



Mont Albert North

Suburb Report



Your connection to property insights



JellisCraig

MONT ALBERT NORTH SUBURB REPORT

Median house price¹

Median

\$1.71m

Quarterly price change

-0.87% ↓

Median unit price¹

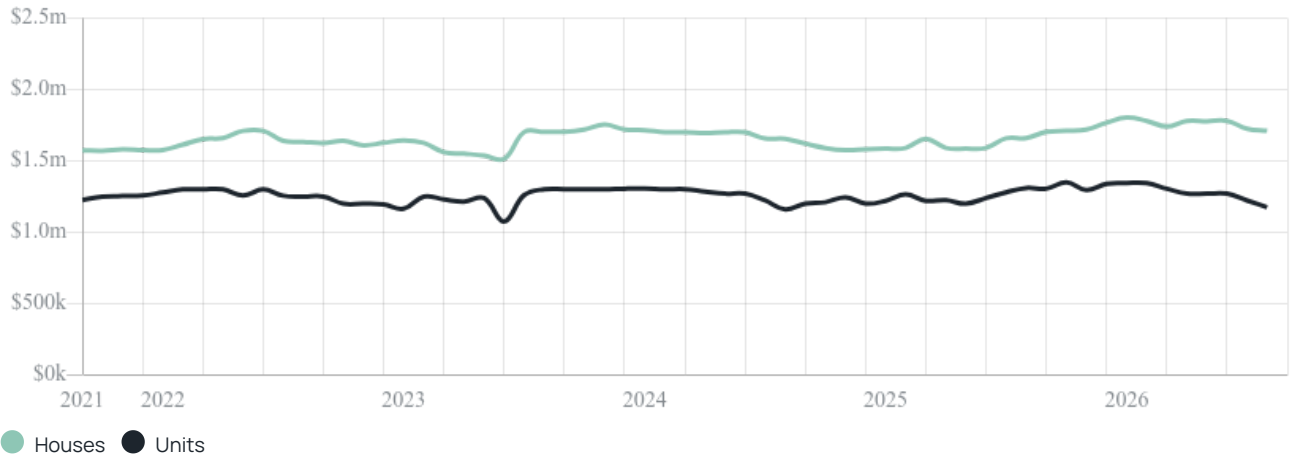
Median

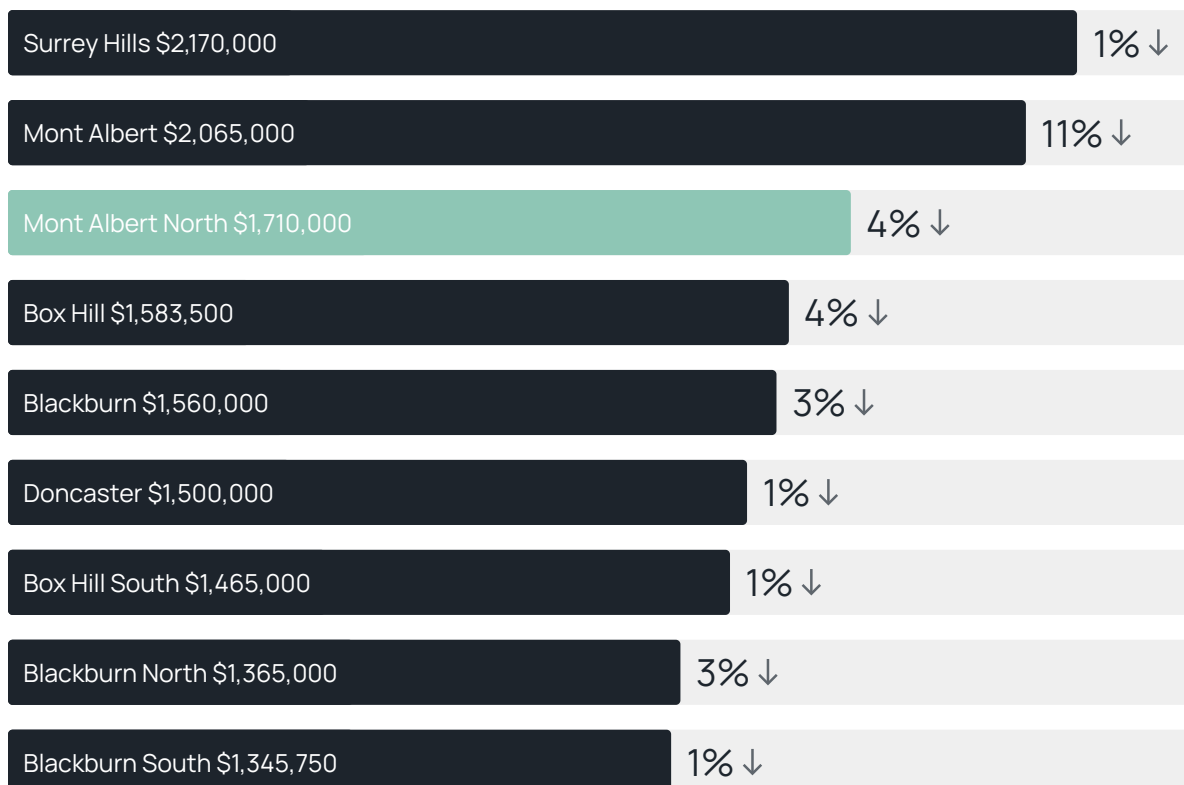
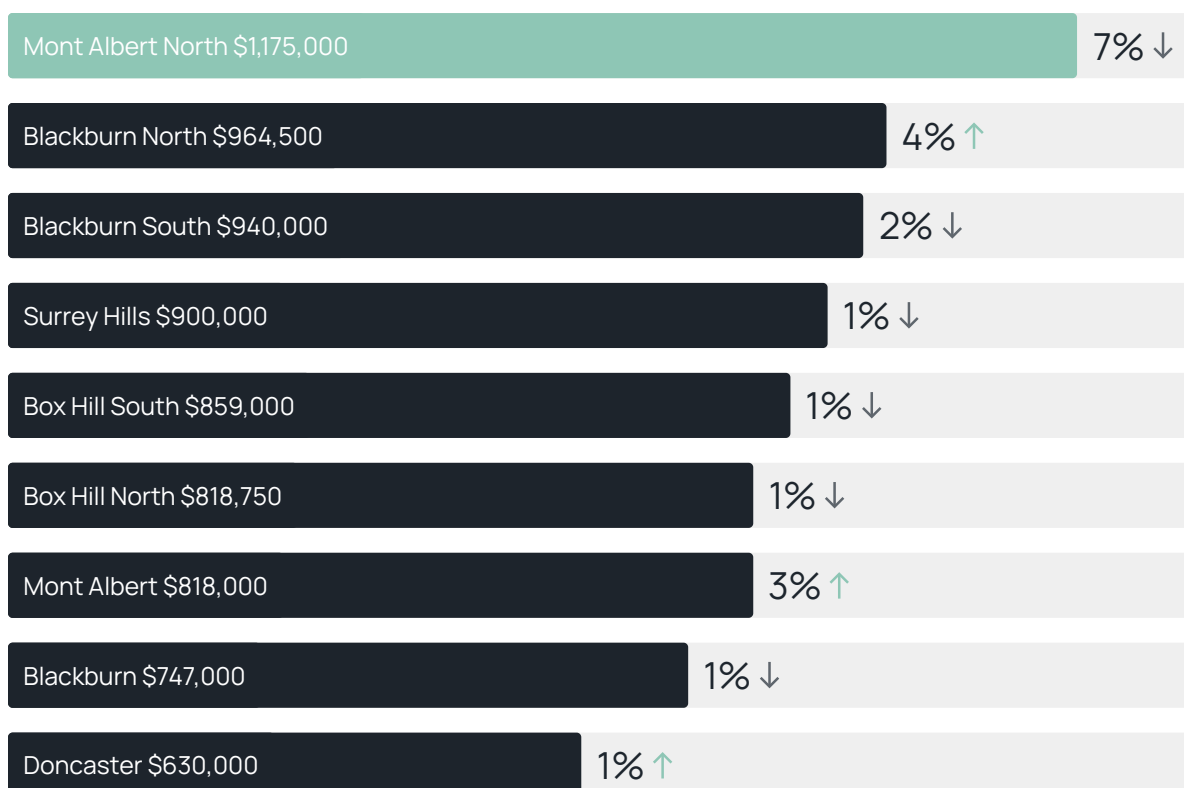
\$1.18m

Quarterly price change

-3.89% ↓

Mont Albert North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 49%
● Private 51%

Auction clearance rate³

50%

Median days on market³

House

Unit

30 days

38 days

Average hold period¹

House

Unit

16.2 years

14.5 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 44% ● Mortgaged 37% ● Rented 20%

Population⁵

5,609

Median asking rent per week¹

Unit

\$790

\$750

Population growth⁵

1.93%

Rental yield¹

House

Unit

2.84%

3.92%

Median age⁵

43 years

Median household size⁵

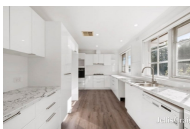
2.7 people

Recent Mont Albert North sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 9 Moselle Street Mont Albert North	3	House	\$1,017,000	05 Sep 2026
 17 Mccoll Road Mont Albert North	5	House	Undisclosed	28 Aug 2026
 3/31 Orchard Crescent Mont Albert North	3	Unit	Undisclosed	28 Aug 2026
 60 Dunloe Avenue Mont Albert North	4	House	Undisclosed	26 Aug 2026
 57 Relowe Crescent Mont Albert North	4	House	\$1,708,000	26 Aug 2026
 1D Braemar Street Mont Albert North	3	House	Undisclosed	22 Aug 2026
 17 Bundoran Parade Mont Albert North	3	House	\$1,250,000	08 Aug 2026
 1/28 Orchard Crescent Mont Albert North	3	House	Undisclosed	06 Aug 2026
 28 Vivianne Avenue Mont Albert North	3	House	\$1,300,000	03 Aug 2026
 55 Valda Avenue Mont Albert North	4	House	\$1,301,000	01 Aug 2026

MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/392 Belmore Road Mont Albert North	2	Townhouse	\$726,888	31 Jul 2026
 22 Mitchell Road Mont Albert North	3	House	\$1,440,000	25 Jul 2026
 5 Allison Road Mont Albert North	4	House	Undisclosed	24 Jul 2026
 4/8 Box Hill Crescent Mont Albert North	3	Townhouse	Undisclosed	17 Jul 2026
 1/8 Box Hill Crescent Mont Albert North	4	Townhouse	Undisclosed	11 Jul 2026
 2/601 Elgar Road Mont Albert North	3	Unit	\$640,000	11 Jul 2026
 8 Mccoll Road Mont Albert North	3	House	Undisclosed	11 Jul 2026
 11 Milne Road Mont Albert North	3	House	Undisclosed	06 Jul 2026
 10 Melrose Street Mont Albert North	4	House	Undisclosed	06 Jul 2026
 23 Box Hill Crescent Mont Albert North	3	House	Undisclosed	03 Jul 2026

MONT ALBERT NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/18 Orchard Crescent Mont Albert North	3	Townhouse	\$1,175,000	26 Jun 2026
 3 Edgoose Avenue Mont Albert North	3	House	\$1,415,000	24 Jun 2026
 27 Moselle Street Mont Albert North	3	House	\$2,008,000	18 Jun 2026
 60a Dunloe Avenue Mont Albert North	4	House	Undisclosed	17 Jun 2026
 2/38 Strabane Avenue Mont Albert North	4	House	Undisclosed	15 Jun 2026
 13 Benbrook Avenue Mont Albert North	4	House	\$1,350,000	13 Jun 2026
 2/83 Dunloe Avenue Mont Albert North	3	Townhouse	\$1,148,000	04 Jun 2026
 432 Belmore Road Mont Albert North	4	House	Undisclosed	04 Jun 2026
 4/30 Strabane Avenue Mont Albert North	4	Townhouse	\$1,818,000	03 Jun 2026
 7/3 Dunloe Avenue Mont Albert North	3	Townhouse	\$915,000	25 May 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 08/09/2026

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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

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