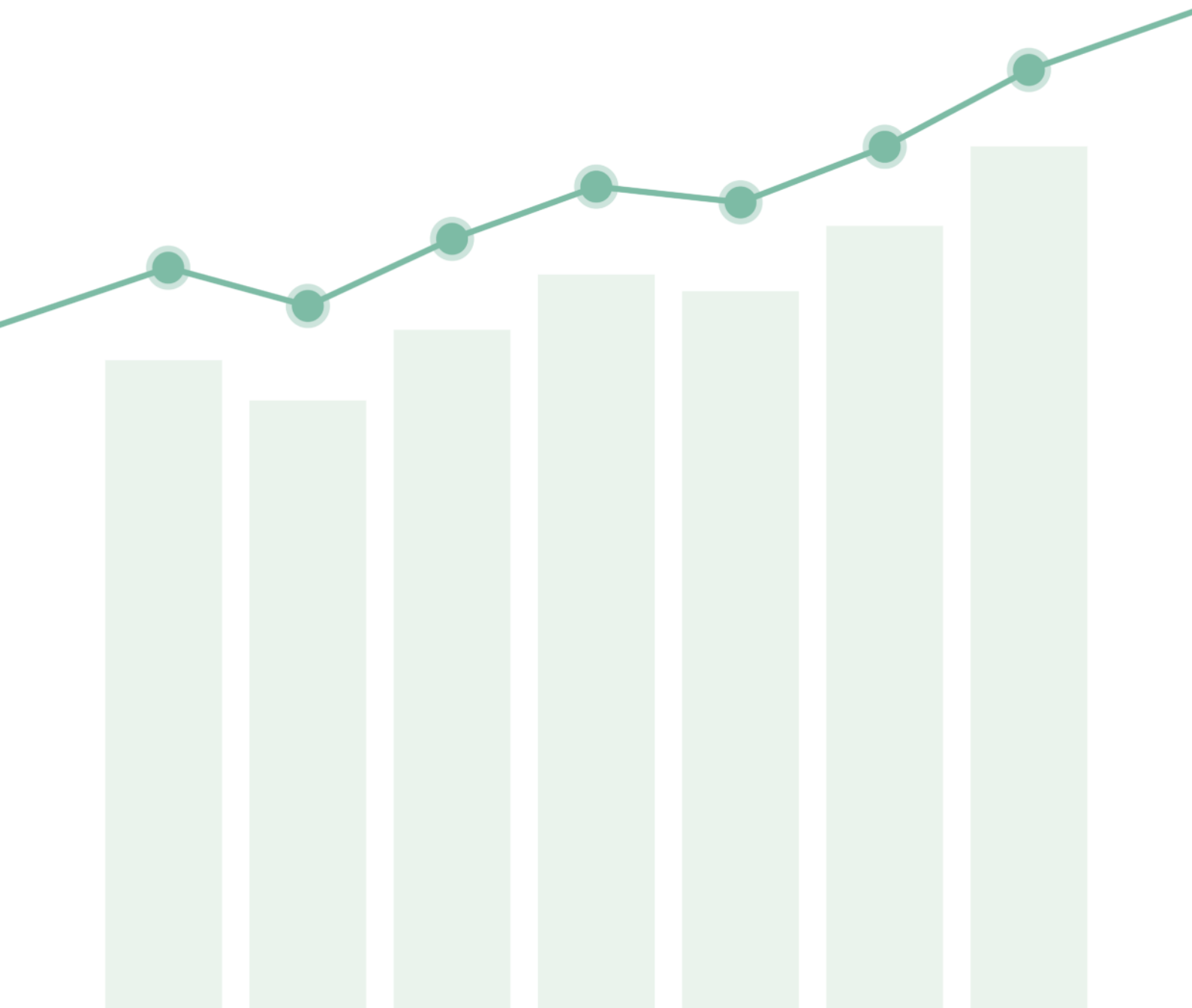


JellisCraig

MONT ALBERT

Suburb Report

Know your neighbourhood.



MONT ALBERT SUBURB REPORT

Median House Price*

Median

\$2.50m

Quarterly Price Change

4.25% ↑

Median Unit Price*

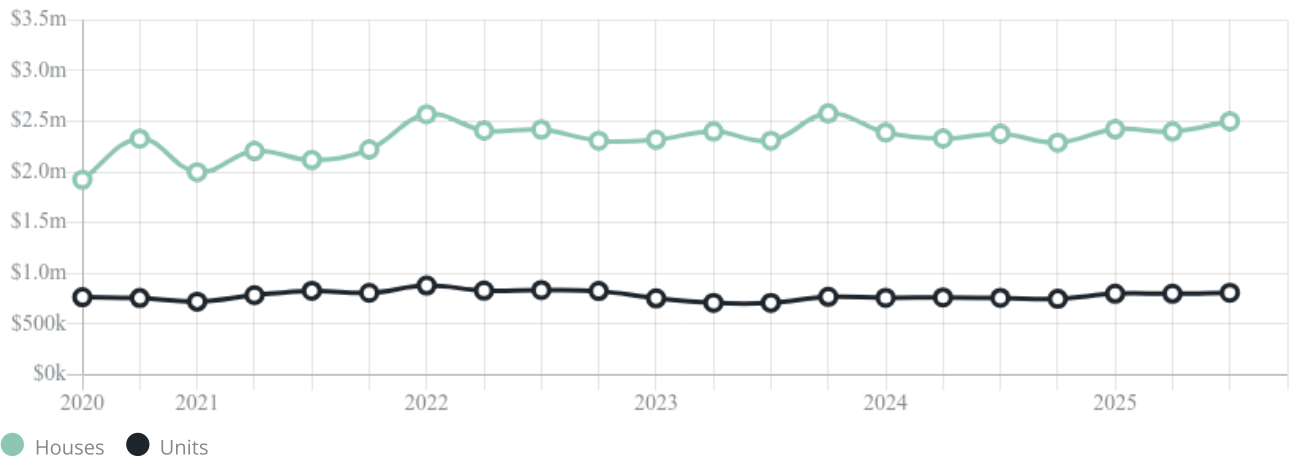
Median

\$810k

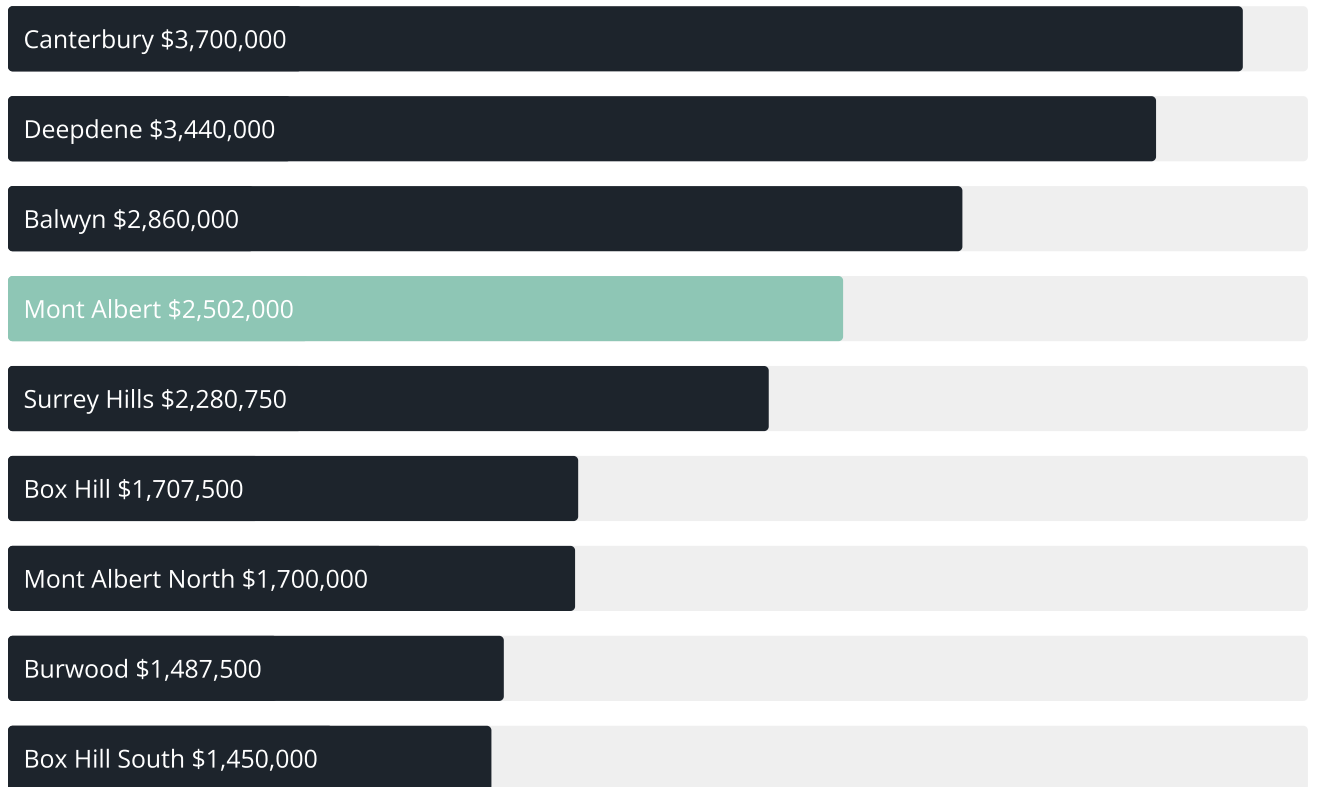
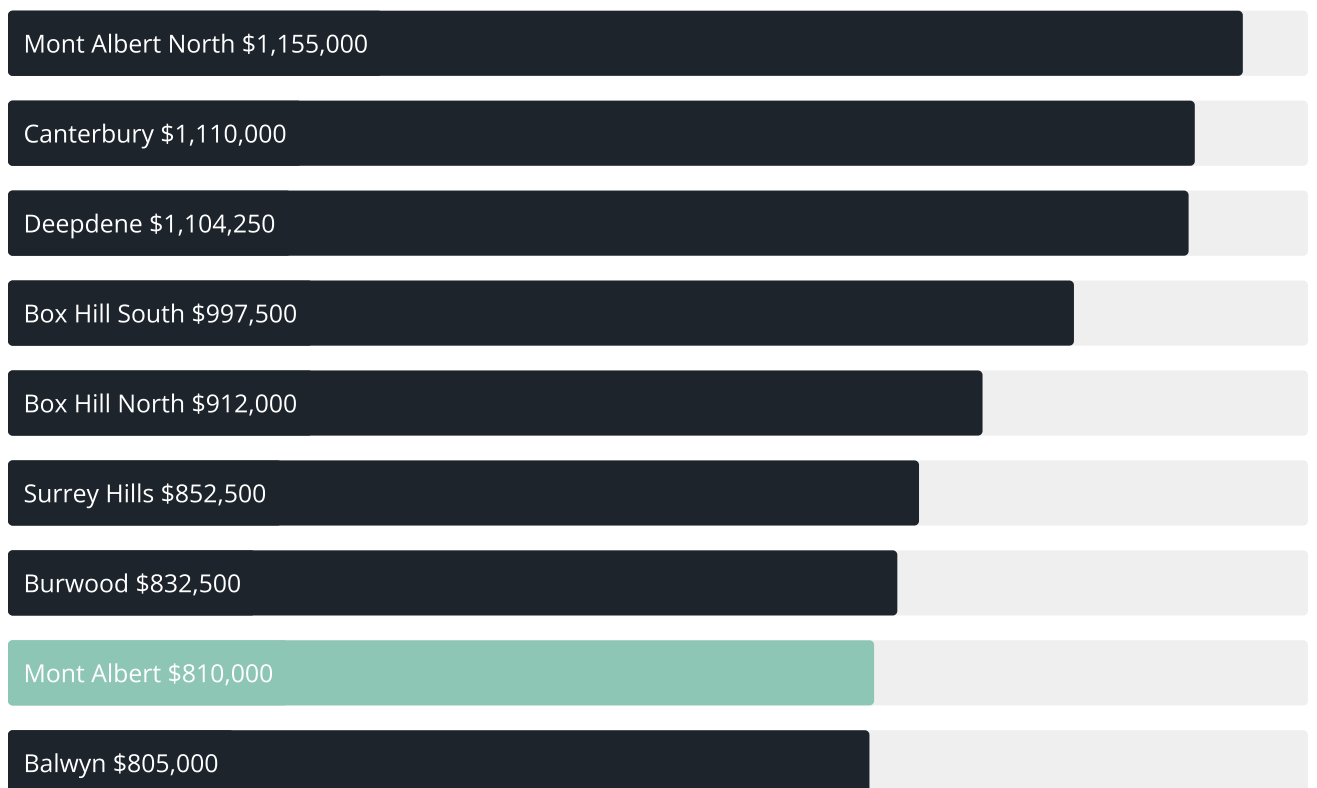
Quarterly Price Change

1.25% ↑

Quarterly Price Change*



MONT ALBERT SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

MONT ALBERT SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

74.07%

Median Days on Market^

26 days

Average Hold Period*

7.7 years

Dwelling Type^



● Houses 54% ● Units 46%

Ownership^



● Owned Outright 43% ● Mortgaged 32% ● Rented 25%

Population^

4,948

Median Asking Rent per week*

\$858

Population Growth^

2.23%

Rental Yield*

1.8%

Median Age^

42 years

Median Household Size^

2.5 people

MONT ALBERT 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 139 Windsor Cr MONT ALBERT	2	Unit	\$865,000	29 Nov 2025
 18 Laing St Mont Albert	4	House	\$3,030,000	22 Nov 2025
 406a Mont Albert Rd Mont Albert	4	House	\$1,610,000	16 Nov 2025
 42 York St Mont Albert	5	House	\$2,930,000	15 Nov 2025
 106/662 Whitehorse Rd Mont Albert	2	Apartment	\$700,000	26 Oct 2025
 1 Rowland St Mont Albert	4	House	\$2,065,000	25 Oct 2025
 42 Kenmare St Mont Albert	3	House	\$1,400,000	24 Oct 2025
 89 Windsor Cr Mont Albert	4	House	\$2,095,000	11 Oct 2025
 10 Carrick St Mont Albert	3	House	\$2,220,000	10 Oct 2025
 2/17 Grace St Mont Albert	2	Unit	\$730,000	07 Oct 2025

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/3 Rowland St Mont Albert	2	Unit	\$830,000	30 Sep 2025
 439 Mont Albert Rd Mont Albert	2	House	\$1,318,068	30 Sep 2025
 441 Mont Albert Rd Mont Albert	2	House	\$1,218,088	23 Sep 2025
 2/398 Mont Albert Rd Mont Albert	4	Townhouse	\$1,580,000	22 Sep 2025
 2/24 Wolseley Cl Mont Albert	2	Flat/Unit/Apartment	\$825,000	21 Sep 2025
 3/27 High St Mont Albert	3	Townhouse	\$1,400,000	20 Sep 2025
 14 Blenheim Av Mont Albert	4	House	\$2,765,000	13 Sep 2025
 2/5 Rowland St Mont Albert	2	Unit	\$830,000	09 Sep 2025
 2/358 Mont Albert Rd Mont Albert	3	Flat/Unit/Apartment	\$1,100,000	08 Sep 2025
 5/322 Mont Albert Rd Mont Albert	3	Flat/Unit/Apartment	\$700,000	07 Sep 2025

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/82 Victoria Cr Mont Albert	2	Unit	\$770,000	06 Sep 2025
 27 Windsor Cr Mont Albert	4	House	\$2,055,000	06 Sep 2025
 18 Proudfoot St Mont Albert	3	House	\$1,760,000	06 Sep 2025
 18 St Johns Av Mont Albert	3	House	\$3,030,000	04 Sep 2025
 108/692 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$600,000	03 Sep 2025
 2/770a Whitehorse Rd Mont Albert	2	Townhouse	\$762,000	30 Aug 2025
 1/358 Mont Albert Rd Mont Albert	3	Townhouse	\$1,150,000	30 Aug 2025
 4/358 Mont Albert Rd Mont Albert	3	Townhouse	\$1,265,000	30 Aug 2025
 4 Blenheim Av Mont Albert	4	House	\$3,200,000	16 Aug 2025
 1 Hotham Ct Mont Albert	3	House	\$2,550,000	09 Aug 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

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.