



Heathmont

# Suburb Report



Your connection to property insights



JellisCraig

HEATHMONT SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.12m

Quarterly price change

6.66% ↑

Median unit price<sup>1</sup>

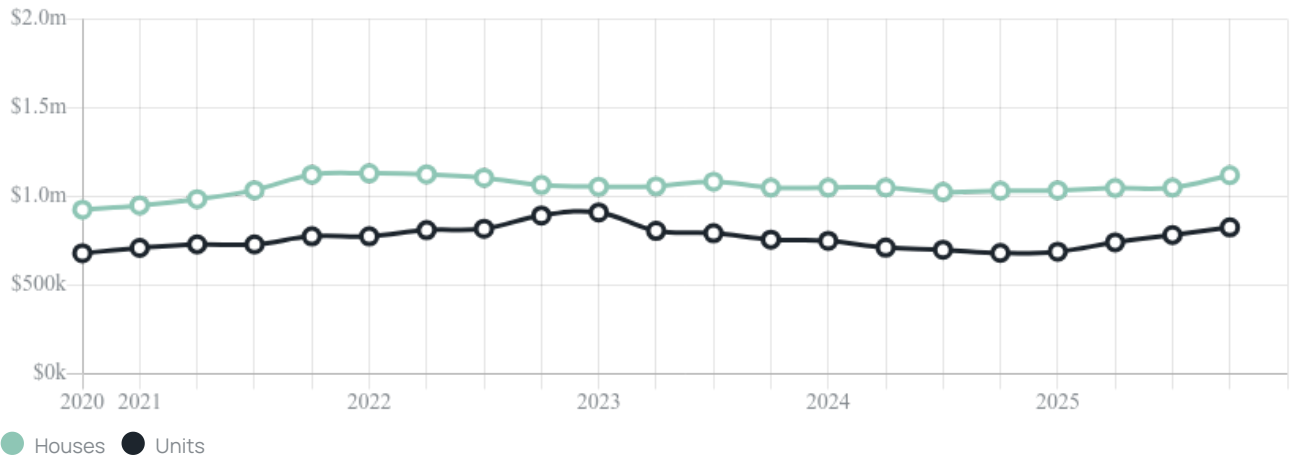
Median

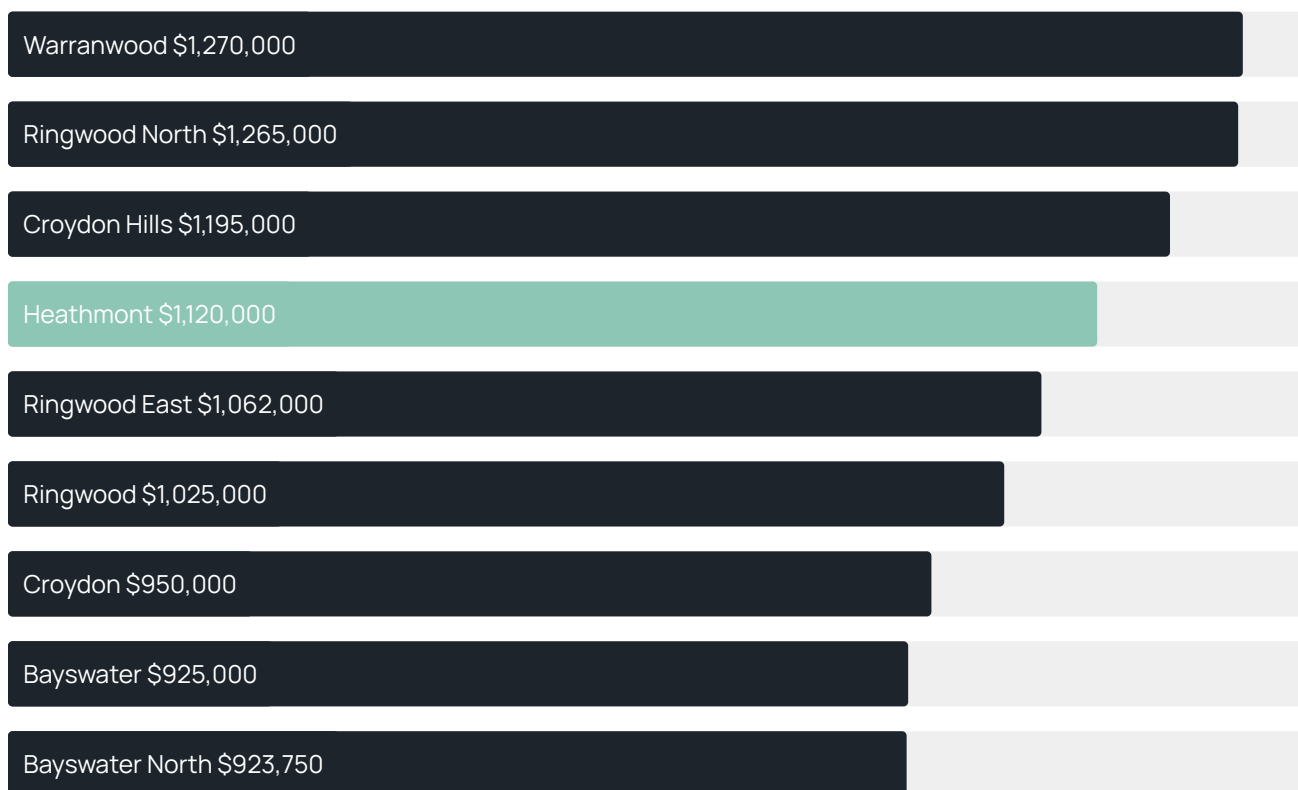
\$826k

Quarterly price change

5.49% ↑

Quarterly price change<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 43%  
● Private 57%

Auction clearance rate<sup>3</sup>

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**76.92%**Median days on market<sup>3</sup>

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**23 days**Jellis Craig average inspection attendance per listing<sup>4</sup>

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**23 groups**Average hold period<sup>1</sup>

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**8.3 years**Dwelling type<sup>5</sup>

● Houses 94% ● Units 6%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

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**9,933**Median asking rent<sup>1</sup>

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**\$650 per week**Population growth<sup>5</sup>

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**2.53%**Rental yield<sup>1</sup>

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**2.85%**Median age<sup>5</sup>

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**41 years**Median household size<sup>5</sup>











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**2.7 people**



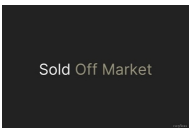







## HEATHMONT SUBURB REPORT

## 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](https://jellisraig.com.au/suburb-reports)











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

## HEATHMONT SUBURB REPORT

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



## HEATHMONT SUBURB REPORT

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



**Jellis Craig Ringwood**  
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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.

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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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