



Heathmont

Suburb Report



Your connection to property insights



JellisCraig

HEATHMONT SUBURB REPORT

Median house price¹

Median

\$1.07m

Quarterly price change

-0.23% ↓

Median unit price¹

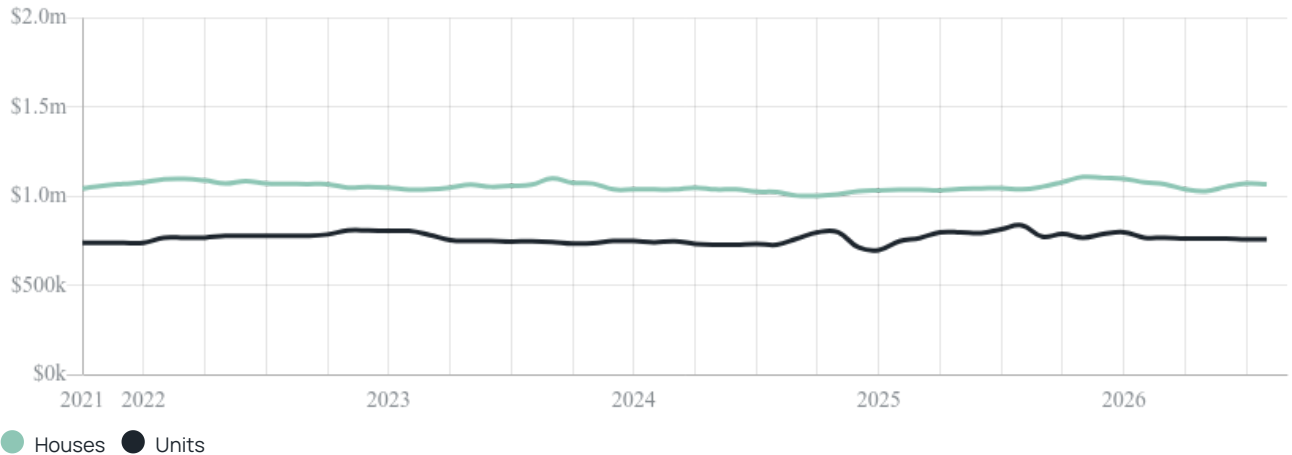
Median

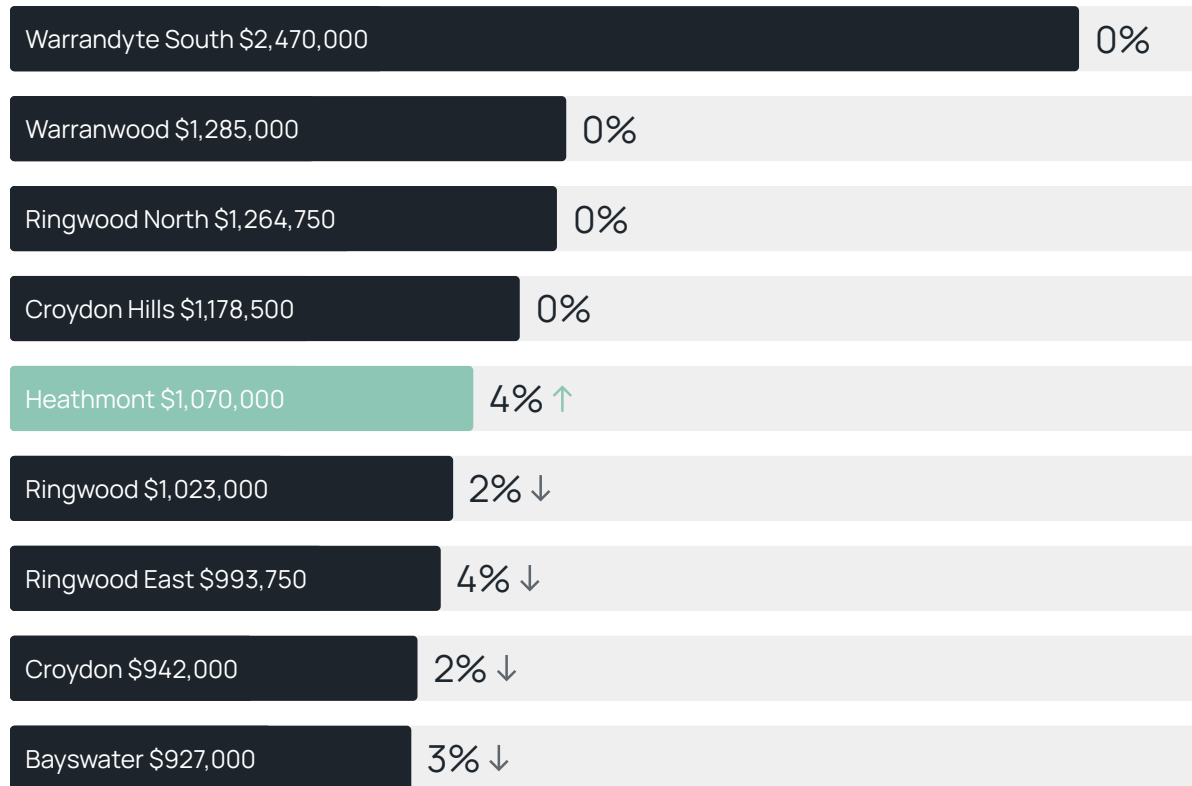
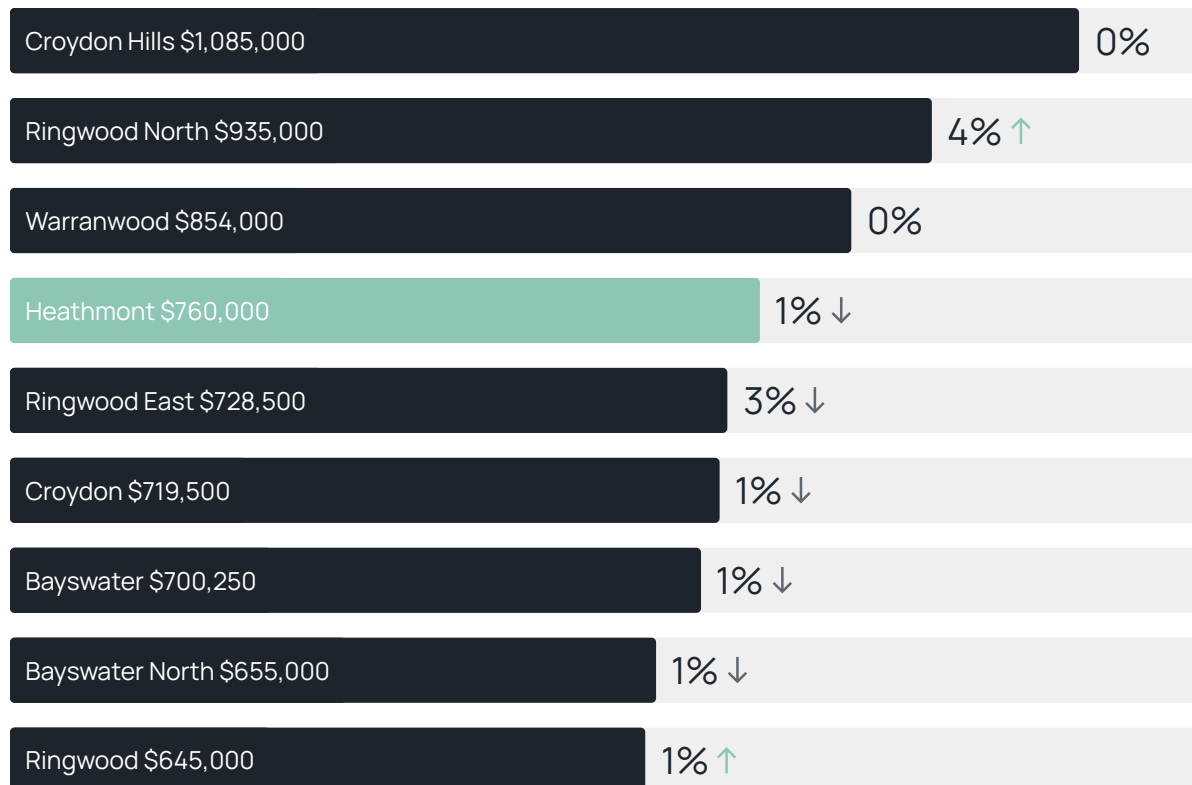
\$760k

Quarterly price change

0.00% ↓

Heathmont quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 27%
● Private 73%

Auction clearance rate³

50%

Median days on market³

House

24 days

Unit

24 days

Jellis Craig average inspection attendance per listing⁴

48 groups

Average hold period¹

House

13.1 years

Unit

13.0 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 39% ● Mortgaged 43% ● Rented 18%

Population⁵

9,933

Median asking rent per week¹

Unit

\$665

\$590

Population growth⁵

2.53%

Rental yield¹

House

3.55%

Unit

4.07%

Median age⁵

41 years

Median household size⁵

2.7 people

Recent Heathmont sales²

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
 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
 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	Undisclosed	18 Aug 2026

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 5/17-23 Marlborough Road Heathmont	3	Unit	\$850,000	03 Aug 2026
 1/5 Myrtle Avenue Heathmont	2	House	\$690,000	25 Jul 2026
 3/290 Canterbury Road Heathmont	3	Townhouse	\$772,888	24 Jul 2026
 5 Westmore Drive Heathmont	3	House	\$1,125,000	22 Jul 2026
 9/270 Canterbury Road Heathmont	2	Townhouse	\$660,000	19 Jul 2026
 3 Frances Street Heathmont	3	House	\$825,000	18 Jul 2026
 28 Joel Court Heathmont	8	House	\$933,000	18 Jul 2026

HEATHMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 44 Dickasons Road Heathmont	5	House	Undisclosed	13 Jul 2026
 27 Waterloo Street Heathmont	3	House	\$980,000	10 Jul 2026
 24 Royal Avenue Heathmont	5	House	\$1,405,000	03 Jul 2026
 19 Armstrong Road Heathmont	4	Townhouse	\$1,040,000	27 Jun 2026
 14 Alvena Crescent Heathmont	4	House	\$1,390,000	22 Jun 2026
 8 The Outlook Heathmont	4	House	\$1,393,000	15 Jun 2026
 105 Erica Court Heathmont	5	House	\$1,180,000	12 Jun 2026
 8 Blenheim Street Heathmont	4	House	\$1,200,000	10 Jun 2026
 20 The Boulevard Heathmont	3	House	\$950,000	04 Jun 2026
 8 Dresden Avenue Heathmont	3	Unit	Undisclosed	04 Jun 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).