Belmont

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$755k

Monthly median price change[2]

0.67% ↑

Median unit price

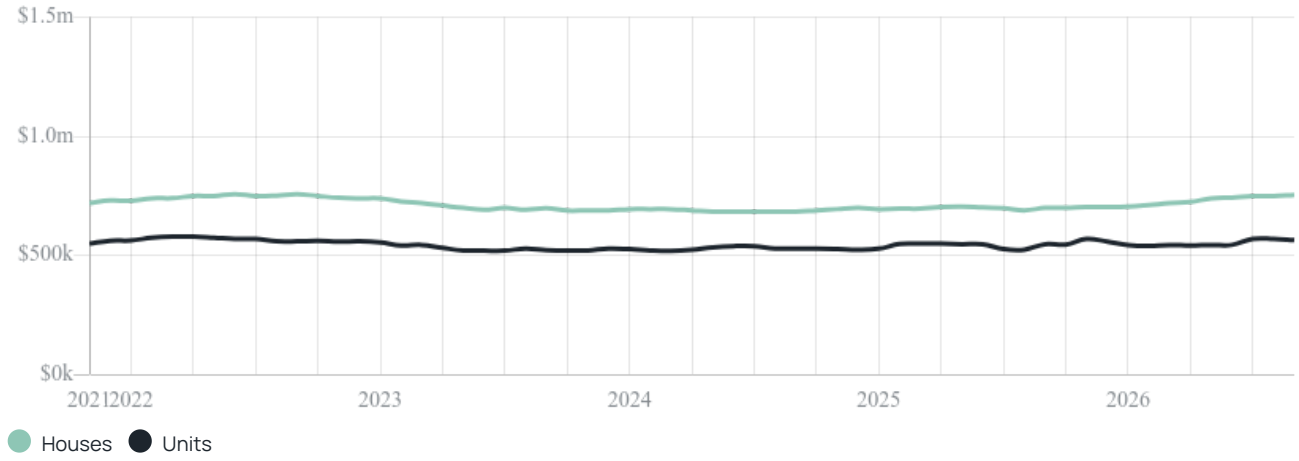
Median[1]

$565k

Monthly median price change[2]

-0.88% ↓

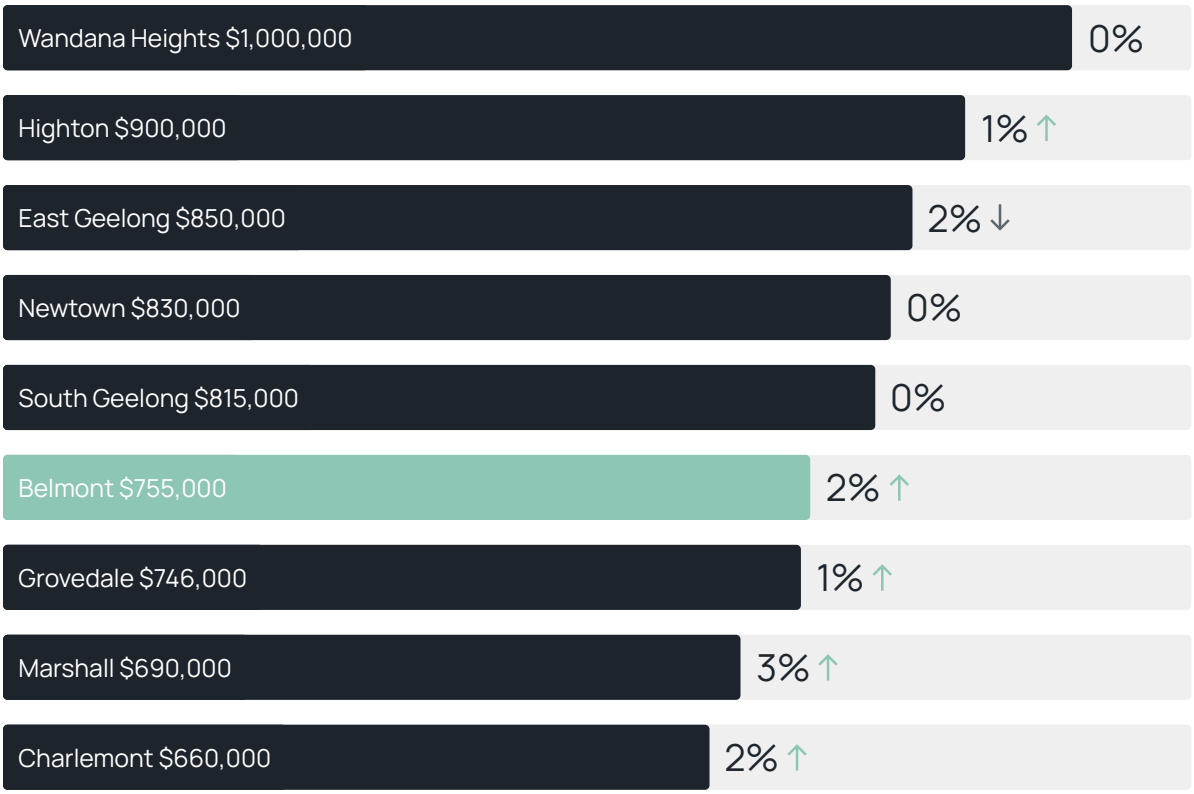
Belmont monthly median property prices[3]



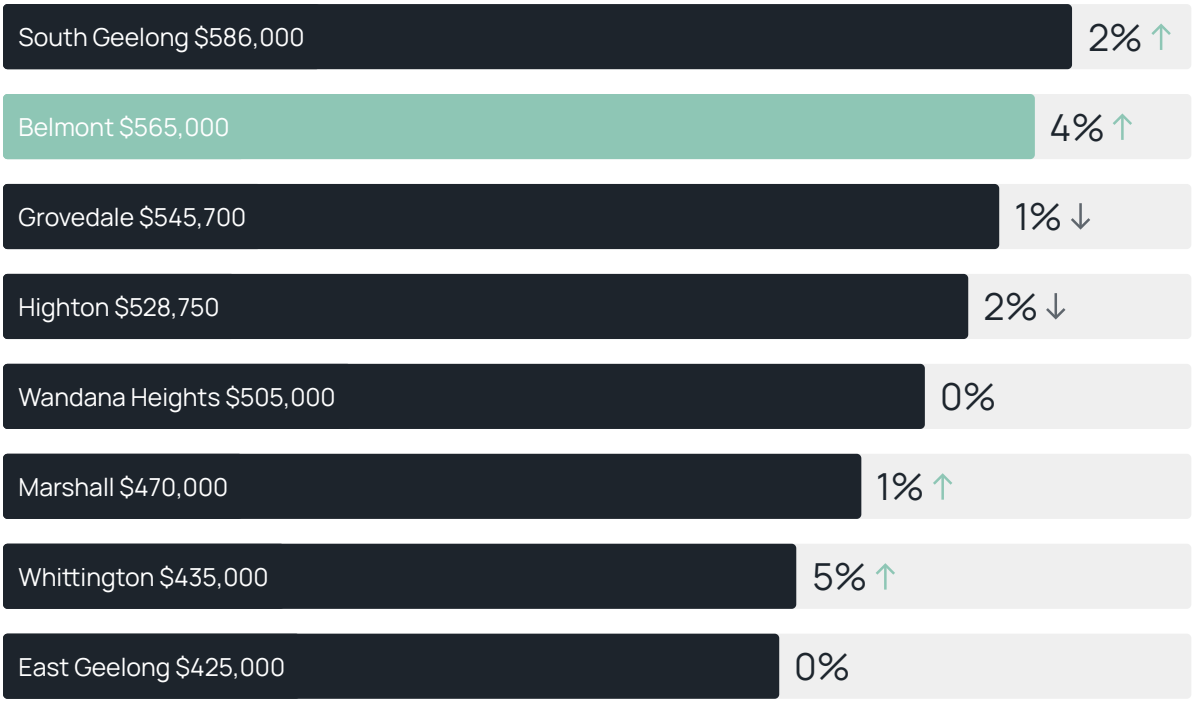


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

67%

Median days on market[5]

House	Unit
26 days	30 days

Jellis Craig average inspection attendance per listing[6]

22 groups

Average hold period[1]

House	Unit
12.1 years	10.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

15,066

Median age[7]

37 years

Median household size[7]

2.3 people

Median asking rent per week[1]

House	Unit
$530	$460

Rental yield[8]

House	Unit
3.77%	4.58%

Recent Belmont sales[5]

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**

	Address	Bedrooms	Type	Price	Sold
	2/14 Francis Street Belmont	2	Unit	$570,000	20 Oct 2026
	45 Barrabool Road Belmont	3	House	Undisclosed	17 Oct 2026
	1 Tettenhall Ridge Belmont	4	House	$870,000	16 Oct 2026
	37 Waurnvale Drive Belmont	3	House	$745,000	16 Oct 2026
	4 Pickett Crescent Belmont	3	House	$720,000	15 Oct 2026
	7/17 Colac Grove Belmont	2	Unit	$460,000	14 Oct 2026
	6/41A Settlement Road Belmont	3	Townhouse	$565,000	08 Oct 2026
	24 Carr Street Belmont	2	Townhouse	$590,000	08 Oct 2026
	6 Dorr Court Belmont	3	House	$740,000	07 Oct 2026
	4 Stork Avenue Belmont	3	House	$637,500	07 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	26 Bailey Street Belmont	3	House	$675,000	07 Oct 2026
	23 Bailey Street Belmont	3	House	$700,000	06 Oct 2026
	30 Oxford Street Belmont	3	House	$815,000	03 Oct 2026
	50 Walpole Avenue Belmont	3	House	Undisclosed	29 Sep 2026
	40B South Street Belmont	3	House	$770,000	28 Sep 2026
	3/3 Tiverton Street Belmont	3	Townhouse	$800,000	25 Sep 2026
	28 Bailey Street Belmont	3	House	$635,000	24 Sep 2026
	61 Settlement Road Belmont	3	House	$635,000	23 Sep 2026
	11 Eton Road Belmont	4	House	$1,185,000	19 Sep 2026
	1 Highmont Drive Belmont	3	House	$581,000	19 Sep 2026

Address	Bedrooms	Type	Price	Sold
 12 Dorr Court Belmont	4	House	$797,500	17 Sep 2026
 1A Sullivan Court Belmont	2	Townhouse	$594,000	15 Sep 2026
 75 Cambra Road Belmont	4	House	$740,000	11 Sep 2026
 24 Cambra Road Belmont	3	House	$732,400	06 Sep 2026
 8/53-55 Mt Pleasant Road Belmont	2	Unit	Undisclosed	04 Sep 2026
 17 Church Street Belmont	3	Unit	$820,000	04 Sep 2026
 1/37 Rugby Street Belmont	3	Unit	$640,000	04 Sep 2026
 59 Summit Avenue Belmont	3	House	$670,000	02 Sep 2026
 1/44 Torquay Road Belmont	2	Unit	Undisclosed	01 Sep 2026
 10 Clarke Avenue Belmont	4	House	$1,132,500	01 Sep 2026

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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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