



Heathmont

Suburb Report



Your connection to property insights



JellisCraig

HEATHMONT SUBURB REPORT

Median house price¹

Median

\$1.08m

Quarterly price change

-1.37% ↓

Median unit price¹

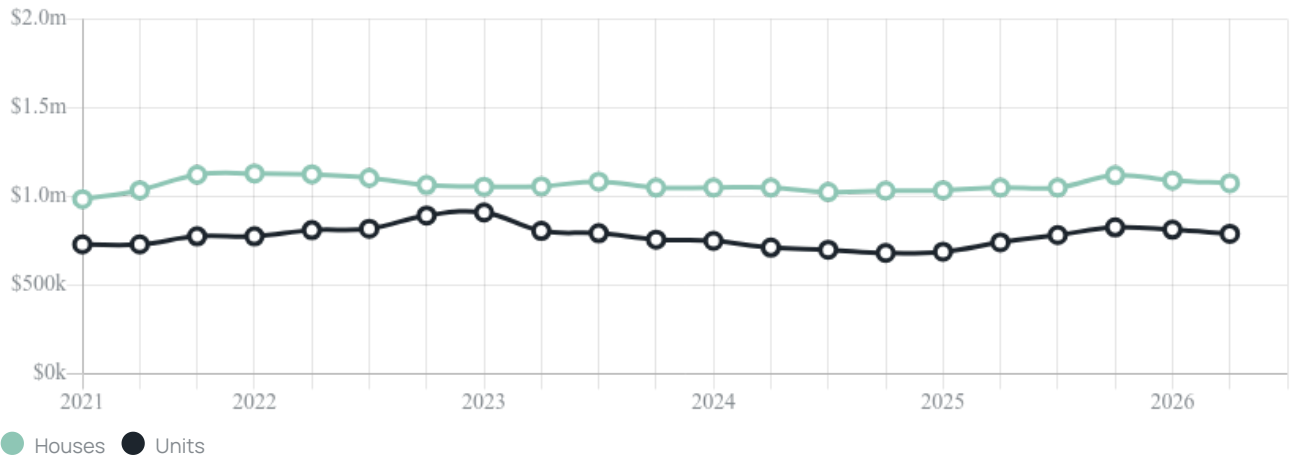
Median

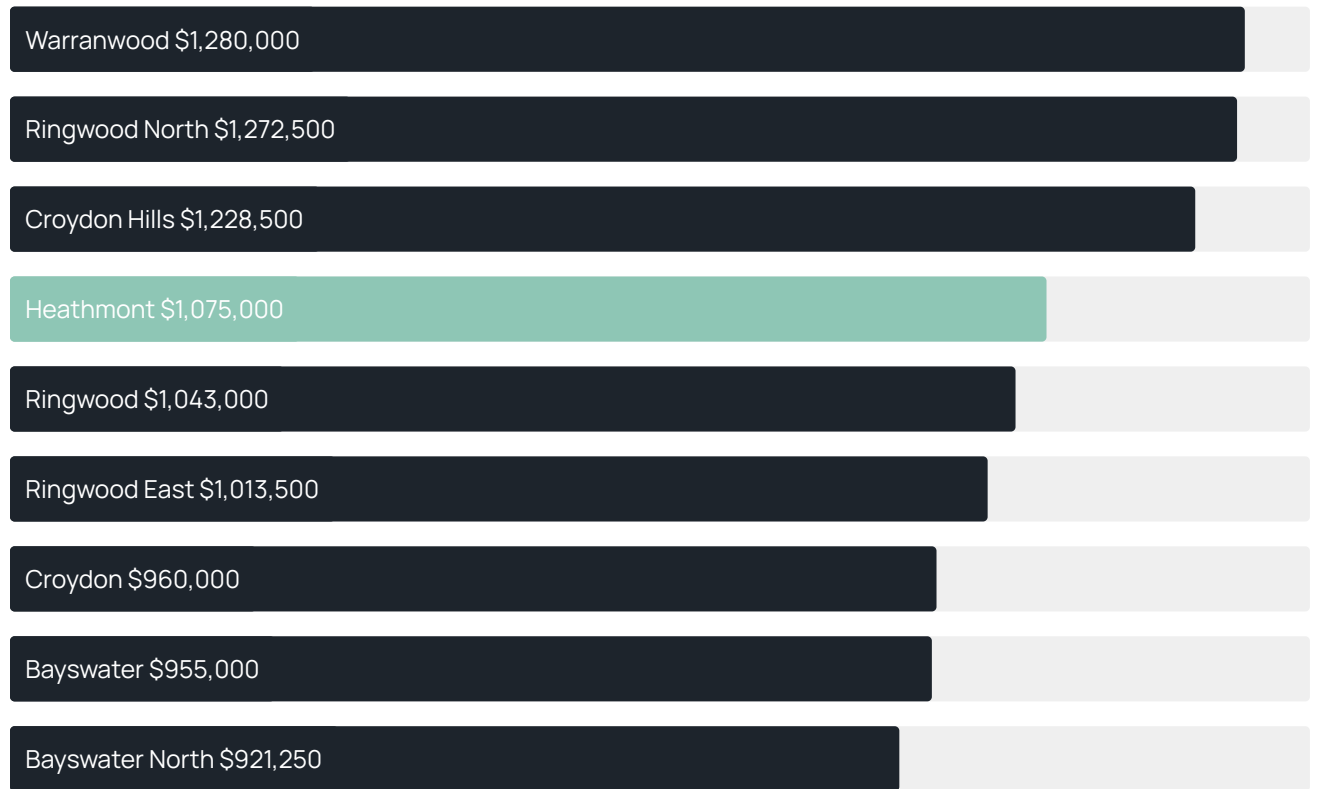
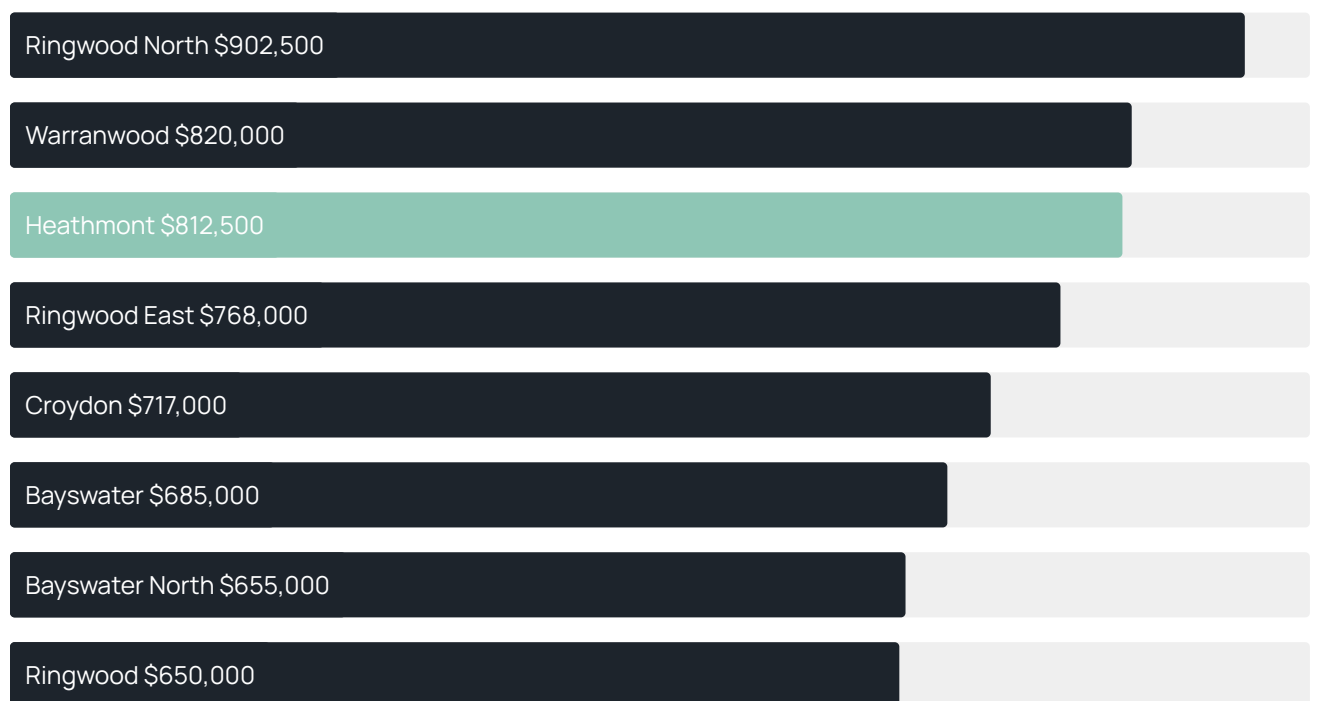
\$790k

Quarterly price change

-2.76% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 26%
● Private 74%

Auction clearance rate³

85.71%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

8.3 years

Dwelling type⁵

● Houses 94% ● Units 6%

Ownership⁵

● Owned outright 40% ● Mortgaged 45% ● Rented 15%

Population⁵

9,933

Median asking rent¹

\$660 per week

Population growth⁵

2.53%

Rental yield¹

2.85%

Median age⁵

41 years

Median household size⁵

2.7 people

HEATHMONT SUBURB REPORT

Recent Heathmont 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
 9/270 Canterbury Rd HEATHMONT	2	Townhouse	\$660,000	19 Jul 2026
 3 Frances St Heathmont	3	House	\$825,000	18 Jul 2026
 44 Dickasons Rd Heathmont	5	House	\$2,150,000	13 Jul 2026
 27 Waterloo St Heathmont	3	House	\$980,000	10 Jul 2026
 14 Alvena Cr Heathmont	4	House	\$1,390,000	22 Jun 2026
 42 Daisy St Heathmont	3	House	\$868,500	15 Jun 2026
 105 Erica Ct Heathmont	5	House	\$1,180,000	12 Jun 2026
 20 The Boulevard Heathmont	3	House	\$950,000	04 Jun 2026
 26 Alvena Cr Heathmont	3	House	\$925,000	02 Jun 2026
 8 Blenheim St Heathmont	4	House	\$1,200,000	26 May 2026

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Dresden Av Heathmont	3	Flat/Unit/Apartment	\$770,000	25 May 2026
 1 Marden Pl Heathmont	4	House	\$1,212,000	23 May 2026
 9/263 Canterbury Rd Heathmont	3	Unit	\$730,000	22 May 2026
 107 Heathmont Rd Heathmont	3	House	\$940,000	22 May 2026
 1 Heath Ct HEATHMONT	4	House	\$1,850,000	20 May 2026
 2 The Boulevard Heathmont	3	House	\$1,350,000	19 May 2026
 26 Jarma Rd Heathmont	3	House	\$945,000	16 May 2026
 4 Headline Ct Heathmont	5	House	\$1,333,000	14 May 2026
 17 Alvena Cr Heathmont	4	House	\$915,000	08 May 2026
 16 Viviani Cr Heathmont	3	House	\$900,000	02 May 2026

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Wendy Ct Heathmont	3	House	\$1,115,000	30 Apr 2026
 1/8 Coleman St Heathmont	2	Townhouse	\$792,500	29 Apr 2026
 21 Jarma Rd Heathmont	3	House	\$930,000	23 Apr 2026
 4 Joel Ct Heathmont	3	House	\$910,000	18 Apr 2026
 15 Coven Av Heathmont	4	House	\$1,020,000	17 Apr 2026
 2b Poulton Cl Heathmont	3	House	\$950,000	16 Apr 2026
 21 Westmore Dr Heathmont	4	House	\$1,121,000	08 Apr 2026
 11 Frances St Heathmont	3	House	\$1,077,000	30 Mar 2026
 9/292 Canterbury Rd Heathmont	3	Flat/Unit/Apartment	\$730,000	30 Mar 2026
 9/292-294 Canterbury Rd Heathmont	3	Unit	\$730,000	30 Mar 2026



Jellis Craig Ringwood
90 Maroondah Hwy, Ringwood
03 9870 6211

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 01/08/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.