



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

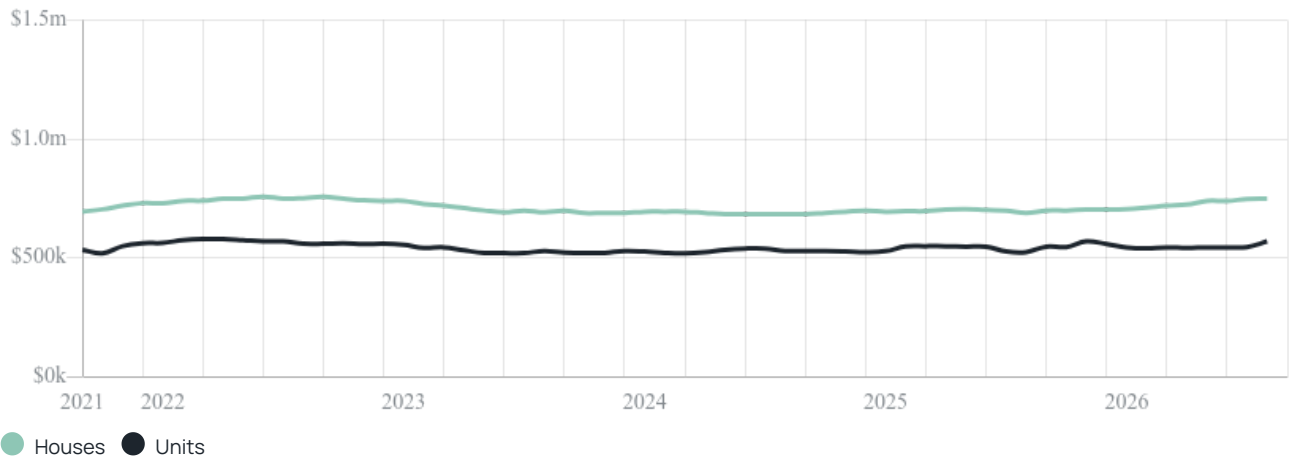
Median

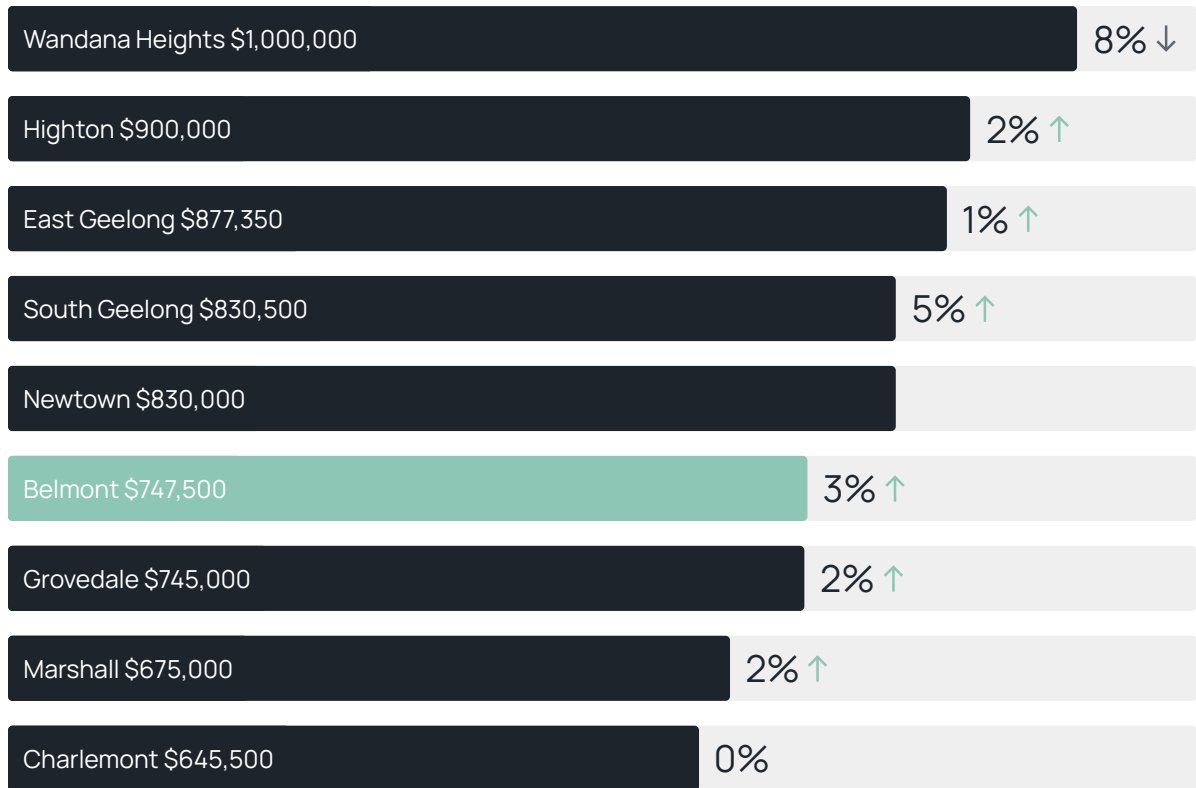
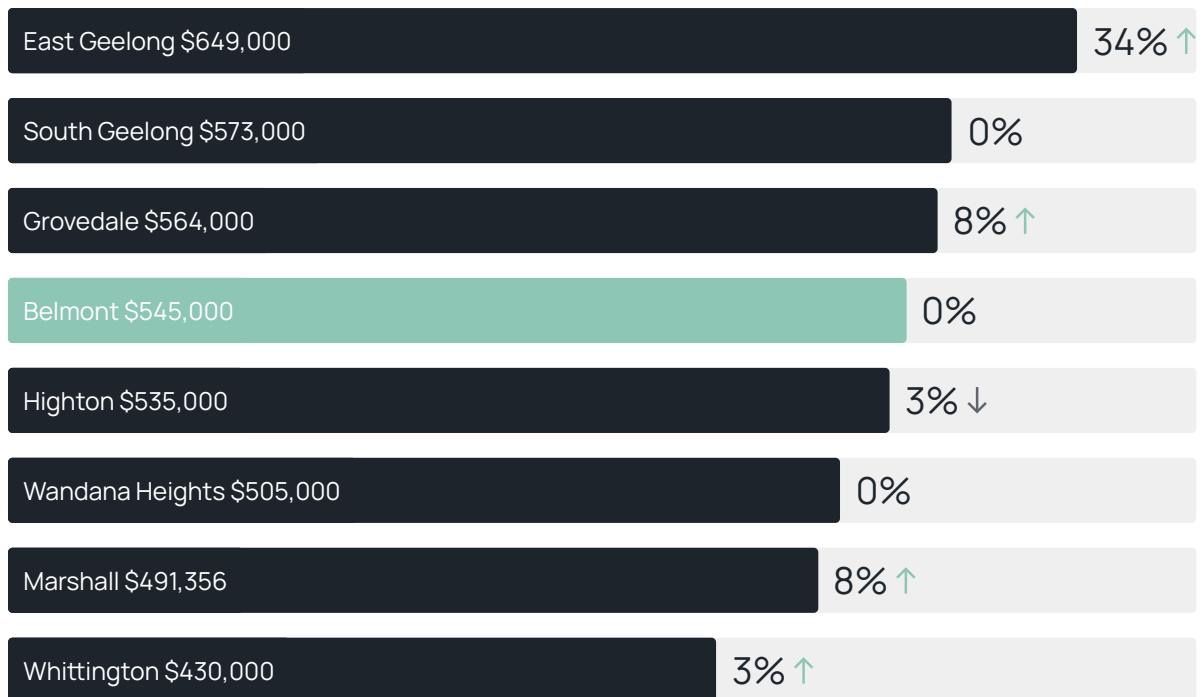
\$570k

Quarterly price change

4.30% ↑

Belmont quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

50%

Median days on market³

House

Unit

26 days

30 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

House

Unit

12.2 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%

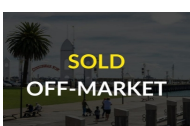
4.35%

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 jelliscreag.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 5/6 Crows Road Belmont	2	Townhouse	\$550,000	31 Aug 2026
 4 Banks Court Belmont	5	House	\$1,325,000	22 Aug 2026
 2/37 South Street Belmont	3	House	\$820,000	20 Aug 2026
 12 Clydesdale Crescent Belmont	4	House	\$775,000	20 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	Undisclosed	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

BELMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Eldridge Place Belmont	4	House	\$749,500	07 Aug 2026
 2/25 Clarke Avenue Belmont	2	Townhouse	\$620,000	06 Aug 2026
 22 Summit Avenue Belmont	3	House	\$715,000	06 Aug 2026
 99 Roslyn Road Belmont	5	House	\$821,000	03 Aug 2026
 83 Settlement Road Belmont	3	House	\$637,500	03 Aug 2026
 29 Johnson Street Belmont	2	House	\$561,000	03 Aug 2026
 6 Laura Avenue Belmont	4	House	\$767,000	01 Aug 2026
 2/10 Leonard Street Belmont	2	Unit	Undisclosed	31 Jul 2026
 25 Fairview Street Belmont	3	House	\$700,000	29 Jul 2026
 9 William Street Belmont	3	House	\$795,000	29 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 1/14 Roslyn Road Belmont	2	Unit	\$582,000	29 Jul 2026
 6/59 Mount Pleasant Road Belmont	2	Unit	Undisclosed	29 Jul 2026
 5/330 High Street Belmont	3	Townhouse	\$570,000	28 Jul 2026
 53 James Street Belmont	3	House	\$771,000	25 Jul 2026
 4 Bohan Grove Belmont	4	House	Undisclosed	24 Jul 2026
 2 Jacaranda Place Belmont	3	House	\$663,000	24 Jul 2026
 14B Wyuna Parade Belmont	3	Townhouse	\$820,000	22 Jul 2026
 Lot 3 1 Neil Street	0	Residential_land	\$260,000	20 Jul 2026
 2/16 Mitchell Street Belmont	3	House	\$975,000	18 Jul 2026
 3/7 Jacobs Street Belmont	3	Townhouse	\$725,000	17 Jul 2026



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/09/2026

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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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