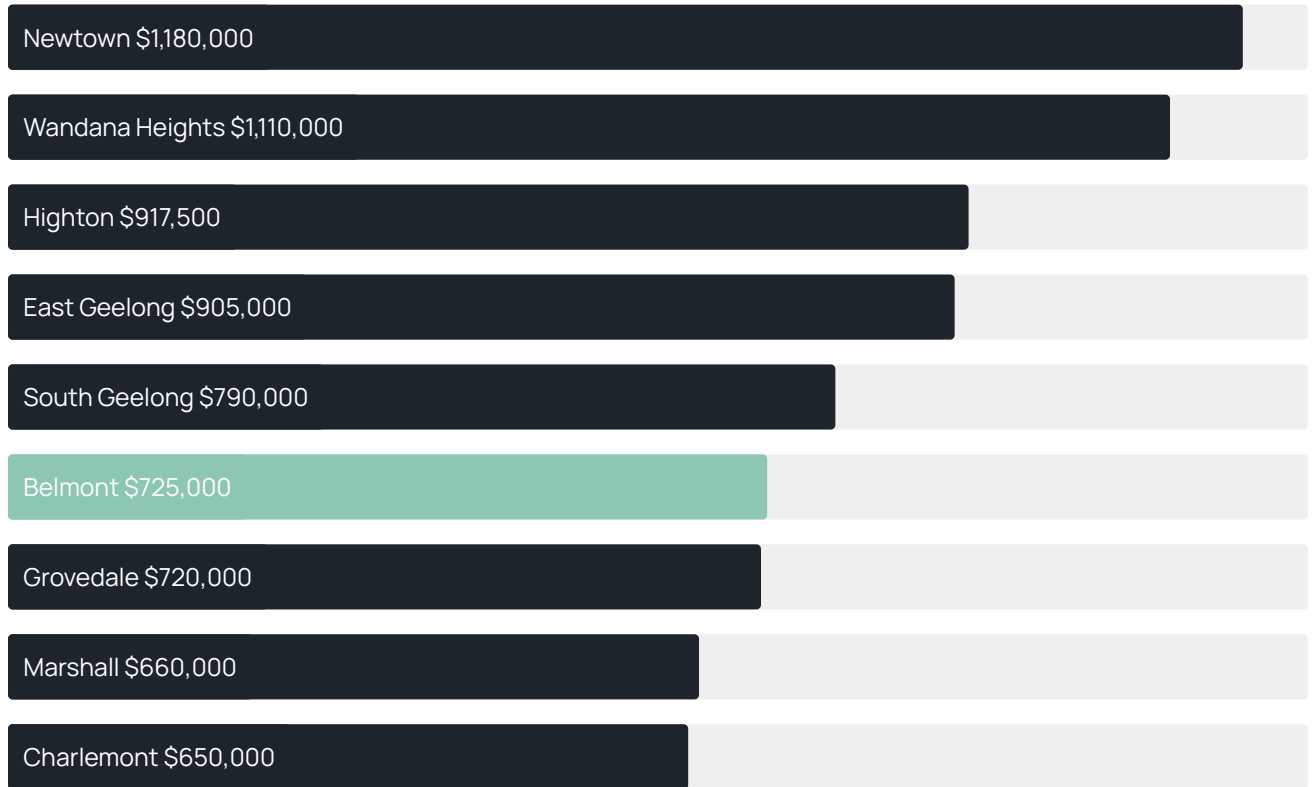
Quarterly price change

-4.65% ↓

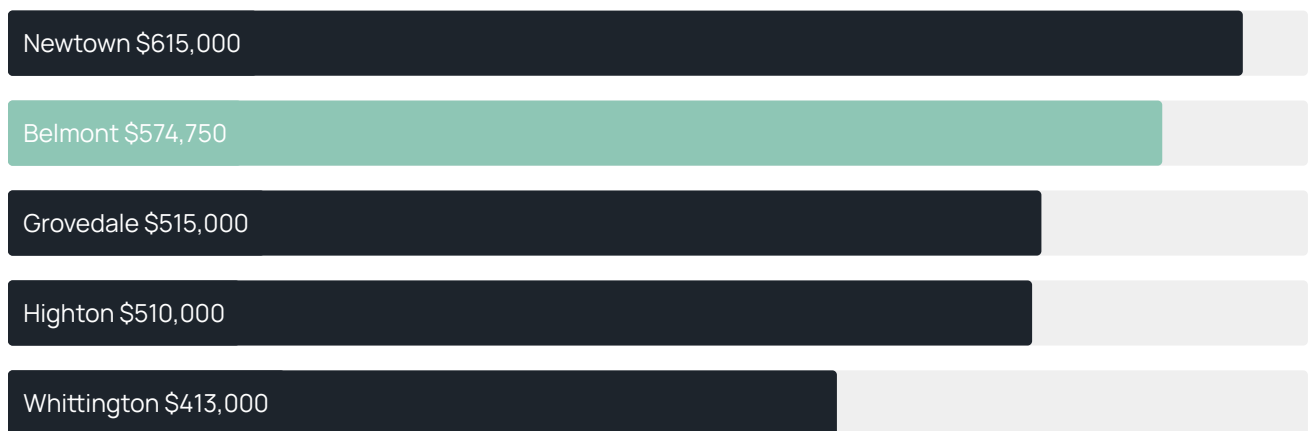
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

75%

Median days on market³

23 days

Jellis Craig average inspection attendance per listing⁴

23 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
 108 Roslyn Rd Belmont	3	House	\$775,000	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
 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
 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

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5b Mitchell St Belmont	2	Townhouse	\$572,000	13 Apr 2026
 39 Fairbrae Av BELMONT	4	House	\$950,000	03 Apr 2026
 39 Mernda Pde BELMONT	3	House	\$869,000	03 Apr 2026
 5/41 Rugby St Belmont	2	Unit	\$525,000	02 Apr 2026
 3/28 Settlement Rd Belmont	2	Townhouse	\$510,000	31 Mar 2026
 46 South St Belmont	3	House	\$940,000	31 Mar 2026
 12 Church St Belmont	3	House	\$865,000	28 Mar 2026
 74 Francis St Belmont	3	House	\$840,000	26 Mar 2026
 3/130 Francis St Belmont	2	Unit	\$410,000	23 Mar 2026
 12 Dudley St Belmont	3	House	\$690,000	23 Mar 2026

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Herd Rd Belmont	4	House	\$960,000	22 Mar 2026
 13 Regent St Belmont	3	House	\$835,000	21 Mar 2026
 12 Queen St Belmont	2	House	\$625,000	20 Mar 2026
 8 Boolarong Dr Belmont	3	House	\$781,000	19 Mar 2026
 128 Settlement Rd Belmont	5	House	\$723,000	19 Mar 2026
 18/17 Colac Gr Belmont	1	Unit	\$370,000	19 Mar 2026
 4 Dorothy Av Belmont	3	House	\$835,000	19 Mar 2026
 1/10 Cornish Av Belmont	2	Townhouse	\$600,000	18 Mar 2026
 32 Watson Av Belmont	2	House	\$635,000	17 Mar 2026
 3/37 Hill St Belmont	2	House	\$615,000	17 Mar 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 01/05/2026

- 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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