

# JellisCraig

MONT ALBERT NORTH

# Suburb Report

Know your neighbourhood.



MONT ALBERT NORTH SUBURB REPORT

Median House Price\*

Median

\$1.70m

Quarterly Price Change

6.91% ↑

Median Unit Price\*

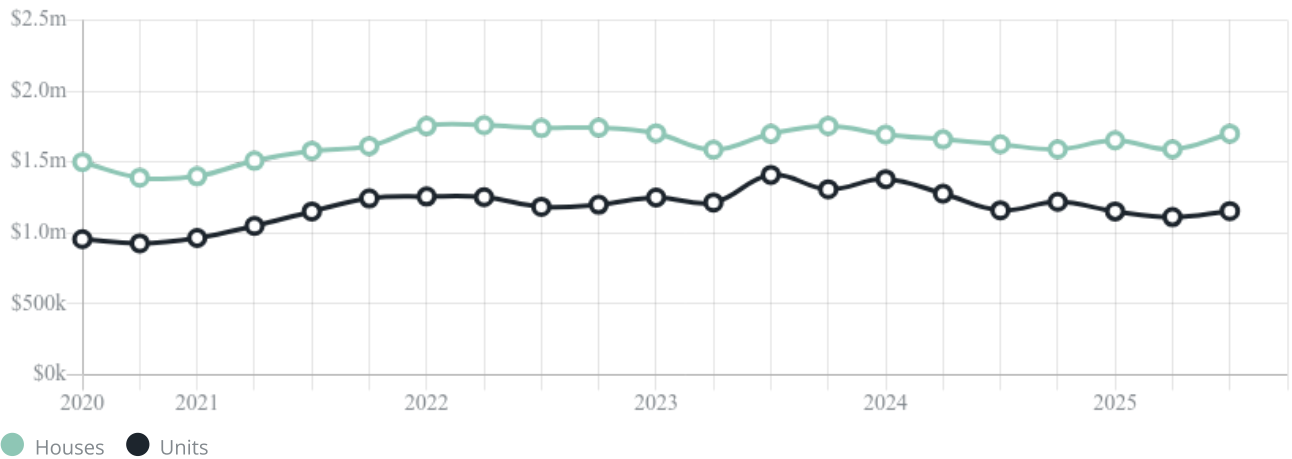
Median

\$1.16m

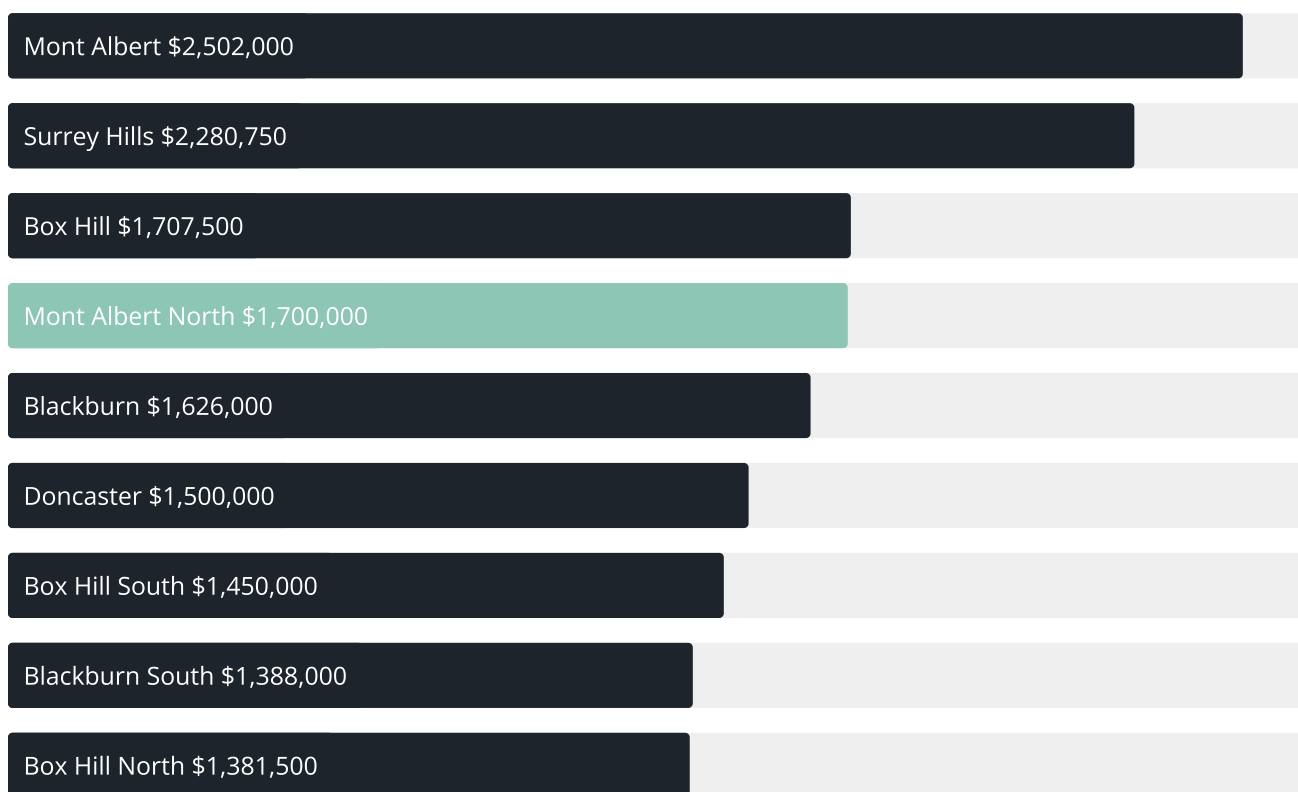
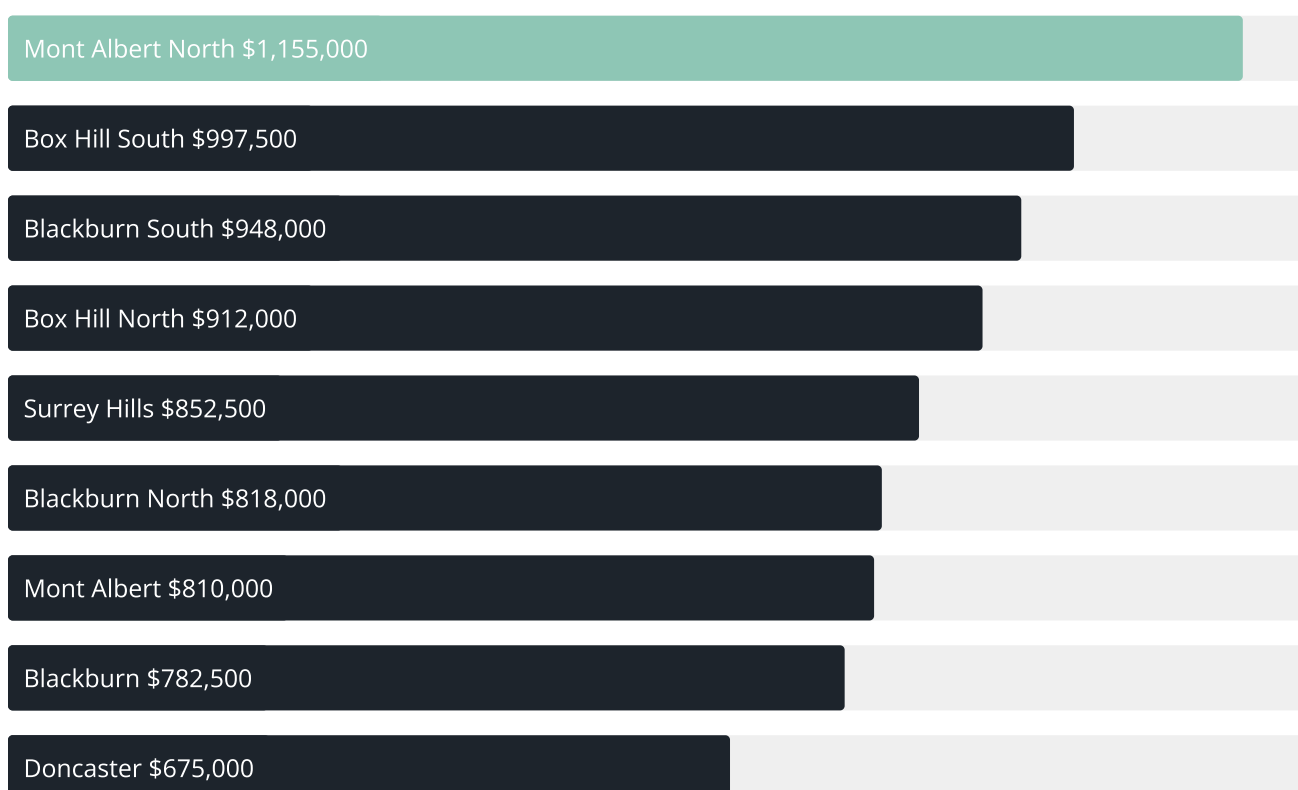
Quarterly Price Change

3.82% ↑

Quarterly Price Change\*



## MONT ALBERT NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MONT ALBERT NORTH SUBURB REPORT

## Sale Method\*



● Auction 86%  
● Private 14%

## Auction Clearance Rate\*

67.74%

## Median Days on Market^

25 days

## Average Hold Period\*

9.1 years

## Dwelling Type^



● Houses 63% ● Units 37%

## Ownership^



● Owned Outright 45% ● Mortgaged 38% ● Rented 16%

## Population^

5,609

## Median Asking Rent per week\*

\$780

## Population Growth^

1.93%

## Rental Yield\*

2.2%

## Median Age^

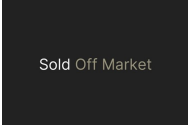







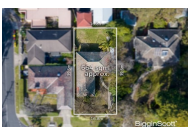

43 years

## Median Household Size^






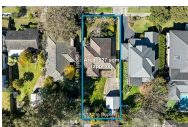




2.7 people

## MONT ALBERT NORTH SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisrcraig.com.au/suburbinsights](https://jellisrcraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/53 Orchard Cr MONT ALBERT NORTH	4	Townhouse	\$1,500,000	24 Nov 2025
 3/62 Relowe Cr Mont Albert North	4	Townhouse	\$1,655,000	22 Nov 2025
 430 Belmore Rd Mont Albert North	3	House	\$1,455,000	19 Nov 2025
 34 Francesca St Mont Albert North	4	House	\$2,200,000	13 Nov 2025
 7 Kefford Ct Mont Albert North	3	House	\$1,590,000	06 Nov 2025
 2/97 Rostrevor Pde Mont Albert North	4	Townhouse	\$1,500,000	31 Oct 2025
 1/55 Strabane Av Mont Albert North	4	Townhouse	\$1,440,000	25 Oct 2025
 24 Melrose St Mont Albert North	3	House	\$1,550,000	18 Oct 2025
 50 Bundoran Pde Mont Albert North	3	House	\$1,760,000	18 Oct 2025
 14 Moselle St Mont Albert North	3	House	\$1,620,000	18 Oct 2025

## MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Allison Rd Mont Albert North	3	House	\$1,480,000	16 Oct 2025
 3/28 Francesca St Mont Albert North	3	Flat/Unit/Apartment	\$1,155,000	16 Oct 2025
 9 Scarborough Sq Mont Albert North	3	House	\$1,100,000	16 Oct 2025
 2/53 Orchard Cr Mont Albert North	3	Townhouse	\$1,620,000	11 Oct 2025
 2/25 Belgravia Av Mont Albert North	3	Unit	\$1,529,000	11 Oct 2025
 7 Corlett St Mont Albert North	3	House	\$1,710,000	04 Oct 2025
 25 Jackson Av Mont Albert North	5	House	\$2,226,000	29 Sep 2025
 34 Strabane Av Mont Albert North	4	House	\$1,900,000	20 Sep 2025
 3/412 Belmore Rd Mont Albert North	4	Strata Unit/Villa Unit/Townhouse	\$1,360,000	19 Sep 2025
 2/56 Belgravia Av Mont Albert North	4	Townhouse	\$1,465,000	15 Sep 2025

## MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/39 Orchard Cr Mont Albert North	3	Unit	\$1,050,000	11 Sep 2025
 3/12 Kerry Pde Mont Albert North	4	Townhouse	\$1,560,000	10 Sep 2025
 8 Sewell St Mont Albert North	4	House	\$1,710,000	06 Sep 2025
 20 Arnott St Mont Albert North	4	House	\$1,920,000	05 Sep 2025
 3/511 Elgar Rd Mont Albert North	3	Townhouse	\$880,000	03 Sep 2025
 91 Box Hill Cr Mont Albert North	4	House	\$1,568,000	03 Sep 2025
 12 Sutton Pde Mont Albert North	3	House	\$1,830,000	27 Aug 2025
 2/553 Elgar Rd Mont Albert North	3	Townhouse	\$1,050,000	22 Aug 2025
 1/23 Francesca St Mont Albert North	4	Townhouse	\$1,715,000	16 Aug 2025
 2/46 Belgravia Av Mont Albert North	3	Unit	\$1,270,000	16 Aug 2025



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.