Heathmont

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$984k

Monthly median price change[2]

-4.51% ↓

Median unit price

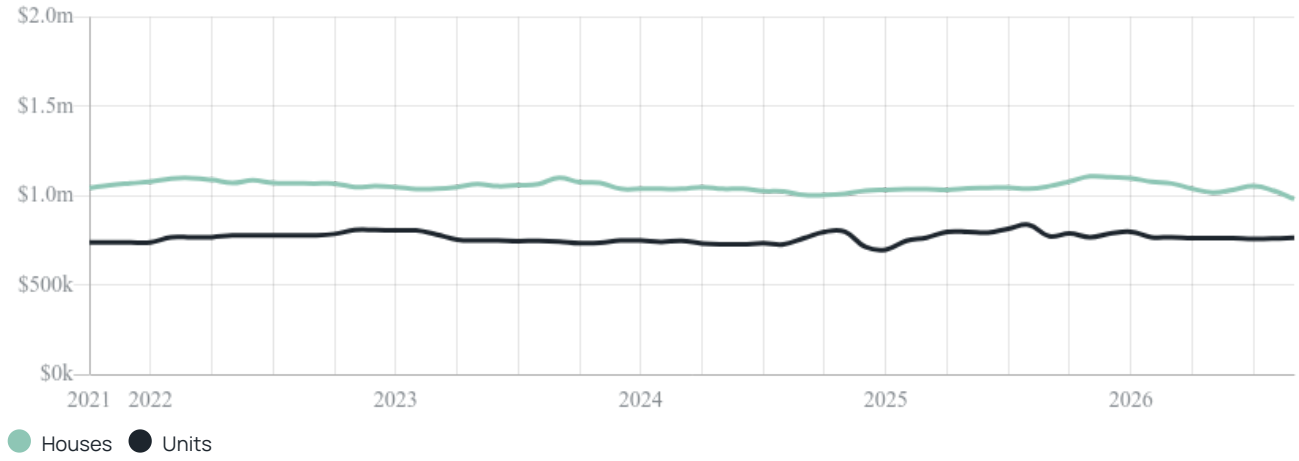
Median[1]

$768k

Monthly median price change[2]

0.72% ↑

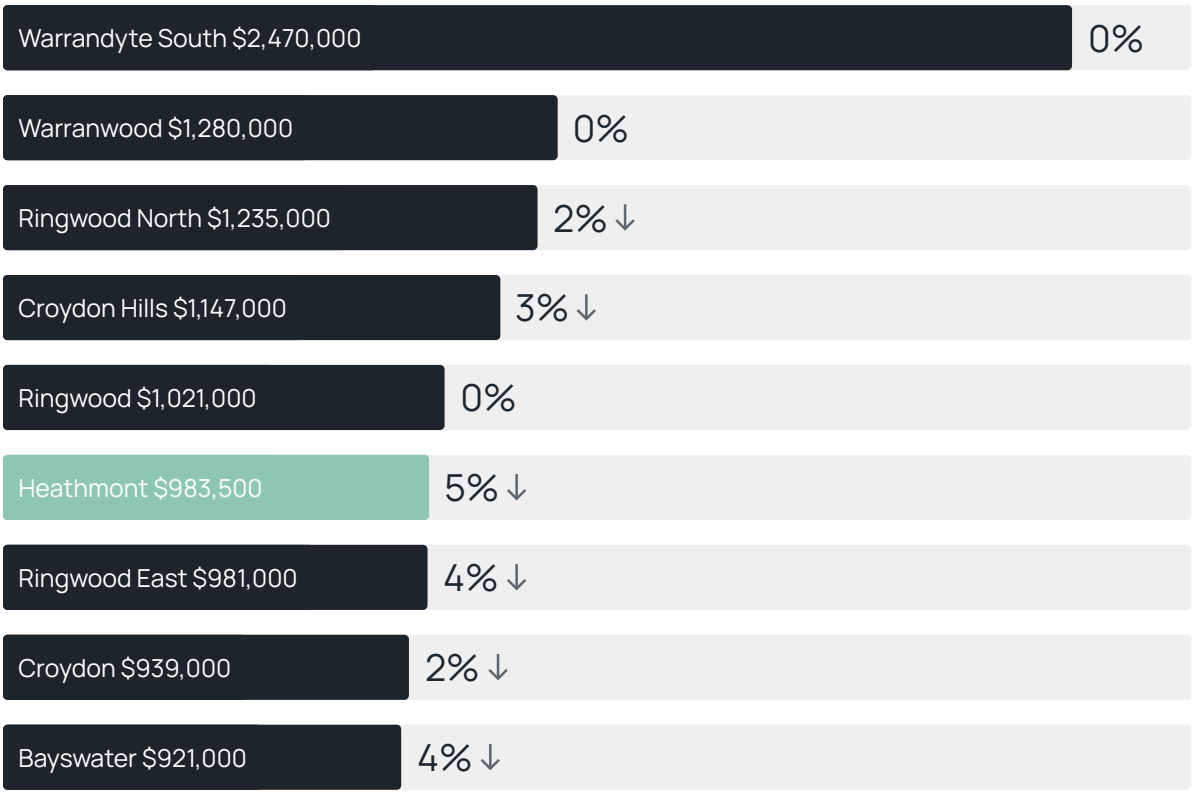
Heathmont monthly median property prices[3]



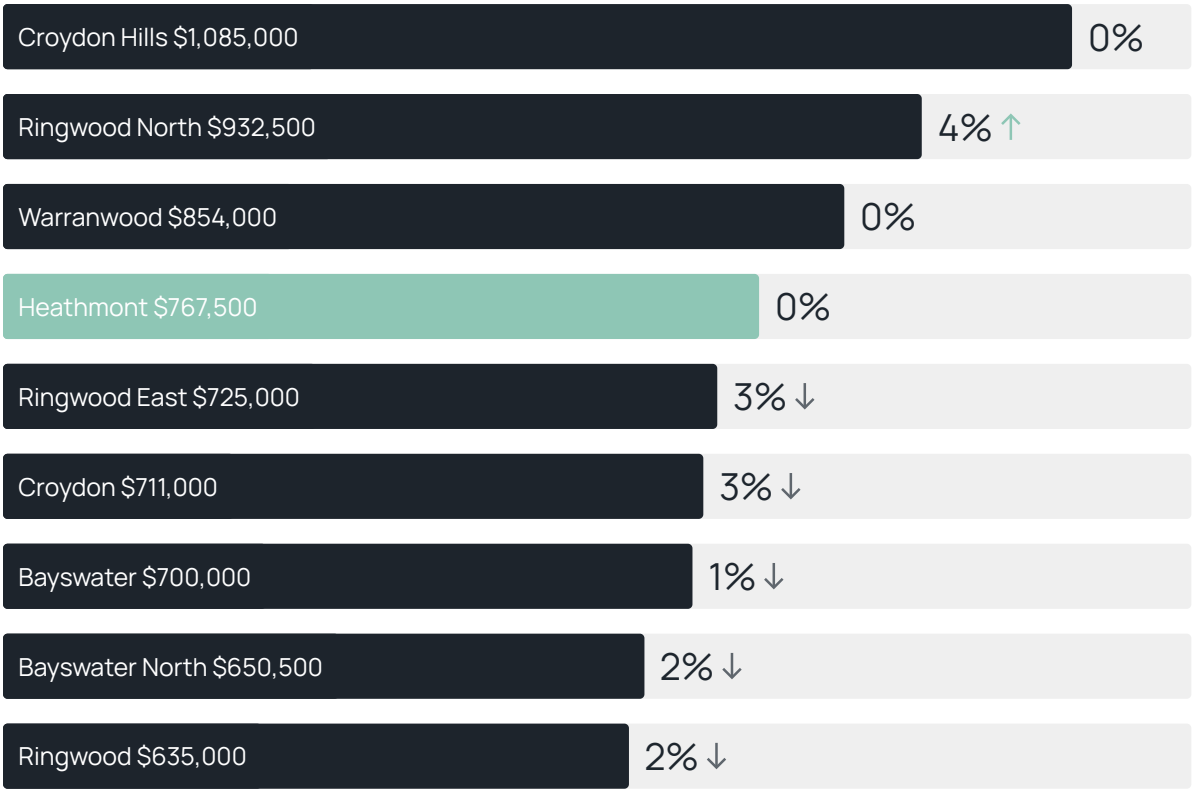


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

34%

Median days on market[5]

House	Unit
24 days	27 days

Jellis Craig average inspection attendance per listing[6]

48 groups

Average hold period[1]

House	Unit
13.1 years	12.8 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

9,933

Population growth[7]

2.53%

Median age[7]

41 years

Median household size[7]

2.7 people

Median asking rent per week[1]

House	Unit
$660	$590

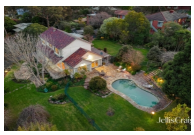
Rental yield[8]

House	Unit
3.51%	4.15%

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Recent Heathmont sales[5]

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
	3/18 Lee Court Heathmont	4	House	$1,370,000	27 Oct 2026
	36 Dirkala Avenue Heathmont	3	House	$945,000	26 Oct 2026
	2 Orchard Grove Heathmont	4	House	$1,420,000	24 Oct 2026
	21 Washusen Road Heathmont	3	House	$800,000	23 Oct 2026
	1A Orchard Grove Heathmont	2	House	$730,000	19 Oct 2026
	12 Fairbank Avenue Heathmont	3	House	$1,001,000	17 Oct 2026
	1/292-294 Canterbury Road Heathmont	3	Unit	$675,000	15 Oct 2026
	10 Culverlands Road Heathmont	4	House	$1,730,000	15 Oct 2026
	2A Yallamba Place Heathmont	2	House	$740,000	14 Oct 2026
	1/16 Joel Court Heathmont	4	Unit	$800,000	14 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	36a Myrtle Avenue Heathmont	4	House	$790,000	13 Oct 2026
	3 Philip Street Heathmont	3	House	$950,000	10 Oct 2026
	1 Edna Street Heathmont	4	House	$1,080,000	09 Oct 2026
	2A Royal Avenue Heathmont	3	House	$848,000	03 Oct 2026
	31 Woodlands Road Heathmont	5	House	$1,590,000	29 Sep 2026
	19 Viviani Crescent Heathmont	3	House	$1,100,000	25 Sep 2026
	322 Canterbury Road Heathmont	3	House	$970,000	22 Sep 2026
	27 Coven Avenue Heathmont	3	House	$752,000	12 Sep 2026
	1/258 Canterbury Road Heathmont	3	Unit	$700,000	10 Sep 2026
	227 Canterbury Road Heathmont	4	House	$880,000	07 Sep 2026

Address	Bedrooms	Type	Price	Sold
 28 Ross Crescent Heathmont	3	House	$970,000	07 Sep 2026
 26 Adrian Court Heathmont	4	House	$1,526,000	01 Sep 2026
 20 Cuthbert Street Heathmont	3	House	$950,000	01 Sep 2026
 1 Beard Court Heathmont	2	House	$822,000	31 Aug 2026
 3/21 Edna Street Heathmont	3	Townhouse	$978,500	28 Aug 2026
 3 Neil Street Heathmont	3	House	$789,000	27 Aug 2026
 53 The Boulevard Heathmont	3	House	$830,000	18 Aug 2026
 5 The Outlook Heathmont	4	House	Undisclosed	07 Aug 2026
 7A Myrtle Avenue Heathmont	3	House	$790,000	07 Aug 2026
 75 Heathmont Road Heathmont	3	House	Undisclosed	07 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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