



Mont Albert Suburb Report

Your connection to property insights



JellisCraig

Property Prices

MONT ALBERT SUBURB REPORT

Median house price¹

Median
\$2.46m

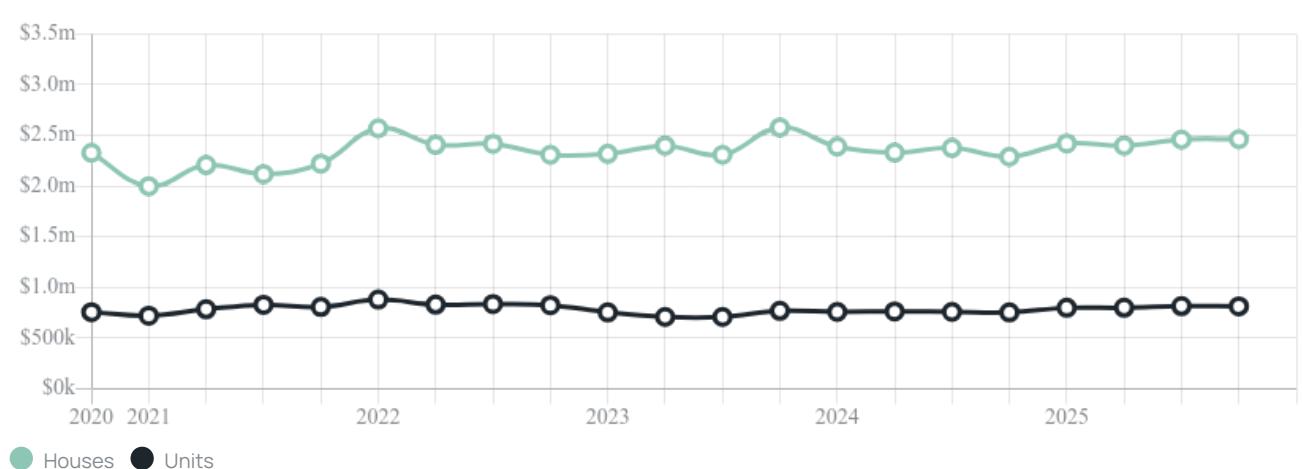
Quarterly price change
0.14% ↑

Median unit price¹

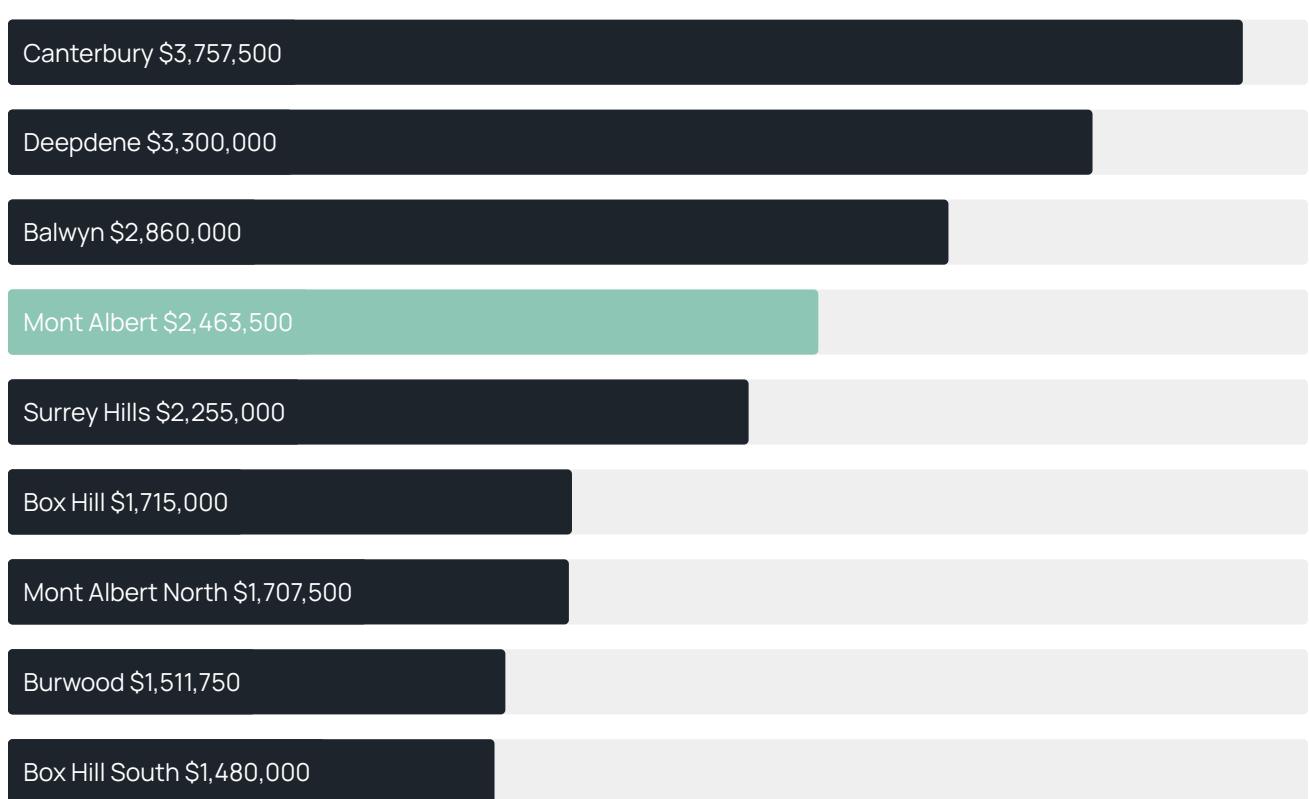
Median
\$815k

Quarterly price change
-0.06% ↓

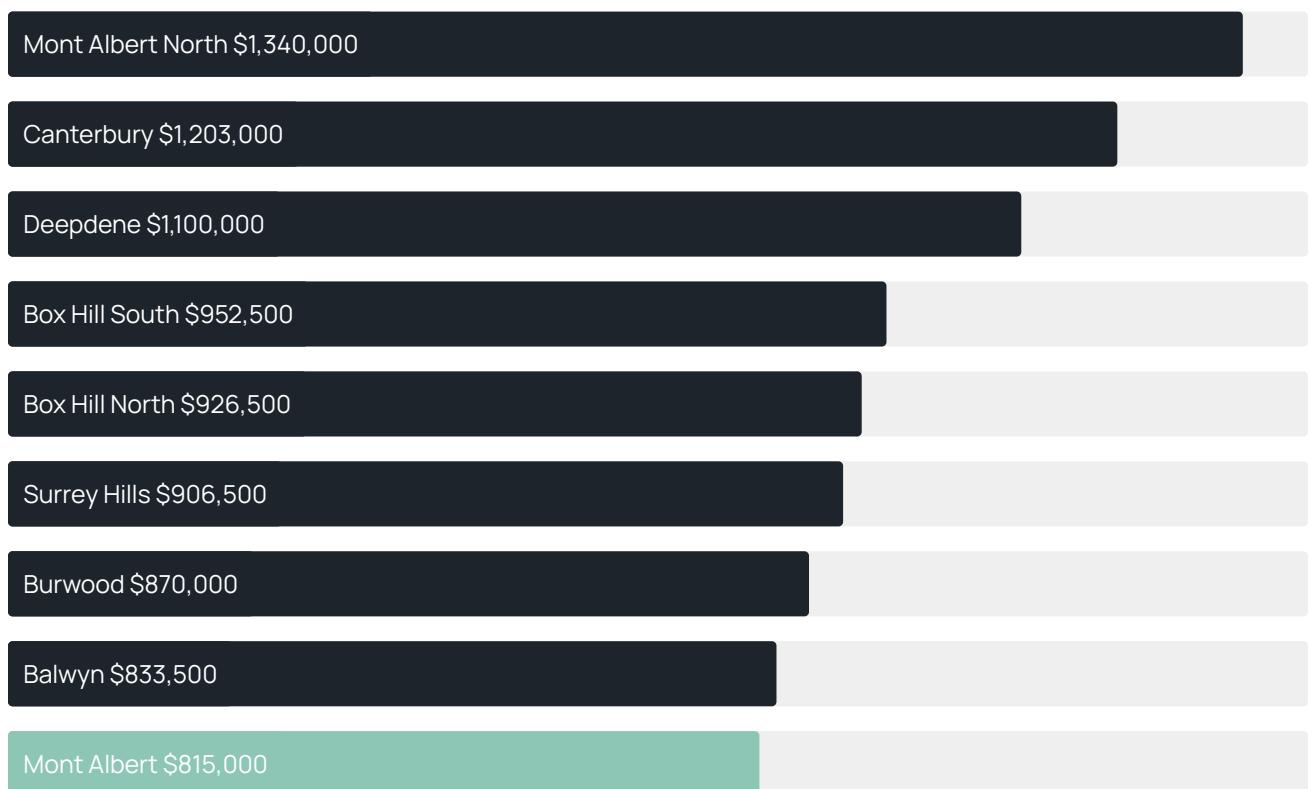
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

MONT ALBERT SUBURB REPORT

Sale method²



Auction clearance rate³

41.18%

Median days on market³

31 days

Average hold period¹

7.7 years

Insights

Dwelling type⁵



● Houses 54% ● Units 46%

Ownership⁵



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

Population⁵

4,948

Median asking rent¹

\$850 per week

Population growth⁵

2.23%

Rental yield¹

1.8%

Median age⁵

42 years

Median household size⁵

2.5 people

MONT ALBERT SUBURB REPORT

Recent Mont Albert sales

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
 33 View St Mont Albert	3	Townhouse	\$1,425,000	22 Dec 2025
 3/394 Mont Albert Rd Mont Albert	2	Unit	\$601,000	12 Dec 2025
 6 Streeton Ct Mont Albert	3	House	\$1,740,000	03 Dec 2025
 139 Windsor Cr MONT ALBERT	2	Unit	\$865,000	29 Nov 2025
 G1/801 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$620,000	27 Nov 2025
 18 Laing St Mont Albert	4	House	\$3,030,000	22 Nov 2025
 G7/692 Whitehorse Rd Mont Albert	2	Subdivided Flat - Single OYO Flat	\$658,000	19 Nov 2025
 406a Mont Albert Rd Mont Albert	4	House	\$1,610,000	16 Nov 2025
 31 Grace St Mont Albert	8	House	\$2,310,000	15 Nov 2025
 42 York St Mont Albert	5	House	\$2,930,000	15 Nov 2025

Sold Properties

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21/781 Whitehorse Rd Mont Albert	2	Apartment	\$482,000	08 Nov 2025
 24 Victoria Cr Mont Albert	4	House	\$2,760,000	31 Oct 2025
 1/392 Mont Albert Rd Mont Albert	2	Villa	\$1,085,000	30 Oct 2025
 2/376 Mont Albert Rd MONT ALBERT	2	Unit	\$925,000	30 Oct 2025
 2/415 Elgar Rd Mont Albert	2	Flat/Unit/Apartment	\$770,000	28 Oct 2025
 106/662 Whitehorse Rd Mont Albert	2	Apartment	\$700,000	26 Oct 2025
 14 Laing St Mont Albert	5	House	\$3,440,000	25 Oct 2025
 320 Mont Albert Rd Mont Albert	4	House	\$2,410,000	25 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

Sold Properties

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 View St Mont Albert	3	House	\$1,100,000	20 Oct 2025
 52 View St Mont Albert	4	House	\$2,510,000	18 Oct 2025
 22 Serpentine St Mont Albert	4	House	\$1,415,000	13 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
 16 Churchill St Mont Albert	5	House	\$2,960,000	02 Oct 2025
 439 Mont Albert Rd Mont Albert	2	House	\$1,318,068	30 Sep 2025
 2/3 Rowland St Mont Albert	2	Unit	\$830,000	30 Sep 2025
 441 Mont Albert Rd Mont Albert	2	House	\$1,218,088	23 Sep 2025



Jellis Craig Balwyn
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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 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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