



Belmont

Suburb Report



Your connection to property insights



JellisCraig

BELMONT SUBURB REPORT

Median house price¹

Median

\$750k

Quarterly price change

0.27% ↑

Median unit price¹

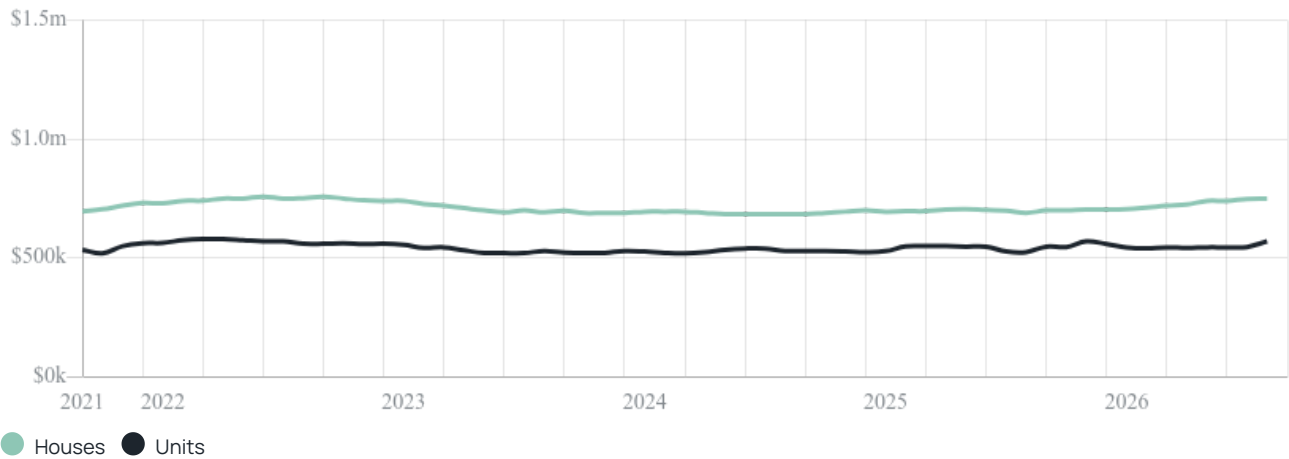
Median

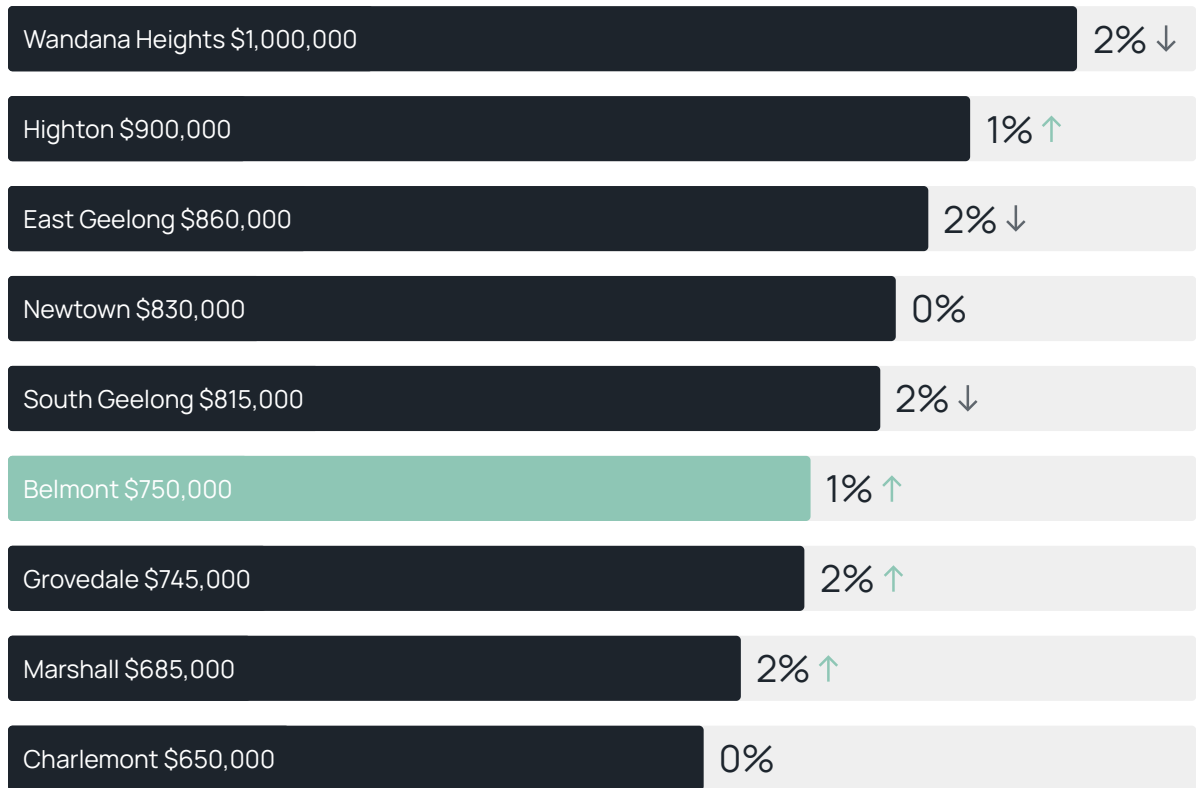
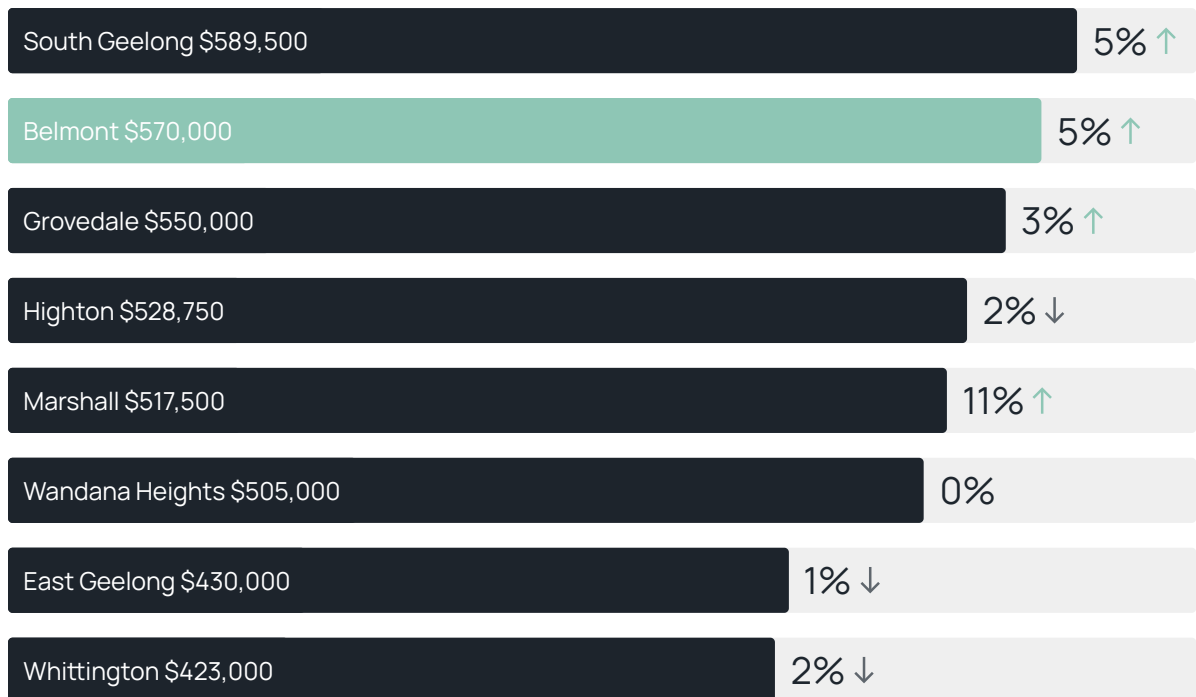
\$570k

Quarterly price change

4.30% ↑

Belmont quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

55.56%

Median days on market³

House

Unit

26 days

29 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

House

Unit

12.1 years

10.2 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 32% ● Mortgaged 32% ● Rented 36%

Population⁵

15,066

Median asking rent per week¹

Unit

\$530

\$455

Median age⁵

37 years

Rental yield¹

House

Unit

3.75%

4.35%

Median household size⁵

2.3 people

Recent Belmont sales²

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
 11 Eton Road Belmont	4	House	\$1,185,000	19 Sep 2026
 1 Highmont Drive Belmont	3	House	\$581,000	19 Sep 2026
 1A Sullivan Court Belmont	2	Townhouse	\$594,000	15 Sep 2026
 75 Cambra Road Belmont	4	House	\$740,000	11 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

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Address	Bedrooms	Type	Price	Sold
 18 Rowan Court Belmont	3	House	\$870,000	01 Sep 2026
 5/6 Crows Road Belmont	2	Townhouse	\$550,000	31 Aug 2026
 102A Roslyn Road Belmont	2	Townhouse	\$609,000	31 Aug 2026
 1/8 Donald Street Belmont	3	House	\$630,000	27 Aug 2026
 9 Autumn Street Belmont	4	House	\$815,000	26 Aug 2026
 48 Apex Avenue Belmont	3	House	\$770,000	25 Aug 2026
 4 Banks Court Belmont	5	House	\$1,325,000	22 Aug 2026
 22 Apex Avenue Belmont	5	House	\$896,250	21 Aug 2026
 17 Boolarong Drive Belmont	3	House	\$690,000	20 Aug 2026
 2/37 South Street Belmont	3	House	\$820,000	20 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 12 Clydesdale Crescent Belmont	4	House	\$775,000	20 Aug 2026
 9 Kenneth Street Belmont	3	House	\$815,000	20 Aug 2026
 25 Eton Road Belmont	4	House	\$710,000	19 Aug 2026
 36 Pavo Street Belmont	2	House	Undisclosed	18 Aug 2026
 24A Torquay Road Belmont	2	House	\$650,000	18 Aug 2026
 16 George Street Belmont	4	House	\$660,000	13 Aug 2026
 2/5 Fisher Avenue Belmont	2	Townhouse	\$560,000	13 Aug 2026
 1/4 Kinross Street Belmont	3	Townhouse	\$550,000	08 Aug 2026
 6 Clydesdale Crescent Belmont	3	House	\$750,000	07 Aug 2026
 1A Ursa Street Belmont	2	Unit	\$590,000	07 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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