



Heathmont Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HEATHMONT SUBURB REPORT

Median house price¹

Median

\$1.12m

Quarterly price change

6.66% 

Median unit price¹

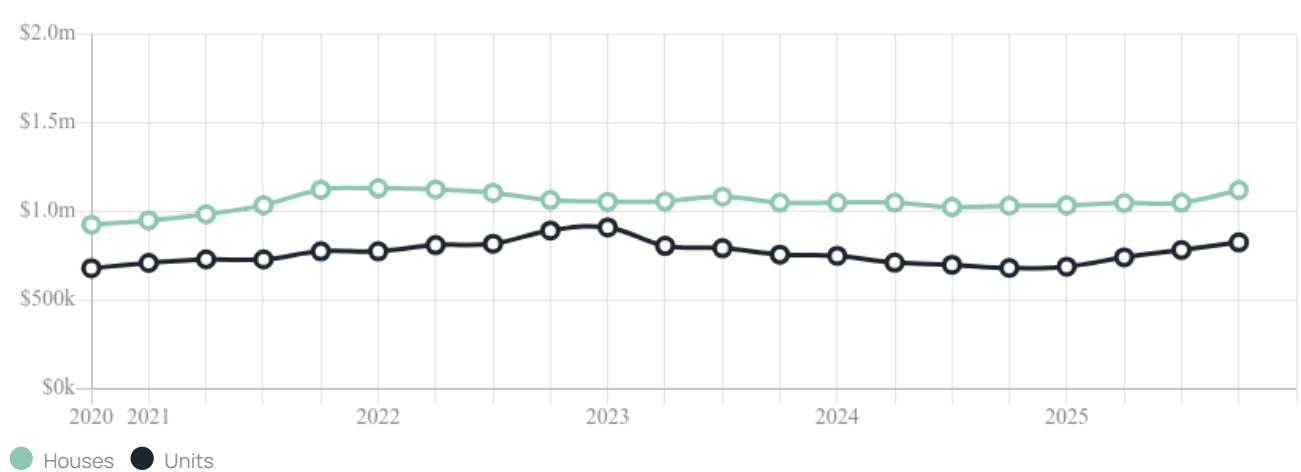
Median

\$826k

Quarterly price change

5.49% 

Quarterly price change¹



Surrounding Suburbs

HEATHMONT SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

HEATHMONT SUBURB REPORT

Sale method²



● Auction 43%
● Private 57%

Auction clearance rate³

76.92%

Median days on market³

23 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

8.3 years

Insights

Dwelling type⁵



● Houses 94% ● Units 6%

Ownership⁵



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

Population⁵

9,933

Median asking rent¹

\$650 per week

Population growth⁵

2.53%

Rental yield¹

2.85%

Median age⁵

41 years

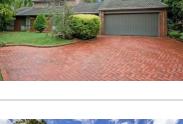
Median household size⁵

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/16 Joel Ct Heathmont	3	Unit	\$920,000	31 Jan 2026
 32 Danielle Cr Heathmont	5	House	\$1,215,500	31 Jan 2026
 1/368 Canterbury Rd Heathmont	3	Unit	\$705,000	04 Jan 2026
 31 Myrtle Av Heathmont	2	House	\$862,000	24 Dec 2025
 4/259 Canterbury Rd Heathmont	3	Unit	\$725,000	24 Dec 2025
 35 Sunset Dr Heathmont	5	House	\$970,000	20 Dec 2025
 7A Barnic Rd Heathmont	2	House	\$900,000	20 Dec 2025
 4/22-24 Marlborough Rd Heathmont	4	Townhouse	\$880,000	13 Dec 2025
 4/22 Marlborough Rd Heathmont	2	Flat/Unit/Apartment	\$880,000	13 Dec 2025
 213 Canterbury Rd HEATHMONT	3	House	\$800,000	11 Dec 2025

Sold Properties

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 245 Canterbury Rd Heathmont	5	House	\$1,155,000	10 Dec 2025
 25 Waterloo St Heathmont	3	House	\$948,000	09 Dec 2025
 10 Balfour Av Heathmont	3	House	\$1,200,000	02 Dec 2025
 8 Janet Ct Heathmont	4	House	\$1,240,000	02 Dec 2025
 3 Washusen Rd Heathmont	4	House	\$1,280,000	29 Nov 2025
 17 Sheridan Ct Heathmont	3	House	\$955,000	26 Nov 2025
 1 Campbell St Heathmont	4	House	\$1,260,000	22 Nov 2025
 91 Heathmont Rd Heathmont	2	House	\$840,000	18 Nov 2025
 68 Heathmont Rd Heathmont	3	House	\$930,000	16 Nov 2025
 6 Stoda St Heathmont	3	House	\$1,210,000	12 Nov 2025

Sold Properties

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2/13 Edna St Heathmont	2	Flat/Unit/Apartment	\$735,000 11 Nov 2025
	12 Devon Av Heathmont	3	House	\$1,300,000 08 Nov 2025
	21 Orchid St Heathmont	4	House	\$1,280,000 08 Nov 2025
	21 Devon Av Heathmont	3	House	\$1,221,000 08 Nov 2025
	40 Dirkala Av Heathmont	6	House	\$1,341,000 29 Oct 2025
	1 Lowen Av Heathmont	5	House	\$1,030,000 27 Oct 2025
	1 Wayne Ct Heathmont	3	House	\$1,215,000 23 Oct 2025
	2 Headline Ct Heathmont	3	House	\$1,160,000 21 Oct 2025
	2/25 Armstrong Rd Heathmont	3	Unit	\$815,000 18 Oct 2025
	4A Myrtle Av Heathmont	3	Unit	\$952,888 15 Oct 2025



Jellis Craig Ringwood
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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 01/02/2026

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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