



Heathmont

Suburb Report



Your connection to property insights



JellisCraig

HEATHMONT SUBURB REPORT

Median house price¹

Median

\$1.09m

Quarterly price change

-3.12% ↓

Median unit price¹

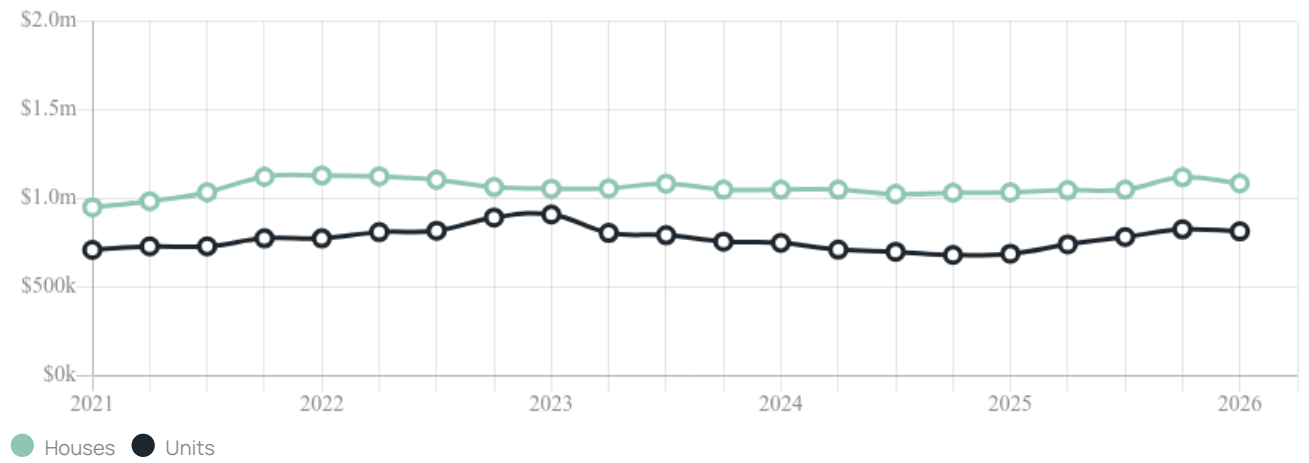
Median

\$815k

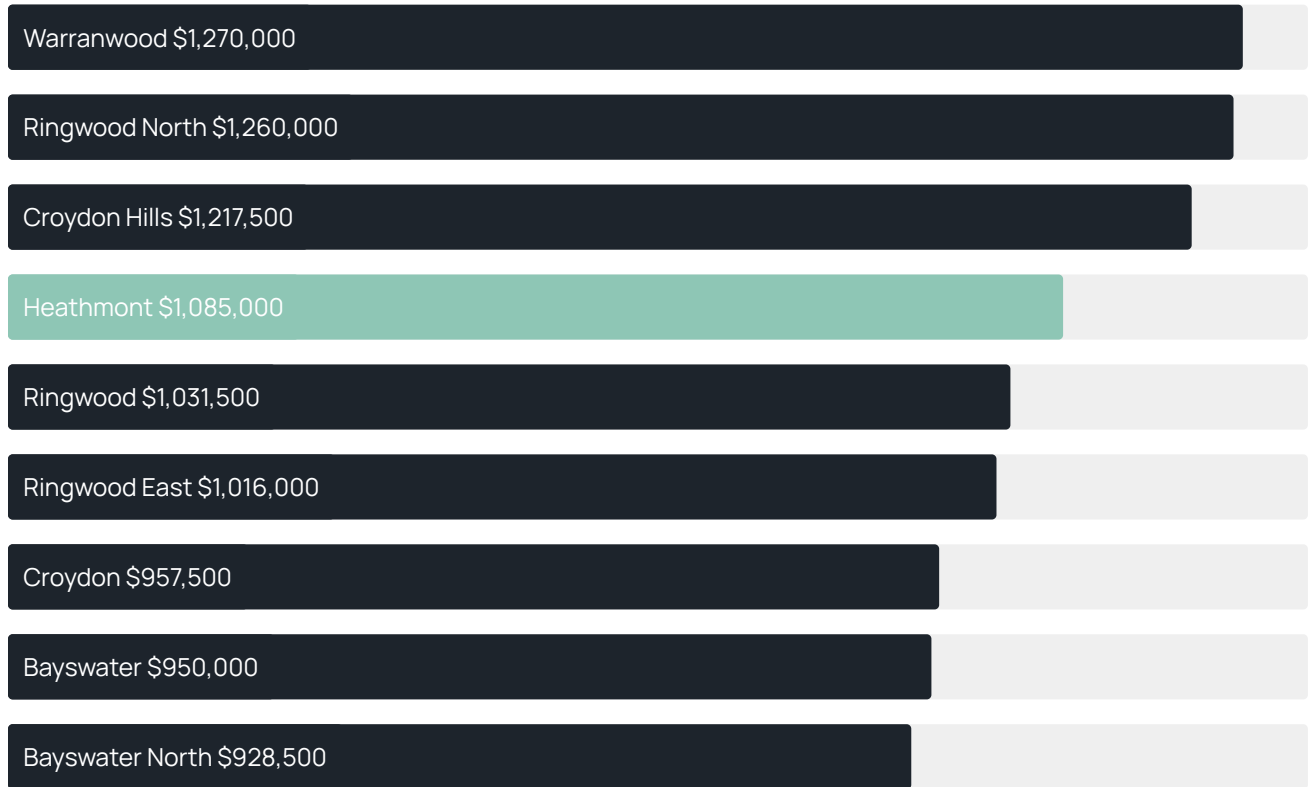
Quarterly price change

-1.27% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 32%
- Private 68%

Auction clearance rate³

60%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

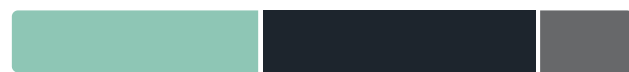
8.3 years

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
 1 Marden Pl Heathmont	4	House	\$1,212,000	23 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
 1/8 Coleman St Heathmont	2	Townhouse	\$792,500	29 Apr 2026
 21 Jarma Rd Heathmont	3	House	\$930,000	23 Apr 2026

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 9/292-294 Canterbury Rd Heathmont	3	Unit	\$730,000	30 Mar 2026
 47a Viviani Cr Heathmont	3	House	\$806,000	24 Mar 2026
 3 Heath Ct Heathmont	3	House	\$992,500	24 Mar 2026
 20a Frances St Heathmont	3	House	\$905,000	18 Mar 2026
 18 Lorienne St Heathmont	2	House	\$841,000	16 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 1/25 Armstrong Rd Heathmont	3	Unit	\$950,000	07 Mar 2026
 64 Heathmont Rd Heathmont	4	House	\$848,000	04 Mar 2026
 24 The Boulevard Heathmont	4	House	\$1,240,000	02 Mar 2026
 67 Cuthbert St Heathmont	3	House	\$987,000	27 Feb 2026
 11 Mountain View Rd Heathmont	3	House	\$1,540,000	27 Feb 2026
 117 Great Ryrie St Heathmont	2	House	\$845,000	26 Feb 2026
 10/270 Canterbury Rd Heathmont	2	Townhouse	\$705,000	26 Feb 2026
 8 Philip St Heathmont	3	House	\$837,000	25 Feb 2026
 40 The Boulevard Heathmont	4	House	\$1,360,000	25 Feb 2026
 37 Danielle Cr Heathmont	3	House	\$1,080,000	24 Feb 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 01/06/2026

- 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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